

#613 PLANNING BASICS

Component 2

5



CHAPTER OBJECTIVES:

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

- List the criteria that describe when a Component 2 planning module form is used for planning.
- Explain the local agency SEO's role in the Component 2 planning module form.
- Explain why the local agency SEO must call DEP 10 days prior to conducting soils testing for sewage facilities planning.



TEACHING METHOD:

- Self-study



ESTIMATED TIME:

- 1.5 hours



MATERIALS / RESOURCES:

- Computer with Internet access—www.seotraining.org
- Chapter Materials—All chapter materials are available at www.seotraining.org, Cont. Ed. Course Material, Courses, #613, Chapter 5.
 - ✓ 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.e-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)
 - Does Planning Need to be Completed? flowchart
 - Component 2 Planning Module Form
 - Component 2 Planning Module Form Instructions
 - Component 2 Planning Module Files—John Shiffler



CHECKLISTS

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



WORKBOOK ACTIVITIES:

- _____ 5-1: Planning Using a Component 2
- _____ 5-2: Local Agency SEO’s Role in a Component 2
- _____ 5-3: Local Agency SEO’s Responsibilities Related to a Component 2
- _____ 5:4: Component 2 Sample—John Shiffler

ANSWER KEY:

The workbook activity answers may be found in the answer key under Chapter Study Materials. www.seotraining.org, Cont. Ed. Course Material, Courses, #613, Chapter 5, Chapter Study Materials, Answer Key.



TESTING:

(www.seotraining.org, Cont. Ed. Course 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 5 Self-Study Guide** to begin the chapter.



EXERCISE 5-1: Planning Using a Component 2

Review the scenarios below and decide if planning must be completed and if the scenario qualifies for a Component 2 planning module form.

SEWAGE FACILITIES PLANNING MUST BE COMPLETED WHEN ...

- **New Land Development is Proposed**
 - ✓ 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 are Found to Make the Plan Inadequate**
- **A DEP-Issued Permit is Required Under the Clean Streams Law**

Scenario #1

In 1980, eight lots for detached single-family homes with individual onlot sewage systems were subdivided off a farm with a residual tract. Now the vacant residual land from 1980 will be further divided into four lots with no remaining residual land.

All the lots are for detached single-family homes using onlot sewage disposal.

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

Scenario #2

In 1992, six lots with individual onlot sewage systems serving detached single-family residences were subdivided off a tract of land that still has a residual tract. Now, the landowner wants to further subdivide the remaining 2.5 acres with three commercial lots using onlot sewage disposal.

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

Scenario #3

A landowner is proposing to build a restaurant and bar that will serve a maximum of 100 patrons per day (1,200 gpd) on his 5-acre lot using an onlot sewage system. He is not planning to physically subdivide the land. The lot is a pre-regulatory lot of record that was created prior to May 15, 1972.

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

Scenario #4

A landowner with an existing pre-regulatory lot is planning to use an interim retaining tank (holding tank) to serve her newly built home until her home is hooked up to a sewer line, which the municipality is planning to build sometime next year.

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

Scenario #5

In 2000, a Component 1 was used to plan a three-lot subdivision with detached single-family homes using onlot sewage system. The sewage facilities planning was accepted by the municipality and by DEP in 2000. Now, the owner of one of the lots from this approved subdivision is proposing to build a bike shop with two public toilets.

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

Scenario #6

In 2002, a municipality and DEP approved a Component 2 for a subdivision with three commercial lots. Each lot was planned for a sewage flow of 1,200 gpd. Now, the owner of one of the lots wants to build a 300-seat church without kitchen facilities.

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

Scenario #7

In 1998, a municipality and DEP approved a Component 2 for a subdivision with four commercial lots. Each lot was planned for a sewage flow of 800 gpd. Now, the owner of one of the lots wants to build a school that serves 100 students and employees with a cafeteria but no gym.

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

Scenario #8

In 1989, a municipality and DEP approved a Component 2 for a subdivision with nine commercial lots. Each lot was planned for a sewage flow of 1,200 gpd. Now, the owner of one of the lots wants to build a convenience store with two public toilets.

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



Return to the **Chapter 5 Self-Study Guide**.



EXERCISE 5-2: Local Agency SEO’s Role in a Component 2

Review the Component 2 form and list the sections in which a local agency SEO would normally become involved.

- 1) Section _____
- 2) Section _____
- 3) Section _____



Return to the **Chapter 5 Self-Study Guide**.



EXERCISE 5-3: Local Agency SEO’s Responsibilities Related to a Component 2

1) Under what sections of a Component 2 does the local agency SEO play a role and what is the SEO’s specific role? (Keep in mind these are the same for a Component 1 except for Section P.)

- a. Section _____ Role:
- b. Section _____ Role:
 - 1. Role:
 - 2. Role:
 - 3. Role:
- c. Section _____ Role:

- 2) Who must be notified before any soils testing occurs, and how many days in advance of testing must this agency be notified?

Who _____ Days _____

- 3) What does a local agency SEO do with a planning module form once he or she has reviewed it and signed it?



Return to the **Chapter 5 Self-Study Guide**.

EXERCISE 5-4: Component 2 Sample — John Shiffler

Go to the Chapter 5 Resource Materials and open the Sample Component 2 Module—John Shiffler. Review the module, fill in the parts relevant to an SEO, and answer the questions below.

- 1) Why must a Component 2 planning module form be used for this project?

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 _____

2) What is the local agency SEO's role under the Shiffler planning module submission?

A) Section G

B) Section H

1.

2.

3.

4.

C) Section P



To view the answers for the exercises in this workbook, go to www.seotraining.org, Cont. Ed. Course Material, Courses, #613, **Chapter 5**, Chapter Study Materials, **Answer Key**.



Return to the **Chapter 5 Self-Study Guide**.



KEY POINTS

- A mailer must be completed and submitted to DEP (or the delegated local agency) to receive a Component 2 planning module form.
- A Component 2 planning module is required for any of the following proposals for new land development using onlot sewage disposal:
 - ✓ individual onlot sewage systems
 - ✓ retaining tanks
 - ✓ community onlot sewage systems permitted by the local agency (SEO)
 - ✓ individual or community large-volume onlot sewage systems permitted by DEP
- The local agency SEO's primary responsibility with a Component 2 is to determine if the site is generally suitable for onlot sewage disposal. In addition, the SEO must determine if marginal soil conditions exist and whether any existing onlot systems on a residual tract are malfunctioning.
- The local agency SEO must notify DEP 10 days prior to conducting soils testing for planning.