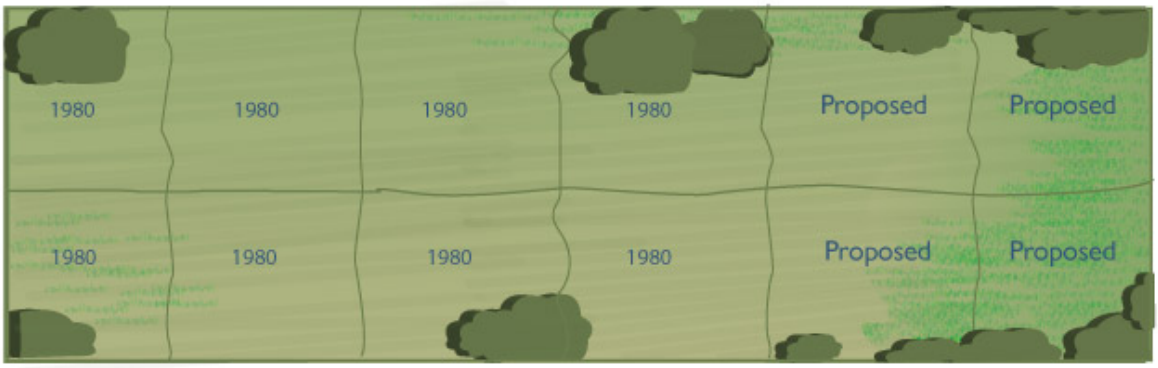
# CHAPTER 5 — WORKBOOK ANSWER KEY

## EXERCISE 5-1: Planning Using a Component 2

### Scenario #1:

1) Yes. Land is being subdivided that will generate new sewage flow.

2) Yes, because the total number of lots subdivided from the parent tract of land since May 15, 1972, adds up to 12 lots. Remember that a Component 1 may only be used for development of detached single-family homes if the total of the proposed lots, the residual land, and all existing lots created since this 1972 date does not exceed 10 lots.




### Scenario #2:

1) Yes. Land is being subdivided that will generate new sewage flow.

2) Yes. The subdivision is proposed for commercial facilities. Even though this scenario involves fewer than 10 lots, a Component 1 cannot be used for commercial facilities.

### Scenario #3:

1) Yes. This project is a three-lot equivalent subdivision. Because the sewage flow from the structure is greater than 800 gpd, planning is required. There is no physical subdivision of the property. However, the sewage flow for the restaurant is 1,200 gpd, which makes the lot a three-lot equivalent subdivision. The flow from the structure on the lot is equal to three single-family homes (400 gpd x 3 = 1,200 gpd).

2) Yes. The restaurant is a commercial facility.

**Scenario #4:**

1) Yes. The municipality's official plan is currently inadequate. A retaining tank (holding tank) is being proposed for new land development.

2) Yes, because a retaining tank (holding tank) is proposed.

**Scenario #5:**

1) Yes. Planning is required due to changed facts, one of the triggers for planning. The planning completed for the prior Component 1 was for detached single-family homes, and a bike shop is considered a commercial facility. In addition, the fact that the bike shop lot will have an estimated sewage flow of 800 gpd will also require sewage facilities planning.

2) Yes. Onlot sewage facilities are being proposed for a commercial facility.

**Scenario #6:**

1) No. The lot was planned for 1,200 gpd, and the proposed structure's estimated sewage flow is 900 gpd. Adequate planning was completed for the proposed sewage flow.

2) NA

**Scenario #7:**

1) Yes, due to changed facts, one of the triggers for planning. A school with 100 students and employees would have an estimated sewage flow of 2,000 gpd, which is a five-lot equivalent subdivision. The lot is proposed to have in increase in sewage flow of 1,200 gpd from the previously approved two-lot equivalent subdivision (800 gpd) to the newly proposed five-lot equivalent subdivision (2,000 gpd). If the increase in sewage flow is equal to or greater than 400 gpd and the total estimated flow is 800 gpd or more, planning is required.

2) Yes. Onlot sewage facilities are being proposed for an institutional facility.

**Scenario #8:**

1) No. Planning under the Component 2 in 1989 was approved for a three-lot equivalent subdivision (1,200 gpd), and the proposed store would be a two-lot equivalent subdivision (800 gpd).

2) NA

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

1) G—General Site Suitability
2) H—Sewage Enforcement Officer Action
3) P—False Swearing Statement

## EXERCISE 5-3: Local Agency SEO's Responsibilities Related to A Component 2

1) a. G—Verifying the general site suitability of a site for onlot disposal of sewage.

   b. H—The local agency SEO's signature and certification number are required at the end of this section.

      1. Confirming whether soils testing reveals if a site is generally suitable, marginal, or not suitable for onlot sewage, or whether a site cannot be evaluated because of insufficient soil testing.

      2. Verifying whether marginal conditions exist on a site. A site is considered marginal for onlot systems if one or more of the following conditions exist:
         - soils profile examinations that document areas of suitable soils intermixed with areas of unsuitable soils
         - site evaluation that documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12 percent
         - site evaluation that documents soils generally suitable for in-ground systems with some potential slopes in excess of 20 percent
         - lot density of more than 1 residential dwelling/acre

3. Inspecting an existing onlot sewage system, if one is present on a residual tract, and signing off on whether or not the system can meet the long-term needs of the existing building and its site.

c. P—Completing the false wearing statement if the local agency SEO performed the soil tests and field evaluations under Section G (General Site Suitability).

2) DEP, 10

3) The local agency SEO will give the module form to the municipality for further review and action.

## EXERCISE 5-4: Component 2 Sample – John Shiffler

1) The John Shiffler subdivision total of 11 lots requires a Component 2 module submission. The number 11 is the correct total lot numeration even though the currently proposed subdivision calls for a subdivision of only two lots. Eight lots were previously subdivided after May 15, 1972, and the residue land counts as one lot, so the addition of the two proposed lots brings the total lots to11.

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

| | |
|---|---|
| Number of Lots Being Proposed | 2 |
| Add Residual Land Parcel/Lot | + 1 |
| Add Number of Previous Lots | = 8 |
| *(Developed from present/parent tract as it appeared on May 15, 1972)* | |
| Total Number of Lots | 11 |

2) A) Review Section G and all the corresponding module documents it refers to for completeness. In this case, the "Site Investigation and Percolation Test Report" forms must be signed at the bottom right-hand corner by the local agency SEO.

B) Check off the following in Section H:
1. Is marginal for long-term onlot disposal.
2. Soil profile examinations that document areas of suitable soil intermixed with areas of unsuitable soils.
3. Residual tract facilities—All three boxes should be checked.

4. Sign, provide certification number, and date.

C) Sign the False Swearing Statement in Section P. The local agency SEO conducted the site testing for the John Schiffler subdivision.