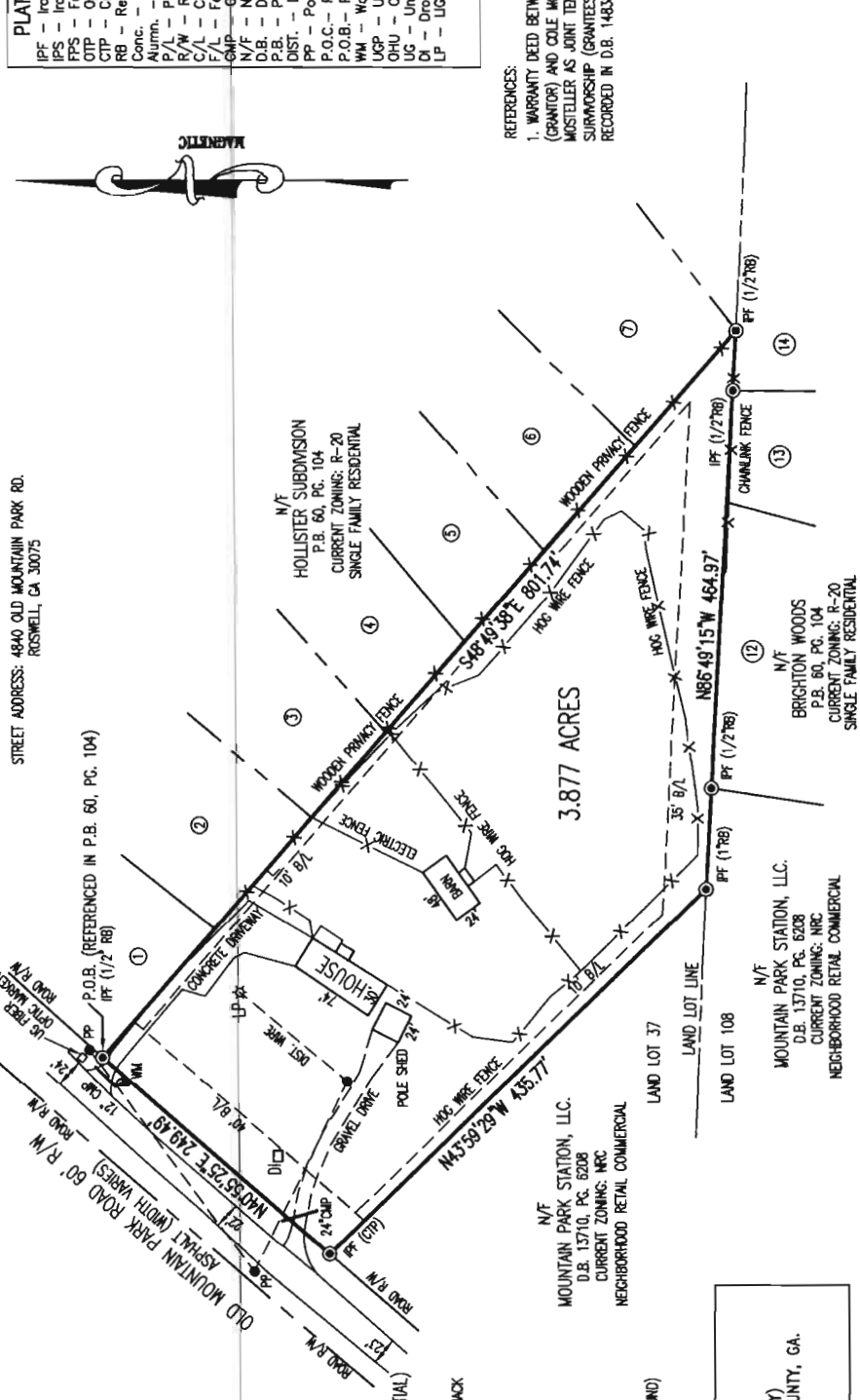


RECEIVED

OCT - 4 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

STREET ADDRESS: 4840 OLD MOUNTAIN PARK RD.  
ROSWELL, GA 30075



**PLAT ABBREVIATIONS**

IPF	Iron Pin Found
IPS	Iron Pin Set
FPS	Fence Post Set
OTF	Open Top Pipe
CTP	Crimp Top Pipe
RB	Rebar
Conc.	Concrete
Alumin.	Aluminum
P/L	Property Line
R/W	Right of Way
C/L	Centerline
F/L	Fence Line
OMP	Gauged-Metal Pipe
N/F	Now or Formerly
D.B.	Deed Book
P.B.	Plot Book
DIST.	Distribution
PP	Power Pole
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
WM	Water Meter
UCP	Underground Power
OHU	Overhead Utilities
UC	Underground
DI	Drop Inlet
LP	LIGHT POLE

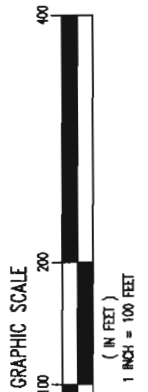
Z-79  
(2017)

**REFERENCES:**  
1. WARRANTY DEED BETWEEN COLE MOSTELLER (GRANTOR) AND COLE MOSTELLER AND OLIVIA MOSTELLER AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP (GRANTEES), DATED: JANUARY 2017, RECORDED IN D.B. 14838, PGS. 6411-6412

- CURRENT ZONING:** LRO (LOW-RISE OFFICE)  
**REQUESTED ZONING:** R-20 (SINGLE FAMILY RESIDENTIAL)
- SURVEY NOTES:**
- BUILDING SETBACK AND/OR PARKING DECK LOCATION (SETBACK LINES PER R-20 SPECIFICATIONS)
  - BUFFER AREA (N/A)
  - PARKING SPACES (NO SPACES PLANNED)
  - LAKES AND STREAMS (N/A)
  - UTILITY EASEMENTS (N/A)
  - LIMITS OF THE 100-YEAR FLOOD FLOOD PLAIN AND ACREAGE OF FLOOD PLAIN (N/A)
  - COURTIERIES (NONE FOUND)
  - ADDRESS POINTS (AS SHOWN HEREON)
  - ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS (NONE FOUND)
  - DETENTION/RETENTION AREAS (N/A)
  - STREAM BUFFERS WITH REQUIRED WIDTHS (N/A)

**F.I.R.M. FLOOD NOTE:**  
THIS PROPERTY IS NOT LOCATED IN A 100 YR. F.I.R.M. FLOODPLAIN, (BY GRAPHIC PLOTTING ONLY) ACCORDING TO F.I.R.M. FLOOD MAP OF COBB COUNTY, GA. COMMUNITY-PANEL NO. 13067C0058 G, PANEL 58 OF 252, DATED: DECEMBER 16, 2008.

**SURVEY CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS ACQUIRED USING AN OPEN TRAVERSE WITH REDUNDANT OBSERVATIONS AT ALL TRAVERSE CONTROL POINTS.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN \_\_\_\_\_ FEET.  
LINEAR MEASUREMENT OBTAINED USING TOPCON OPT-3003W.  
ANGULAR MEASUREMENT OBTAINED USING TOPCON OPT-3003W.  
FIELD WORK COMPLETED \_\_\_\_\_ 8/15/2017



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

S. NELSON & ASSOC., INC.  
L.S.F. 896  
SURVEYORS: PAUL W. LAIRD  
R.L.S. 3084  
110 EVANS MILL DRIVE  
DALLAS, GA 30157  
PHONE (770) 505-8566



PAUL W. LAIRD, GA. R.L.S. NO. 3084

RETRACEMENT SURVEY PLAT FOR REZONING:  
**Cole Mosteller**  
LAND LOT 37, 16th DISTRICT - 2nd SECTION  
COBB COUNTY, GEORGIA

DATE	SCALE	SHEET	JOB NO.
08/30/2017	1"=100'	1 OF 1	20170811

Surveying, Mapping & Land Planning  
110 Evans Mill Drive, Suite 204  
Dallas, Georgia 30157  
• tel: 770-505-8566 • fax: 770-505-8567  
• www.s-nelson.com • email: info@s-nelson.com



**APPLICANT:** Daniel Mosteller and Olivia Mosteller  
**PHONE #:** (770) 312-8098 **EMAIL:** mostellerconstruction@hotmail.com  
**REPRESENTATIVE:** Daniel Mosteller and Olivia Mosteller  
**PHONE #:** (770) 312-8098 **EMAIL:** mostellerconstruction@hotmail.com  
**TITLEHOLDER:** Cole Mosteller

**PETITION NO:** Z-79  
**HEARING DATE (PC):** 12-05-17  
**HEARING DATE (BOC):** 12-19-17  
**PRESENT ZONING:** LRO

**PROPERTY LOCATION:** southeast side of Old Mountain Road,  
east of Alabama Road

**PROPOSED ZONING:** R-20

**ACCESS TO PROPERTY:** Old Mountain Road

**PROPOSED USE:** single-family house

**PHYSICAL CHARACTERISTICS TO SITE:** brick ranch single-  
family house

**SIZE OF TRACT:** 3.877 acres

**DISTRICT:** 16

**LAND LOT(S):** 37

**PARCEL(S):** 4

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/ Single Family Home  
**SOUTH:** R-20/ Brighton Woods Subdivision  
**EAST:** R-20/ Hollister Subdivision  
**WEST:** NRC/ Shopping Center

*Adjacent Future Land Use:*  
Northwest: LDR  
Northeast: LDR  
South: NAC and LDR  
Southwest: NAC

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

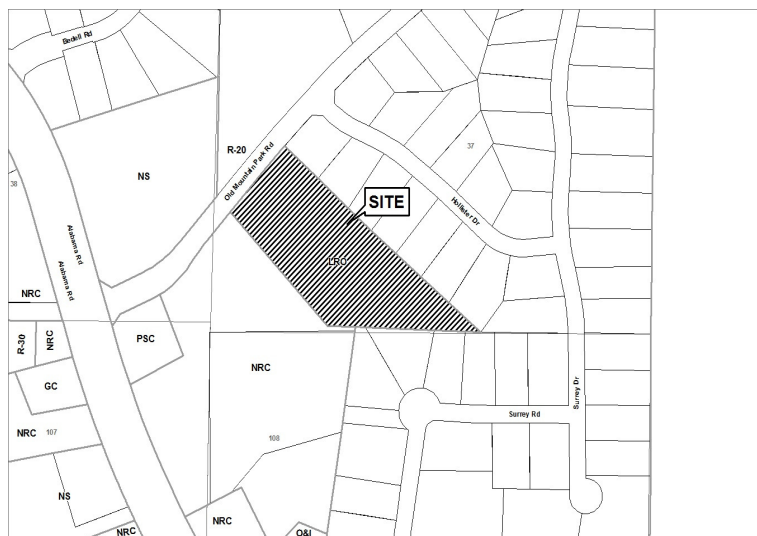
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

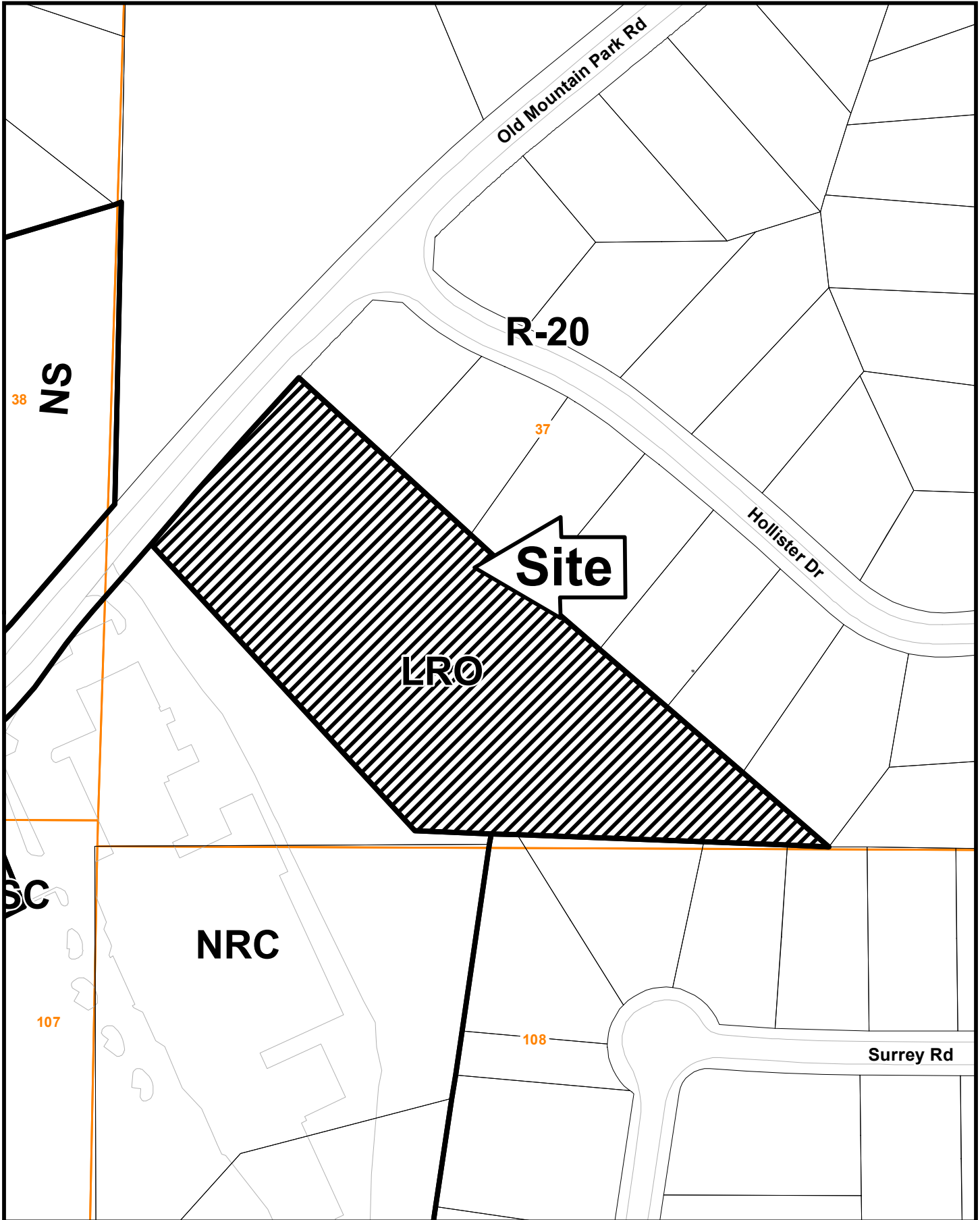
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

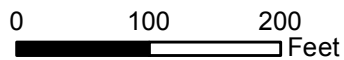
**STIPULATIONS:**





# Z-79 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Daniel Mosteller and Olivia Mosteller

**PETITION NO.:** Z-79

**PRESENT ZONING:** LRO

**PETITION FOR:** R-20

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Donald Wells

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Units:** 1 **Overall Density:** .26 **Units/Acre**

**Staff estimate for allowable # of units:** 0 **Units\*** **Increase of:** 1 **Units/Lots**

\*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant is requesting the R-20 zoning district in order to use the existing house as a home to live in. The house was built in 1964 and the current owner intends to renovate the structure. The applicant intends to use both of the existing buildings. The property was rezoned in 2006 to LRO from PSC with the intention of developing an office complex. The existing gravel driveway will either be removed or paved.

The applicant will require the following contemporaneous variances:

1. Allow an accessory structure (pole shed) to the side of the house and;
2. Waive the side setback for an accessory structure over 650 square feet from 100 feet to 95 feet.

**Cemetery Preservation:** No comment.

**APPLICANT:** Daniel Mosteller and Olivia Mosteller

**PETITION NO.:** Z-79

**PRESENT ZONING:** LRO

**PETITION FOR:** R-20

\*\*\*\*\*

**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
NOT SUBMITTED	_____	_____	_____
<b>Elementary</b> NOT SUBMITTED	_____	_____	_____
<b>Middle</b> NOT SUBMITTED	_____	_____	_____

**High**

- School attendance zones are subject to revision at any time.

**Additional Comments:** Approval of this petition will not have an impact on the enrollment.

\*\*\*\*\*

**APPLICANT: Daniel Mosteller and Olivia Mosteller**

**PETITION NO.: Z-79**

**PRESENT ZONING: LRO**

**PETITION FOR: R-20**

\*\*\*\*\*

**FIRE COMMENTS:**

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

**APPLICANT: Daniel Mosteller and Olivia Mosteller**

**PETITION NO.: Z-79**

**PRESENT ZONING: LRO**

**PETITION FOR: R-20**

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning to allow the site to be used for a single family house. The 3.877 acre site is located on the southeast side of Old Mountain Road, east of Alabama Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of \_\_\_\_\_ been notified?  Yes  No / N/A

Comprehensive Plan

This application pertains to a site designated as Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the NAC, the Board of Commissioners has slightly expanded the NAC at Sandy Plains Road and SR-92. This expansion was done with carefully negotiated, highly restrictive zoning stipulations designed to protect the adjacent residential areas and eliminate any potential for further expansion through the life of this plan. Among the more important stipulations which will accomplish this task include an unprecedented 175-foot R-15 buffer totaling 6.61 acres (zoning stipulation and 20 year covenant), square footage maximums, use limitations and the formation of an architectural review committee. The map of this NAC is show in the Appendix [of the Comprehensive Plan].

Adjacent Future Land Use:

Northwest: Low Density Residential (LDR)  
Northeast: LDR  
South: NAC and LDR  
Southwest: NAC

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines?  Yes  No  
If yes, design guidelines area \_\_\_\_\_  
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone?  Yes  No  
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

**APPLICANT: Daniel Mosteller and Olivia Mosteler**

**PETITION NO.: Z-79**

**PRESENT ZONING: LRO**

**PETITION FOR: R-20**

\*\*\*\*\*

**PLANNING COMMENTS:**

CONT.

Is the property within an Enterprise Zone?  Yes  No

The \_\_\_\_\_ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?  Yes  No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at [www.cobbcounty.org/planning](http://www.cobbcounty.org/planning).

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes  No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes  No

Is this property within the Six Flags Special Service District?

Yes  No

Is the property within the:

- Dobbins Airfield Safety Zone?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Noise Zone
- Bird / Wildlife Air Strike Hazard (BASH) area



APPLICANT Daniel and Olivia Mosteller

PETITION NO. Z-079

PRESENT ZONING LRO

PETITION FOR R-20

\*\*\*\*\*

**WATER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): 6" AC / NW side of Old Mountain Park Road

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

\*\*\*\*\*

**SEWER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: +/- 650' in adjacent shopping center

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: Big Creek

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Dry Sewers Required:  Yes  No

Off-site Easements Required:  Yes\*  No \*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Existing septic system. Acceptable evaluation by Env Health Dept 9/26/2017  
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

**APPLICANT: Daniel Mosteller & Olivia Mosteller**

**PETITION NO.: Z-79**

**PRESENT ZONING: LRO**

**PETITION FOR: R-20**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

No comment.

**APPLICANT:** Daniel Mosteller and Olivia Mosteller

**PETITION NO.:** Z-79

**PRESENT ZONING:** LRO

**PETITION FOR:** R-20

\*\*\*\*\*

**TRANSPORTATION COMMENTS:**

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Old Mountain Park Road	Minor Collector	35 mph	Cobb County	60'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Old Mountain Park Road	East of Hollister Drive	3,600	C

*Based on 2009 traffic counting data taken by Cobb County DOT for Old Mountain Park Road.  
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.  
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

**COMMENTS AND OBSERVATIONS**

Old Mountain Park Road is classified as a minor collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend gravel driveway on Old Mountain Park Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

## STAFF RECOMMENDATIONS

### **Z-79 DANIEL MOSTELLER AND OLIVIA MOSTELLER**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. This request will in fact allow the applicant to renovate and maintain the property. The office development that was approved never came to fruition and ownership has changed several times since 2006.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The existing house was built in 1964 and has been used as home since. This house was built prior to the surrounding developments.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan* which delineates the Neighborhood Activity Center (NAC). The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. It should be noted that the Board of Commissioners uses the future land use map as a guide in the decision making process. There are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document, or some other condition.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The existing house will help keep the characteristics of this neighborhood. This request is consistent with contiguous zoning districts. The applicant's proposal will allow the applicant to maintain and improve the existing home.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

1. Site plan received by the Zoning Division on October 4, 2017, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. Department of Transportation comments and recommendations

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**



Application No. Z-79

Dec. 2017

## Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): Keep existing 2,500 sq. ft house
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_

(currently zoned commercial LRO)  
Zone back to residential

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None

Existing On-site Sewage Management System Performance Evaluation Report

Applicant: Cole Mosteller		Reason for Existing Sewage S zoning
Property/System Address: 4840 OLD MOUNTAIN PARK RD ROSWELL, GA 30075		<p style="text-align: center; font-size: 2em; font-weight: bold;">APPROVED</p> <p style="text-align: right; font-size: 1.2em;">New Bidsy 10-3-17</p> <p style="text-align: center; font-weight: bold;">COBB PUBLIC HEALTH</p> <p style="text-align: center; font-weight: bold;">DEPARTMENT FOR ENVIRONMENTAL</p>
Subdivision Name:	Lot: Block:	
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: Garbage Grinder: (circle)	
(1) Public (2) Private Well (3) Community	3/0 (1) Yes (2) No	

\*\*\* One of Section A, B, or C should be Completed \*\*\*  
**SECTION A - System on Record**

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	<p>Comments: OK to re-zone for residential, 3 bedroom home</p> <p style="text-align: center; font-size: 3em; font-weight: bold;">RECEIVED</p> <p style="text-align: center; font-size: 1.5em;">OCT - 4 2017</p> <p style="text-align: center; font-weight: bold;">COBB CO. COMM. DEV. AGENCY ZONING DIVISION</p>
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title: Date:	verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>Jan Tundberg</i>	Environmental Health Specialist III 26-Sep-17	

**SECTION B - System Not on Record**

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	<p>Comments:</p>
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title: Date:	verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

**SECTION C - System Not Approved**

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	<p>Comments:</p>
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title: Date:	verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

**SECTION D - Addition to Properly or Relocation of Home (section completed in conjunction with A, B, or C above)**

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	<p>Comments: OK to re-zone for residential, 3 bedroom home</p>
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD: Garbage Grinder: (circle)
		3 (1) Yes (2) No
Evaluating Environmentalist	Title: Date:	verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>Jan Tundberg</i>	Environmental Health Specialist III 26-Sep-17	