Board of Adjustment
July 27, 2023
VAR#23162

POPECOUNTY MINNESOTA

S:\2. BOA-PAC\2023\7. 27 July 2023\5. BOA\1. 09-0133-114 Stryhn-Erickson VAR 23162\3. Staff Report\BOA V.A. Stryhn-Erickson VAR 23162 Staff Report.docx

STAFF REPORT

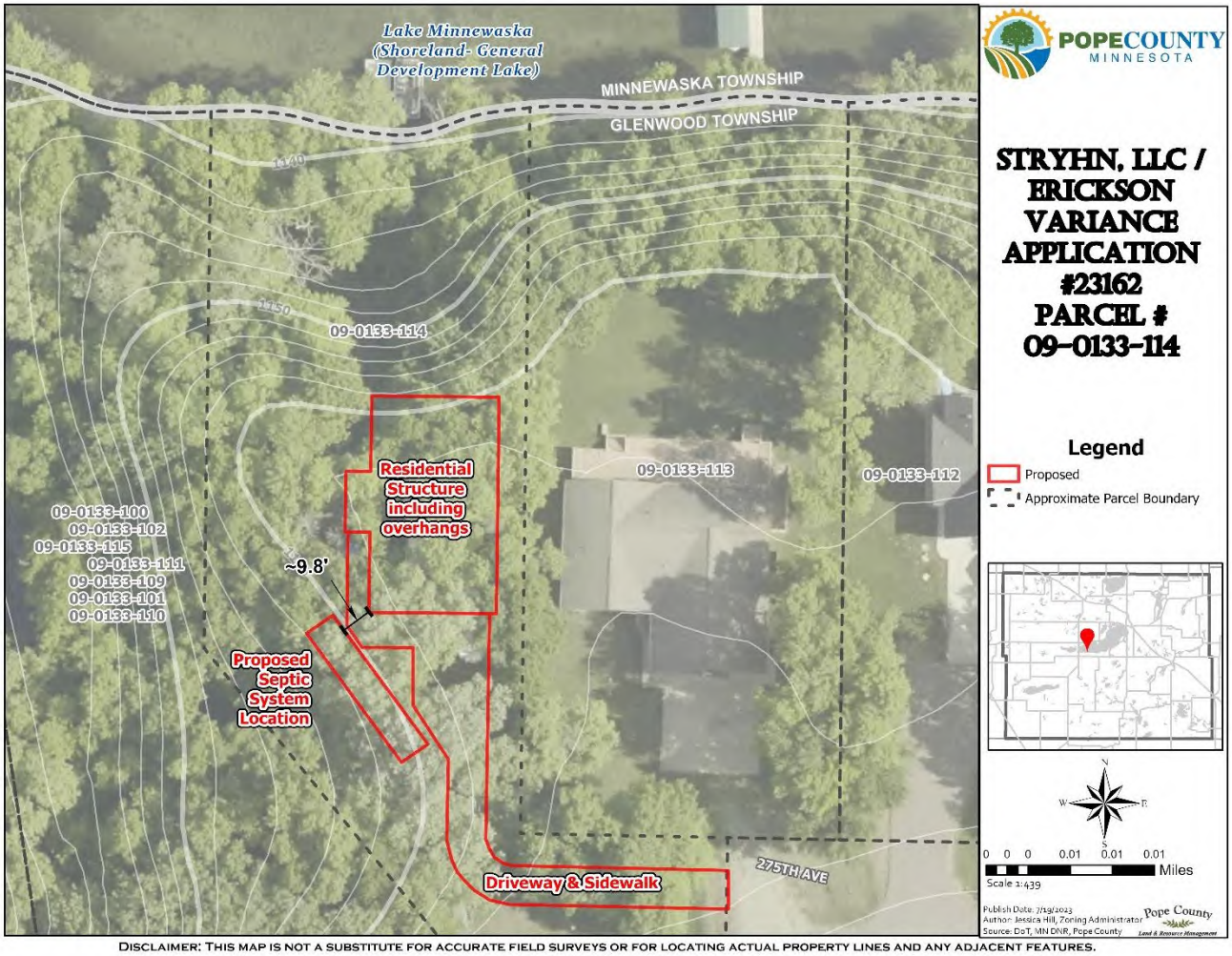
Applicant Information

Applicant: Stryhn, LLC on behalf of Aaron and Jennifer Erickson

Application: Variance

Zoning: Shoreland-General Development (S-GD)

Location: Lot 3, Block 3, Minnewaska Lake View Terrace, Section 31, Township 125 (Glenwood), Range 38, Pope County, Minnesota



DISCLAIMER: THIS MAP IS NOT A SUBSTITUTE FOR ACCURATE FIELD SURVEYS OR FOR LOCATING ACTUAL PROPERTY LINES AND ANY ADJACENT FEATURES.

Background

The applicant is seeking permission to install a septic system at less than the minimum required setback distance between a drainfield and an inhabited structure. Erickson's own a dimensionally conforming parcel on Lake Minnewaska located on 275th Avenue. Stryhn contracted with Elwood Septic Professionals to design a septic system for the proposed new residential home. Elwood proposed a location with consideration having been given to the well and structure locations as proposed. There is enough space to maintain conformance with all setback requirements for a residential structure except for the separation distance between a septic drainfield and residential structure, which is twenty feet as required by the Pope County Land Use Controls Ordinance. As proposed, the septic drainfield would be located as close as 9.8 feet from the residential structure, thereby requiring an encroachment of 10.2 feet. Therefore, Stryhn and Erickson seek a variance to locate the septic drainfield at 9.8 feet from the residential structure. All other aspects of the project are in conformance with the Pope County Land Use Controls Ordinance.

Applicable Statutes

Local Ordinance

- Pope County Land Use Controls Ordinance
  - Section 11.6 Variance from Standards
  - Section 10.20 Sanitation Standards (Subsurface Sewage Treatment System Ordinance)
    - Subdivision 3. SSTS Standards and Requirements

      3.30 Minimum Setback Distances. The county adopts the following setback distances (in feet).

Feature	Sewage Tank	Soil Treatment or Absorption Area
Deep water supply wells (50 feet of continuous casing or encountering 10 feet of continuous impervious material)	50	50
Shallow water supply wells (Less than 50 feet of continuous casing)	50	100
Buried pipe distributing water under pressure	10	10
Buried water suction pipe	50	50
Occupied Building*	10	20
Property lines	10	10

Feature	Sewage Tank	Soil Treatment or Absorption Area
State, County, and Township Road Rights-of-Way	10	10
The Ordinary High Water Level of the following types of water bodies:		
General Development Lakes	50	50
Recreational Development Lakes	75	75
Natural Environment Lakes	150	150
Rivers and Streams	100	100
Wetlands	50	50

*For structures other than buildings, these setbacks are allowed to be reduced if necessary due to site conditions (as determined by the Department), but in no case shall any part of a SSTS be located under or within the structure or other impermeable surface.

State Statute/Rule

- Minnesota Statute Chapter 394 Planning, Development, Zoning *(enabling legislation)*
  - 394.27 Subd 7 *Variances; practical difficulties*
- Minnesota Administrative Rules Chapter 7080 through 7083 Subsurface Sewage Treatment Systems Program
  - Part 7080.2150 Final Treatment and Dispersal
    - Table VII Minimum setback distances (feet)

Feature	Sewage tank, holding tank, or sealed privy	Absorption area or unsealed privy	Building sewer or supply pipes
Water supply wells	*	*	*
Buried water lines	*	*	*
Structures	10	20	
Property lines**	10	10	
Ordinary high water level of public waters	***	***	

* Setbacks from buried water lines and water supply wells are governed by chapters 4714 and 4725, respectively.
** Infringement on property line setbacks must be made through accepted local procedures.
*** Setbacks from lakes, rivers, and streams are governed by chapters 6105 and 6120.

  - Part 7082.0300 Supb. 3 Variation from local ordinance requirements

Staff Comments

Staff offers the following comments for consideration:

Based on Minnesota Statute 394.27 subd. 7: A variance may be granted if enforcement of the zoning ordinance as applied to a particular piece of property would cause the landowner "practical difficulties." There is a Three Factor Test for establishing practical difficulties. If the applicant does not satisfy all three factors of the test, then the variance should not be granted.

1. **Reasonableness**

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance. For example, if the variance application is for a septic drainfield to be located too close to a residential structure or does not meet the required setback, the focus of the first factor is whether the request to have an onsite septic system is reasonable.

2. **Uniqueness**

The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a structure to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees that prevent the structure from being located in compliance. In this case the site has sloping topography to the north and west sides of the property which greatly limit the location of a residential structure, well and septic system.

3. **Essential Character**

The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about this variance for an encroachment into a setback from the residential structure, the focus is how the proposed structure might look closer to the residence, and if that fits in with the character of the area, keeping in mind that the septic drainfield is a buried structure.

Staff Recommendation

Having reviewed and considered the application, local ordinances, state statutes, and all comments received, staff ***does not object*** to the issuance of a variance in this case provided that:

- The proposed septic drainfield may not be located any closer than 9.8 feet from the overhang of the residential structure.

Staff Findings

The Staff proposes the following findings of fact for consideration by the Board of Adjustment:

1. **Variance request consistent with purposes and intent of the official controls and the comprehensive plan:**

   Findings: The purpose of the required setback for a septic drainfield from a residential structure is to protect public health and safety; protect groundwater and surface water resources; provide for maintenance of the septic system and/or the residential structure; and to preserve the neighborhood character and aesthetics. The proposed location of the septic drainfield is approximately 9.8 feet from the residential structure. It is not likely that allowing the location of the septic drainfield will create a hazard to public health and safety.

2. **Use of property/structure is a reasonable use:**

   Findings: Septic drainfields are a component in individual subsurface sewage treatment systems and are permissible uses in Shoreland zoned districts.

3. **Character of locality and detriment to neighboring properties:**

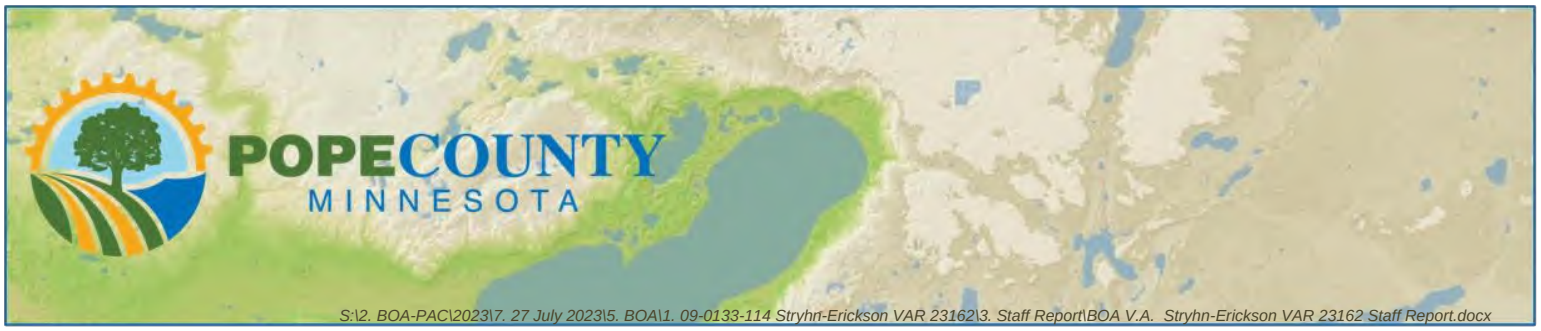
   Findings: Granting the variance will not change the character of the locality or be a detriment to the neighboring properties. The neighborhood will remain primarily shoreland/recreational residential in nature and use.

4. **Plight of the landowner is due to circumstances unique to the property and not self-created:**

   Findings: The circumstances contributing to the need for the variance are that the parcel is topographically challenged with bluff and steep slopes that limit space to place septic system components, residential structures and wells on site to meet all required setbacks.

REPORT APPENDIX

- **Routing Sheet** *(Comments, concerns and conditions)*
- **Public Notice**
- **Supplemental Information**
  - **Attachment 1:** *Variance Application (Stryhn, LLC for Aaron and Jennifer Erickson, 15 June 2023)*
  - **Attachment 2:** *Certificate of Survey (Design Tree, 17 July 2023)*
  - **Attachment 3:** *Septic System Design Site Layout (Elwood Septic Professionals, 1 May 2023)*
  - **Attachment 4:** *Site Visit Photos (L&RM Staff, 17 July 2023)*



Routing Sheet

Comments, Concerns and Conditions

Agency

MPCA	No comment received.

County Department

Attorney	No comment received.
Recorder	*COMMENTS: Please see MN Statute 507.093 Standards for documents to be recorded or filed for recording. Our records show that the current property owner for the above parcel is Aaron and Jennifer Erickson per recorded document #283586; in which, can be found in the Laredo land records program.*

Other Comments Received

No comment received.

Public Notice

POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE, SUITE 113
GLENWOOD, MINNESOTA 56334
(320) 634-7791

POPE COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING FOR
VARIANCE REQUEST

Notice is hereby given that a Public Hearing will take place in conjunction with the Board of Adjustment meeting to be held at 6:00 pm or shortly thereafter on Thursday, July 27th 2023 in the Pope County Courthouse to consider the following variance request.

Description of Request: Variance hearing on the application by Stryhn, LLC on behalf of Aaron and Jennifer Erickson, if granted would allow applicant relief from the minimum setback standard from a septic drainfield to a residential structure, in a Shoreland-General Development (S-GD) zoning district per Subdivision 3, Subpart 3.30 of the Pope County Subsurface Sewage Treatment System Ordinance.

Legal Description/Site Location: Lot 3, Block 3, Minnewaska Lake View Terrace, Section 31, Township 125 (Glenwood), Range 38, Pope County, Minnesota.

Public participation will include an opportunity to:

1) submit written concerns and comment prior to the scheduled meeting. All such communications will be shared with the Board of Adjustment prior to or during the meeting;
2) submit concerns and comments via Pope County's Public Comment web map (https://popecounty.maps.arcgis.com/apps/webappviewer/index.html?id=22a203912a864a77b4cdabe672e35e3f)
3) opportunity to review the staff prepared report via Pope County website;
4) observe and/or participate in the proceedings of the Board of Adjustment meeting.

Interested parties and citizens may contact the Land and Resource Management office for further information as to how to participate in the meeting. Thank you for your patience and consideration in this matter.

Dated: July 7, 2023
By: David Green, Director, Land & Resource Management

Supplemental Information

Supplemental Information Attachment 1:

Variance Application (Stryhn, LLC for Aaron and Jennifer Erickson, 15 June 2023)

POPECOUNTY MINNESOTA

VARIANCE APPLICATION

L&RM FORM 18

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VARIANCE APPLICATION

A variance allows a modification or variation of the provisions of the Pope County Land Use Controls Ordinance where it is determined that, by reason of exceptional circumstances, the strict enforcement of any provision of the ordinance would cause the landowner "practical difficulty" (see Practical Difficulty Test on the following page).

Variances from official zoning controls are defined under Minnesota Statute 394.27 and require the landowner to prove the property could not otherwise be used or enjoyed in the proposed way by complying with the Pope County Land Use Controls Ordinance and there will be no negative impact on surrounding properties.

Prior to submission of this application, please discuss your variance request with the Land and Resource Management department.

Applicant Information

Today's Date: June 15, 2023	Applicant Names: Stryhn, LLC for Aaron and Jennifer Erickson		
Phone Number: (320) 356-8380	Email: bstryhn@stryhnbuilds.com	Lake: Minnewaska	
Mailing Address: 115 Franklin St. S	City: Glenwood	State: MN	Zip: 56334

Property Description

Property Address: 21450 275th. Ave.	City: Starbuck	State: MN	Zip: 56381	
Township Name: Glenwood	Section: 31	Twp: 125	Range: 38	
Parcel No.: 09-0133-114	Associated Parcel No.:	-	-	

Project Narrative

What is the variance application for?	Distance between structure and septic drain field.

Provide written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized:

We are looking for a variance to the setback for a septic system drain field. We feel that the request is justified as it doesn't affect any adjacent properties and this configuration allows us to maintain all other requirements as they relate to setbacks. The corner of the garage will be approximately 4ft. from the edge of the drain field, the nearest living space, which will be up one story above the garage, will be approximately 12ft. from the edge of the drain field. The house and septic drain field are angled away from each other, so the corner will be the closest spot, as you move away from the corner the distance between the two rapidly increases. The house is slab on grade, there will be no living or storage below grade. There are no conflicts with neighboring properties.

Pope County Land & Resource Management
130 East Minnesota Ave. Suite 113 | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/departments/LandResourcesManagement

Practical Difficulty Test

A variance may be granted if enforcement of the zoning ordinance as applied to a particular piece of property would cause the landowner "practical difficulties." There is a three factor test for establishing practical difficulties. If the applicant does not satisfy all three factors of the test, then the variance should not be granted.

1. Reasonableness

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place a building there is reasonable.

2. Uniqueness

The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a structure to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees that prevent the structure from being located in compliance.

3. Essential Character

The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

Questions	Yes/No
Does your project satisfy all three factors of the Practical Difficulty Test?	Yes
Please state how your project satisfies all three factors in the space provided below:	

1. Reasonableness - We feel this request is reasonable as we are looking to build a single family home on a property that was designated for that reason. We are able to meet all requirements, with the exception of the house corner being to close to the septic drain field.

2. Uniqueness - Due to having a tight, small, irregular lot, with sloping hills on (2) sides, the lake on the back side, and a creek / drainage on the other side, plus the risk of flowing wells resulting in a very limited area where the well needed to be located, there was only one spot where the septic could be located. The resulting position of the well and septic, leave a very small and limited area in which we can build. We are the third design firm that has attempted to design a home that works on this property and we believe this to be the best solution.

3. Essential Character - Our plans are consistent with the neighboring properties. If granted, the home will look like it belongs in the neighborhood.

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APPLICATION REQUIREMENTS

The following application requirements must be provided:	Description
1. The applicant for a Variance shall file an application in the office of the Administrator and pay a fee according to the fee schedule resolution of County Board of Commissioners.	***Two separate checks (made out to Pope County) must be provided:*** 1. ***Application Fee = $315*** 2. ***Recording Fee = $46***
2. Include a project narrative on Page 1 of this application (or attach) which describes the proposed variance.	
3. Complete the Practical Difficulty Test on Page 2 of this application (or attach).	
2. Site plan (completed by a licensed land surveyor if applicable*) including, but not limited to: a. Property lines; b. Existing and proposed development (including roads, driveways, structures, septic components, wells, etc.); c. Distance from water body, road, property lines, septic components (tank and drainfield), well, neighboring feedlots, etc.; and d. Other requirements as deemed appropriate by the Administrator.	***Please ATTACH to this application upon submittal.*** ***Please Note:** Applicants for Conditional Use Permit and Variance shall be required to submit a land surveyor's plot plan showing exact lot boundary and location of existing and proposed development as a part of application. Surveyor stakes shall be in place for site inspection of lot boundary and proposed development. Above policy shall be applicable for development on all lots of one acre or smaller. (ADOPTED 4 September 1985) (Land Use Controls Ordinance Section 11.6.2.H)*
3. Any additional information required by the Administrator.	

APPLICANT SIGNATURES

- *I hereby certify that I have examined this application and acknowledge the information submitted to be true.*
- *I have submitted a complete site plan.*
- *I acknowledge this variance application does not constitute a building permit, septic system permit or the like. Separate permits will have to be applied for and obtained prior to any construction activities.*
- *I acknowledge the granting of this variance does not exempt the permittee from having to secure other permits from other state, federal or local units of government which may have jurisdiction over portions of the authorized project.*

Applicant Name	Signature	Date
Brendon Stryhn	Brendon M. Stryhn	June 15, 2023
Co-Applicant Name	**Signature**	**Date**

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Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/departments/LandResourcesManagement

L&RM OFFICE USE ONLY

Application Status & Further Information

Date Received:	RECEIVED JUN 15 2023 BY:
Applicant requests a Variance pursuant to Section 1020 of the Pope County Land Use Controls Ordinance.	
Zoning District	R / A-1 / A-2 / I / C / (S-GD) / S-RD / S-NE / S-RS / SP / SR / SC
Permit Type	Variance
Permit No	23162
Board of Adjustment Hearing Date	27 July 2023
Application Fee Paid ($315)?	(Yes) / No
Recorder Fee Paid ($46)?	(Yes) / No
Setbacks Met?	Yes / (No) Reason for Variance
Project located in Floodplain?	Yes / (No)
Wetlands Present?	Yes / (No)
Impervious Surface?	% NA
Riparian Aid?	Yes / No NA

I have reviewed and determined the application is complete.

Director's Name	Signature	Date
David J. Green	David J. Green	7/24/2023

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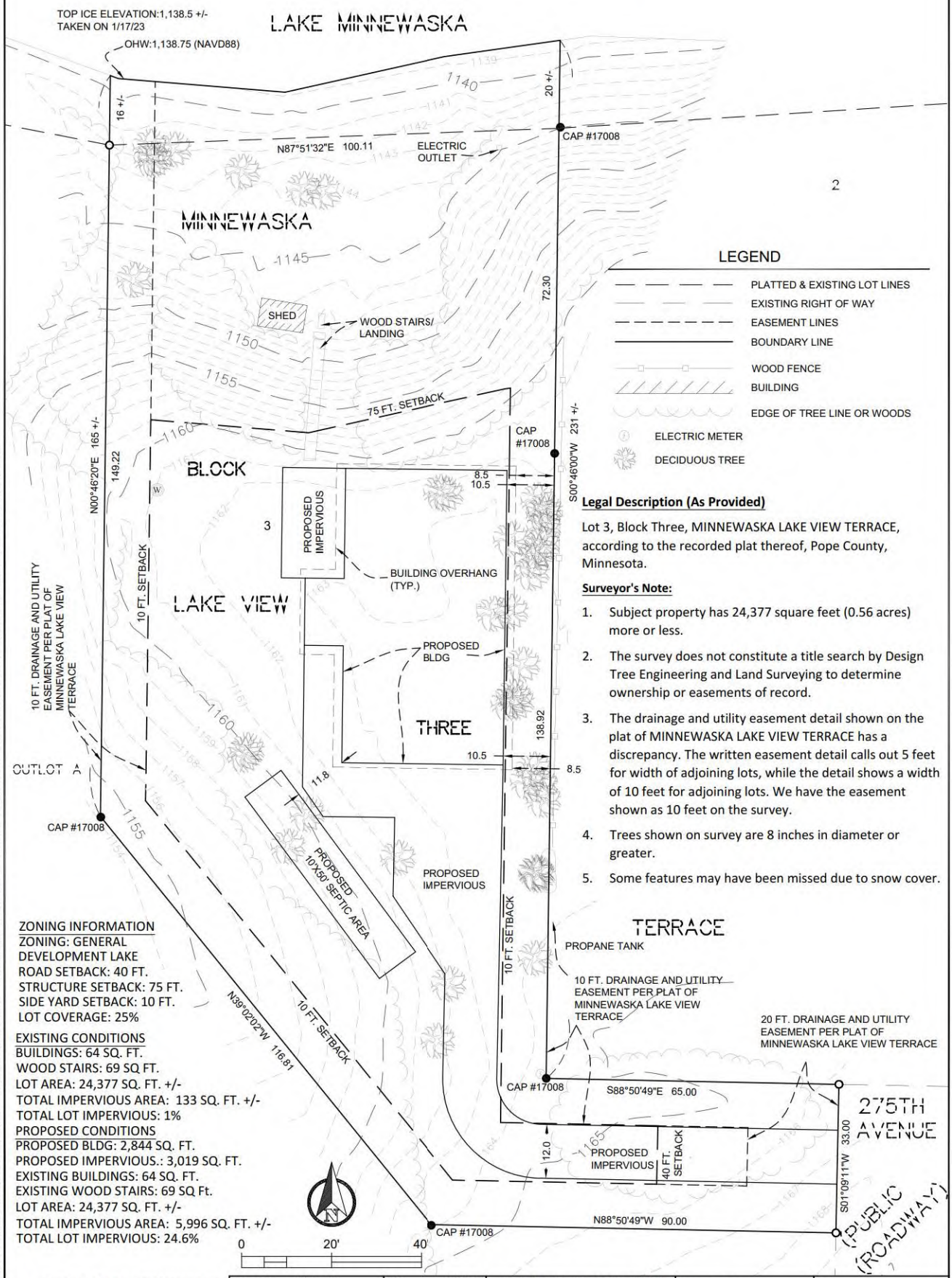
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/departments/LandResourcesManagement

Supplemental Information Attachment 2:

Certificate of Survey (Design Tree, 17 July 2023)

CERTIFICATE OF SURVEY



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LEGEND

- PLATTED & EXISTING LOT LINES
- EXISTING RIGHT OF WAY
- EASEMENT LINES
- BOUNDARY LINE
- WOOD FENCE
- BUILDING
- EDGE OF TREE LINE OR WOODS
- ELECTRIC METER
- DECIDUOUS TREE

Legal Description (As Provided)

Lot 3, Block Three, MINNEWASKA LAKE VIEW TERRACE, according to the recorded plat thereof, Pope County, Minnesota.

Surveyor's Note:

1. Subject property has 24,377 square feet (0.56 acres) more or less.
2. The survey does not constitute a title search by Design Tree Engineering and Land Surveying to determine ownership or easements of record.
3. The drainage and utility easement detail shown on the plat of MINNEWASKA LAKE VIEW TERRACE has a discrepancy. The written easement detail calls out 5 feet for width of adjoining lots, while the detail shows a width of 10 feet for adjoining lots. We have the easement shown as 10 feet on the survey.
4. Trees shown on survey are 8 inches in diameter or greater.
5. Some features may have been missed due to snow cover.

ZONING INFORMATION
ZONING: GENERAL DEVELOPMENT LAKE
ROAD SETBACK: 40 FT.
STRUCTURE SETBACK: 75 FT.
SIDE YARD SETBACK: 10 FT.
LOT COVERAGE: 25%

EXISTING CONDITIONS
BUILDINGS: 64 SQ. FT.
WOOD STAIRS: 69 SQ FT.
LOT AREA: 24,377 SQ. FT. +/-
TOTAL IMPERVIOUS AREA: 133 SQ. FT. +/-
TOTAL LOT IMPERVIOUS: 1%

PROPOSED CONDITIONS
PROPOSED BLDG: 2,844 SQ. FT.
PROPOSED IMPERVIOUS.: 3,019 SQ. FT.
EXISTING BUILDINGS: 64 SQ. FT.
EXISTING WOOD STAIRS: 69 SQ Ft.
LOT AREA: 24,377 SQ. FT. +/-
TOTAL IMPERVIOUS AREA: 5,996 SQ. FT. +/-
TOTAL LOT IMPERVIOUS: 24.6%

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

NO.	DATE	DESCRIPTION
1	7/17/23	ADD PROPOSED FEATURE

COPYRIGHT @ 2023
BY DESIGN TREE ENGINEERING INCORPORATED

DATE:	01/18/2023
SCALE:	AS SHOWN
DRAWN BY:	CWK
CHECKED BY:	JDS
PROJECT NO.	00023005

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jonathan D. Schuette 45352 DATE: 1/18/23

PREPARED FOR:

STRYHN BUILDS

DESIGN TREE engineering + land surveying
St. Cloud | Alexandria | Rogers
320-257-5337

F:\DESIGN TREE ENGINEERING\PROJECTS\000 - MISC 23\00023005 - ERICKSON RESIDENCE - MINNEWAKSA\CONSTRUCTS\SURVEY\V-COS-00023005.DWG #### 7/17/2023

Supplemental Information Attachment 3:

Septic System Design Site Layout (Elwood Septic Professionals, 1 May 2023)

ELWOOD SEPTIC PROFESSIONALS

Clean Water:
Water Softener, Iron Filter, Reverse Osmosis, Humidifier & Furnace discharge should not be plumbed into the septic system, it should be plumbed into the foundation tile.

System Notes:
Domestic Waste ONLY levels not to exceed:
- BOD <170 mg/l
- CBOD5 <125mg/l
- TSS <60 mg/l
- FOG <25 mg/l

Field Evaluation Date:	5/1/23
Map scale:	NA

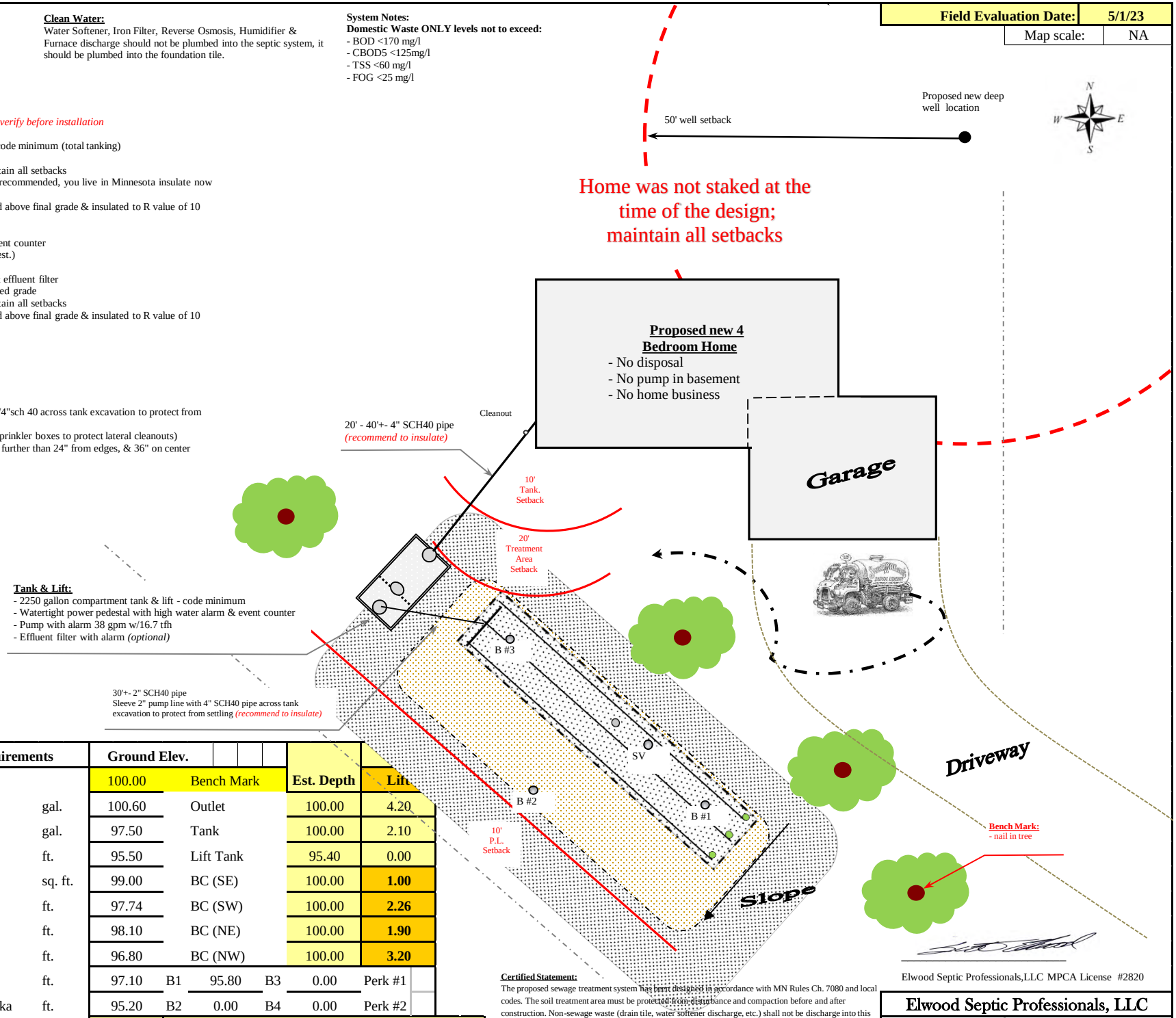
System Notes:
Property lines per owner, recommend to verify before installation

Septic Tank:
- 2250 gallon compartment tank & lift - code minimum (total tanking)
- Effluent Filter w/alarm *(optional)*
- Tank may be relocated as needed, maintain all setbacks
- Insulation is not required but is always recommended, you live in Minnesota insulate now sleep well in January
- All maintenance hole risers must extend above final grade & insulated to R value of 10

Pump Tank:
- 750 gallon - code minimum
- Watertight power post with alarm & event counter
- Pump with alarm - 36 gpm at 16.7 tfe (est.)
- Demand-dose floats settings
- High water alarms required for pump & effluent filter
- Install pump disconnect 24" from finished grade
- Tank may be relocated as needed, maintain all setbacks
- All maintenance hole risers must extend above final grade & insulated to R value of 10

Treatment Area:
- Total Mound area 44' X 82'
- Mound w/10' X 50' rock bed
- 12" clean sand lift
- 20' absorption area
- Divert surface water away from system

Pressure Distribution:
- 2" supply pipe & header pipe, sleeve w/4"sch 40 across tank excavation to protect from settling & freezing
- (3) 2" perforated laterals w/cleanouts (sprinkler boxes to protect lateral cleanouts)
- Space laterals 12" from ends of bed, no further than 24" from edges, & 36" on center
- 1/4" perforations at 3' spacing



Minimum Setback Requirements			Ground Elev.					
			100.00	Bench Mark			Est. Depth	Lift
Tank:	1,500	gal.	100.60	Outlet			100.00	4.20
Lift:	500	gal.	97.50	Tank			100.00	2.10
Tank:	> 10	ft.	95.50	Lift Tank			95.40	0.00
Treatment:	500	sq. ft.	99.00	BC (SE)			100.00	**1.00**
Treatment area:	>20	ft.	97.74	BC (SW)			100.00	**2.26**
Property Line:	> 10'	ft.	98.10	BC (NE)			100.00	**1.90**
Well:	> 50'	ft.	96.80	BC (NW)			100.00	**3.20**
Neighboring well:	>100'	ft.	97.10	B1	95.80	B3	0.00	Perk #1
Lakes:	Minnewaska	ft.	95.20	B2	0.00	B4	0.00	Perk #2
Depth to restriction:	12	in.	100.00	Proposed elevation of the bottom of drain field				
Depth of System:	Mound		96.10	Elevation of limiting layer				

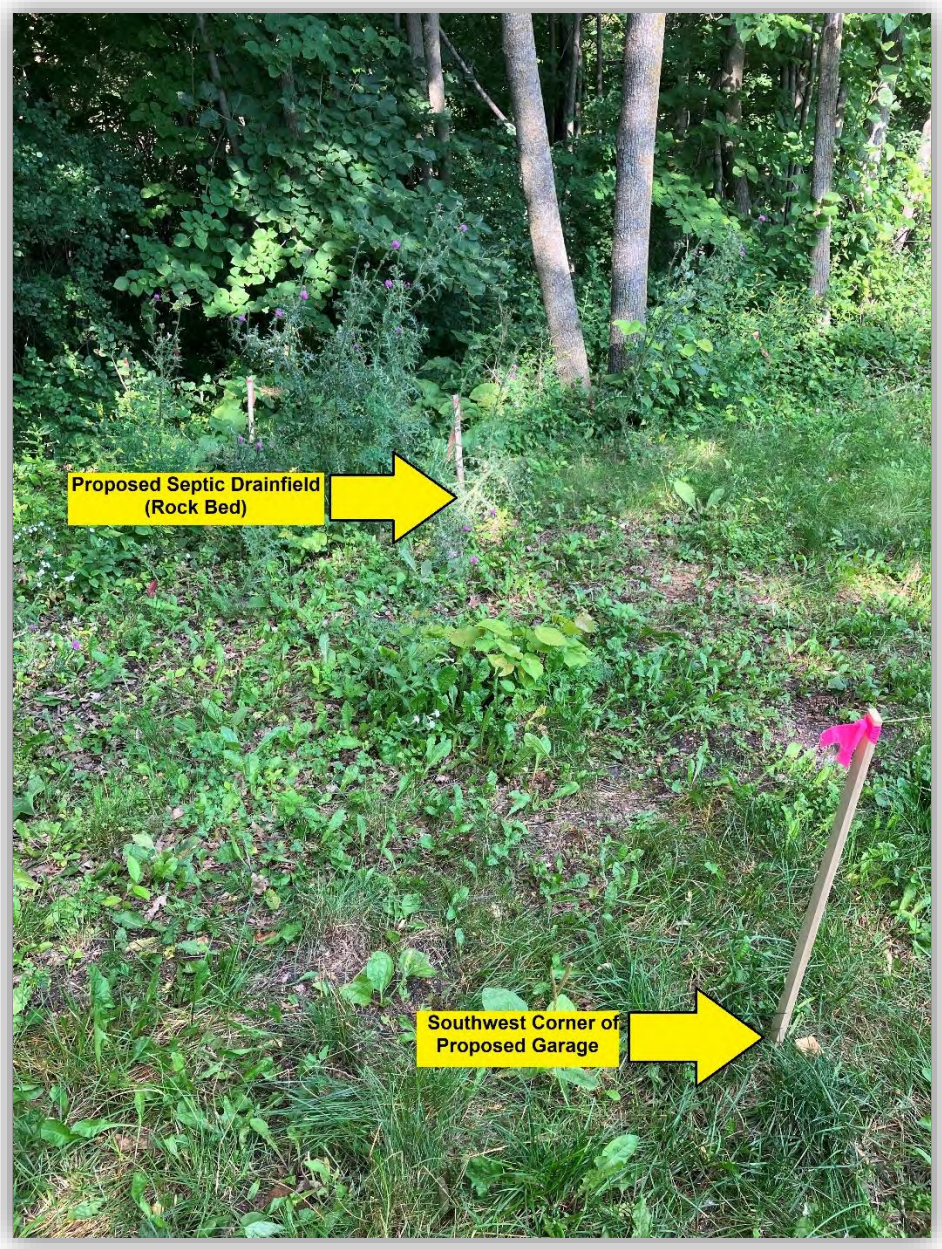
Certified Statement:
The proposed sewage treatment system has been designed in accordance with MN Rules Ch. 7080 and local codes. The soil treatment area must be protected from disturbance and compaction before and after construction. Non-sewage waste (drain tile, water softener discharge, etc.) shall not be discharge into this system. No warrant is made that this system will continue to function indefinitely. System must be properly maintained. For instruction on proper septic system operation & maintenance, go to http://septic.umn.edu, the University of Minnesota Extension Agency, or local regulating agency.

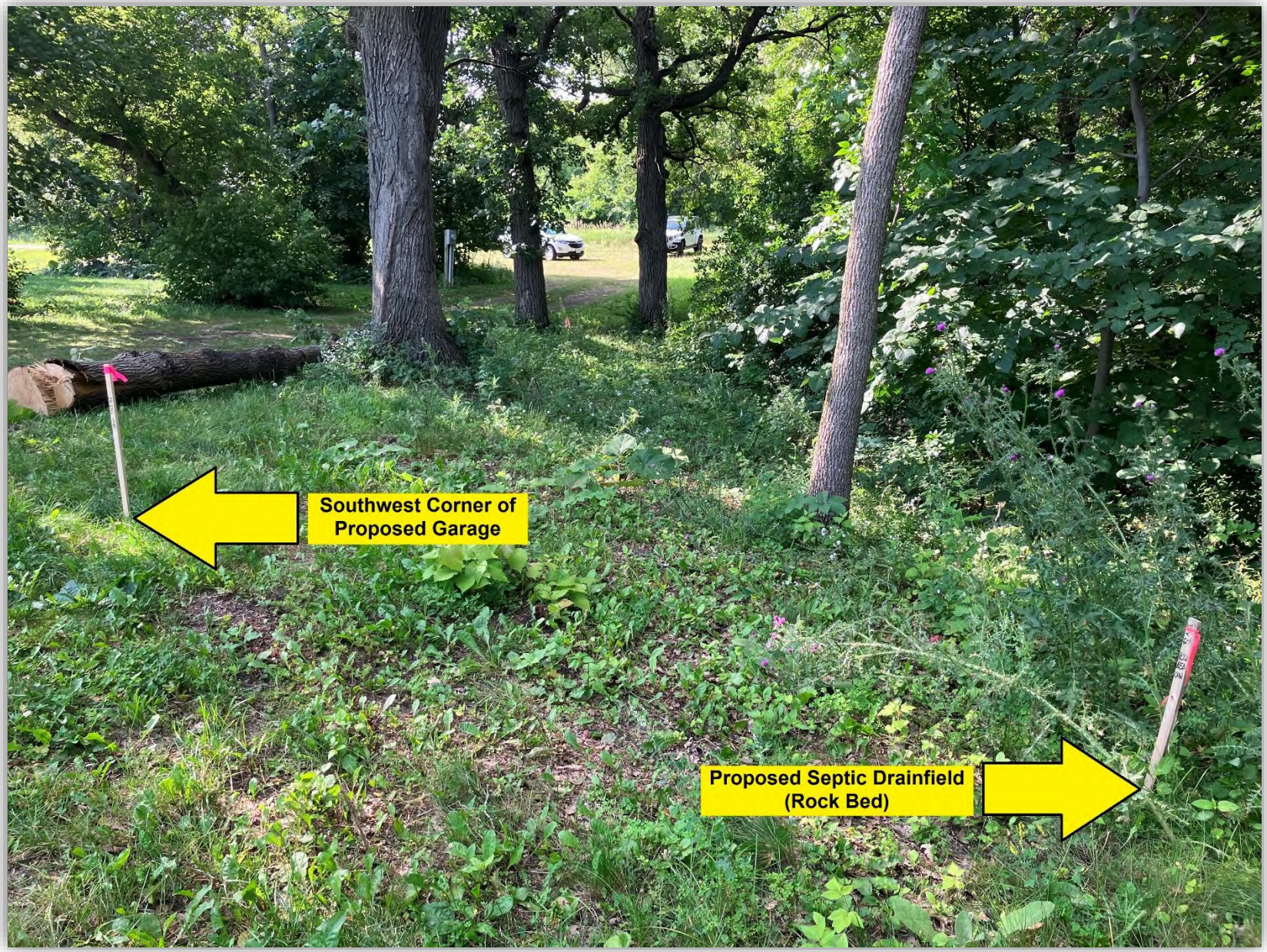
Elwood Septic Professionals,LLC MPCA License #2820

Elwood Septic Professionals, LLC	
Project Name:	Aaron & Jennifer Erickson
Address:	21450 275th Ave

Supplemental Information Attachment 4:

Site Visit Photos (L&RM Staff, 17 July 2023)


Proposed Septic Drainfield
(Rock Bed)
Southwest Corner of
Proposed Garage


Southwest Corner of
Proposed Garage
Proposed Septic Drainfield
(Rock Bed)