

New ISSUE Silverstar

Curt Moore

From: Sean Moulton [seanmoulton@tetonvalleylaw.com]
Sent: Wednesday, March 16, 2011 3:02 PM
To: Curt Moore
Subject: Silverstar Cell Tower CUP

Curt:

Thanks for taking my telephone call. It was a pleasure to speak with your and the planning staff. Per our conversation, please find a brief summary of my client's concerns. My client, Grandview Ranch IV, LP, objects to the Silverstar cell tower CUP for the following reasons. First, though not directly applicable, the tower violates the intent of the skyline ordinance. I understand that the skyline ordinance is found in the subdivision portion of the County ordinances. However, Section 8-6-1-B-8-D allows the County to require "more restrictive standards than those generally required in this ordinance." For this reason, the intent of the skyline ordinance should be applied. If a 30-ft house has to comply, why not a 100-ft tower. Certainly, the tower affects the aesthetics of the surrounding property.

Second, the applicant shows an "existing easement" and a "proposed 20' utility easement." What the applicant fails to mention is that the "proposed easement" would be forced upon my client by rules of condemnation. Silverstar has not gained a permissive easement across the "proposed easement". Again, referring to the sensitive views and environment of the area, the prior amendment to the zoning and subdivision ordinance incorporated information from Intermountain Aquatics, that referred to the sensitive elk calving grounds and sage lecks that exist right where the utility easement would be place. Further, in prior conversations, Silverstar representatives have disclosed to me that they do not intend to bury the utilities along the "proposed" easement. Conveniently, the applicant does not show the visual impact of the power lines and utility poles along the "proposed easement." Approving the application as is will result in two things: one, unsightly above ground power lines and ground disturbances up the environmentally sensitive hillside and cliff edge to the east of the tower; and two, an easement forced upon private land. Certainly both issues would conflict with the CUP requirements that the location of the CUP be "compatible with the uses in the general neighborhood." At the very least, if the County approves Silverstar's application, a condition of the CUP should be that the Applicant bury all utilities and use existing easements.

Third, one of the members of Grandview Ranch IV, LP is interested in alternative wind energy generation. In the past, when Mr. Judy has inquired into installing windmills in the area, I've referenced the concerns above. However, if the County disregards my client's concerns, perhaps a CUP for windmills will be less of a problem than I anticipate.

I plan on attending the hearing tomorrow evening and conveying the above concerns. Your attention to our concerns is appreciated.

Thanks,

Sean R. Moulton
Moulton Law Office
P.O. Box 631
60 E. Wallace
Driggs, ID 83422
(208) 354-2345
(208) 354-2346 - fax
seanmoulton@tetonvalleylaw.com

Dec. 29, 2010



Teton County

Emergency Management

Greg Adams, Coordinator
(208)354-2703
tetonemc@silverstar.com

Curt Moore,

I have reviewed the application for the Silverstar cell phone tower and I am excited about the prospect of having increased coverage in that area for the safety of the public. I can find no issues from my end that would impede the project. I hope it will be of financial benefit for Silverstar and help them continue to prosper. I would like to request that the County have space for two public safety antennas on the proposed tower and have some suitable rack space at no cost to the County so that we can increase the public's safety by expanding our public safety communications infrastructure in that area. I believe that a public/private partnership such as this would be of benefit to both entities and allow us to be able to continue to better serve our community in these times of falling budgets. Thank you.

Sincerely,

Greg Adams

MEMORANDUM OF UNDERSTANDING
BETWEEN

TETON COUNTY EMERGENCY MANAGEMENT AND
SILVER STAR COMMUNICATIONS

This Memorandum of Understanding ("MOU") dated, _____ January 2011, is intended to document the intentions of Teton County Emergency Management (TCEM), of Teton County, Idaho, with offices located at 150 Courthouse Drive, Room 107, Driggs, Idaho 83422 and Silver Star Communications (SSC) with corporate offices located at 104101 US HWY 89, PO Box 226, Freedom, Wyoming 83120, to work together in collaboration on fulfilling the communication needs of the Teton County, Idaho and its residents.

WHEREAS, the County is in need of filling in "dead spots" or no-service areas where emergency responders' radios cannot function due to a lack of antennae. The area in the north county is such a dead spot for both emergency radio and cellular phone operations. SSC was approached about this situation and worked with the TCEM Coordinator to find a solution. These parties agreed that tower space would be made available for public agency antennae, some electronics space inside their building and shared monthly costs for the power supply.

WHEREAS, SSC has proposed to build a South Clementsville Tower, located in Tetonia, Idaho to expand their network coverage in the area, which could also server to help the County with filling the radio-dead zones spots;

REGARDING SSC's proposed South Clementsville Tower, located in Tetonia, Idaho the parties agree to the following terms once the tower is constructed and operational;

To allow TCEM, for a period of ten (10) years, space on the tower at 40' height for two (2) public safety system antennas plus rack space in the building up to four (4) rack-units; rack space shall be at no cost for a period of five (5) years; years six through ten (6-10) the rack space will be chargeable at \$37.42 /RU/year for year six, plus a 3% increase annually; tower space shall be at no cost for a period of ten (10) years; SSC will bill calculated monthly power charges to TCEM based on actual use, payable within fifteen (15) days of invoice.

TCEM may at any time in the life of this MOU choose to place an outdoor cabinet on the site in a location approved by SSC for equipment in lieu of the rack space to avoid charges.

Twenty-four (24) hours a day, seven (7) days a week access to the site will be provided.

Teton County Emergency Management Coordinator Greg Adams and SSC have worked diligently to accommodate the needs of TCEM for the public safety communications system while protecting the business interests of SSC. As a consequence of this, emergency responders and the Sherriff's Department are not likely to experience as much of a radio dead zone around the River Rim and the north county area.

BE IT KNOWN, each party indemnifies the other against injuries or losses resulting from the actions of its personnel.

This MOU incorporates the entire understanding and agreement between the parties and supercedes all prior understandings and agreements between the parties, whether oral or written, with respect to the subject matter hereof. To be effective, an amendment, waiver or termination of this MOU must be in a document signed by an authorized officer of each party.

Ron McCue, Chief Operating Officer
Silver Star Communications

Greg Adams, Coordinator
Teton County Emergency Management

Dated: _____

Date: _____

Curt Moore

From: Louis Simonet
Sent: Thursday, December 16, 2010 10:47 AM
To: Wendy Danielson; Tom Davis; Curt Moore
Cc: Greg Adams
Subject: FW: Contact info for tower

For the records



Louis Simonet, PE
Teton County Engineer
150 Courthouse Drive
Driggs, ID 83422
ph: 208-354-0245
cell: 208-313-0245
lsimonet@co.teton.id.us

From: Kevin Lewis [<mailto:klewis@silverstar.net>]
Sent: Wednesday, December 15, 2010 1:10 PM
To: Louis Simonet
Subject: RE: Contact info for tower

Louis,

I have discussed the Importance Factor with the Tower Design Engineer. As I indicated in my previous reply our standard is to design to Category II which corresponds to an importance Factor of 1.0. Designing the tower to Category III would result in an importance Factor of 1.15 and would add roughly 15% to the overall cost. We have not budgeted for the additional cost to the tower and foundation. I hope this answers your questions.

Kevin

Kevin Lewis
Network Engineer

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PO Box 226 – Freedom, WY 83120 | <http://www.silverstar.com>

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From: Louis Simonet [<mailto:lsimonet@co.teton.id.us>]
Sent: Monday, December 13, 2010 9:10 AM
To: Kevin Lewis
Subject: Contact info for tower

Kevin,

Here is my contact info.

Thanks.



Louis Simonet, PE
Teton County Engineer
150 Courthouse Drive
Driggs, ID 83422
ph: 208-354-0245
cell: 208-313-0245
lsimonet@co.teton.id.us



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 7129
Boise ID 83707-1129

(208) 334-8000
itd.idaho.gov

November 1, 2010

FAA Study Number:
N/A

Patty Zonner
Silverstar Communications
P O Box 900
Driggs, ID 83422

SUBJECT: Proposed Antenna Tower near Baldy Knoll, Teton County Idaho.
(Latitude 43-51-12.3N, Longitude 111-20-06.0W)

The Division of Aeronautics has determined that the proposal to erect a 100' telecommunication structure at the site identified above by the proponents would not meet the height or distance to a public use airport criterion that would require an obstruction evaluation under the authority of Idaho Code 21-513 through 21-520 and Idaho Transportation Rule No. 39.04.02.

The proposed antenna installation would not be a hazard to air navigation if constructed as described in the proposal documents. The Division of Aeronautics has no objection to the project. Lighting and marking will not be required by the State of Idaho.

Sincerely,

A handwritten signature in black ink that reads 'Mark Lessor'.

MARK LESSOR
Aviation Technician



IDAHO DEPARTMENT OF FISH AND GAME

UPPER SNAKE REGION
4279 Commerce Circle
Idaho Falls, Idaho 83401

C.L. "Butch" Otter / Governor
Virgil Moore / Director

April 4, 2011

Curt Moore
Planning Administrator
Teton County Planning and Building Department
89 North Main Street, Suite 4
Driggs, ID 83422

RE: Conditional Use Proposal Request for the Silver Star Communications Clementsville
Telecommunications tower

Dear Curt:

Idaho Department of Fish and Game staff has reviewed the Conditional Use Proposal Request for the Silver Star Communications Clementsville Telecommunications tower located in Township 6 North, Range 43 East, Section 13, PARCEL NUMBER: RP06N43E132700 , ZONING DISTRICT: A-20, PROPERTY SIZE: 0.92 acre.

The Idaho Department of Fish and Game (Department) is interested in this project because we are charged with the statutory responsibility to preserve, protect, perpetuate, and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)).

This general area provides yearlong habitat for moose. Elk and deer use aspen stringers for calving and fawning, but the mid-summer construction timing would not interfere with either, which occur mid-May to mid-June. Typically this area has too much snow to provide winter habitat for elk and deer. This is not part of a known big game migration corridor but it is a raptor (hawks and other birds of prey) migration route. There are several sharp-tailed grouse leks (breeding areas) within approximately two miles of the proposed project. Sharp-tailed grouse breeding and nesting would be over by the time of construction. Sharp-tailed grouse use the aspen and mountain shrub habitats for winter habitat. Other wildlife that would be expected to use the property includes songbirds, ruffed grouse, coyote, badger, and other small mammals. Sage-grouse habitat is limited in this area.

Because of raptor migration and sharp-tailed grouse use, we recommend underground or on-the-ground power line construction from the road to the power station. If that is not possible, we recommend power line reflectors spaced at five foot intervals, to reduce power line bird strikes. Reflector designs are available at our office.

Keeping Idaho's Wildlife Heritage

Thank you for providing us an opportunity to comment on this proposed development. Please contact Paul Faulkner of my staff if you have any questions about our comments.

Sincerely,



Steve Schmidt
Regional Supervisor

SLS:PJF:jms

cc: Paul Faulkner, IDFG
Terry Thomas, IDFG
Doug Petersen, IDFG
Lauren Wendt, IDFG

Mr. Curt Moore
Teton County Planner
150 Courthouse Drive, Room 107
Driggs, Idaho 83422
Ph: 208-354-2593 ext 200
cmoore@co.teton.id.us

TETON COUNTY
PLANNING & ZONING
APR 14 2011
RECEIVED

April 14, 2011

South Clementsville Tower Conditional Use Permit Application

Curt,

As you know the Commission raised four issues to be addressed regarding the proposed CUP for the South Clementsville Tower:

- View shed impacts
- Wildlife impacts
- Source of power to be determined and reflected
- Easements obtained as necessary

First I would like to note that Silver Star is in full agreement with the comments of VARD representative Anna Trentadue regarding the desirability of consolidating tower sites within the county in order to minimize the numbers of towers affecting the view. The proposed Silver Star tower will achieve just exactly this goal due to its proposed height and ideal location in a well documented dead area for all communications.

The source of power for this tower equipment will be Fall River Electric commercial power. Silver Star has a permit to bury power and fiber optic cables in the Milk Creek Road ROW from Hwy33 approximately 2 miles to the point closest to the Silver Star property. Aerial power and fiber optic cable will be constructed from that point approximately 1050 feet to the north utilizing four 30 foot high power poles to traverse the existing lava rock out crop cliff. We have prepared the attached Drawings 1A and 1B to reflect this proposal from two different viewpoints. We are of the opinion that the view will actually be improved with the removal of the existing reflector panels and construction of the proposed tower. In addition, the pictures taken by you and included in the original CUP Application packet serve to depict the view from two similar locations.

The Idaho Fish and Game has reportedly provided a determination letter that should have been mailed to Teton County the week of April 4, 2011. Mr. Terry Thomas, Supervisor, indicated verbally to Silver Star Field Engineer Patty Zohner that the letter stated there were no significant potential impacts to wildlife resulting from the proposed tower and construction of the 1050 feet of aerial utility. They have recommended raptor migration corridor reflectors be installed at five foot intervals on the aerial line.



Silver Star will comply with this recommendation. He also stated that elk calving habitat was not an issue at the location of the proposed utility. Mr. Thomas also indicated that the Leks (Sage Grouse) were some two miles away.

The alternative to the aerial utility segment is to bury the lines across the 1050 foot distance of the rock area. Based on our experience it would be very costly to rip or saw the existing rock in order to bury power and fiber lines and would involve the use of heavy and large equipment that would most certainly leave a scar on the earth that may never heal entirely. We have depicted this scenario in the attached Drawing 2.

As to the easement necessary to construct the aerial portion of the power and fiber optic utilities to the Silver Star parcel Silver Star has attempted communication and negotiation with the property owner and/or his legal counsel for more than 18 months. We have documented numerous phone calls with messages and letters that had all gone unanswered until last fall when we had no option but to resort to legal measures. Silver Star is committed to resolve the easement acquisition by negotiation if possible but will/is pursuing a legal remedy based on the possibility that such negotiations may not result in an acceptable outcome. Given that Silver Star has the legal right of eminent domain for the placement of utilities Silver Star will obtain the necessary easement within the time frame of the construction of the proposed tower.

In conclusion Silver Star has a long history of serving the communication needs of Teton County residents while fostering the community in both social and economic terms, and serving as a good steward of Teton County. The proposed tower with its appurtenant utilities will serve a significant public safety need as well as benefit the public in general while minimizing the negative impacts to Teton County.

Yours sincerely,

A handwritten signature in blue ink that reads "Karen M. Ricks".

Karen M. Ricks, P.E.
Engineering Manager

SILVER STAR COMMUNICATIONS

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Technical Bulletin

FROM SPEIGHT, MARSHALL & FRANCIS, P.C.

Structural Engineering - Special Inspections

February 2009

Bulletin No. XXXIV

Occupancy Category and Importance Factor

Introduction

Occupancy Category and Importance Factor are parameters utilized in a building's structural design. The Structural Engineer utilizes them in calculating flood, wind, snow, seismic and ice design loads. However, there may be instances where increasing these factors above the "code-prescribed minimums" are desired.

Occupancy Category

The *International Building Code* (IBC) assigns an Occupancy Category to buildings based on their Nature of Occupancy. The *Nature of Occupancy* describes the facility's intended use and anticipated occupant load. The *Occupancy Category* is assigned based upon the Nature of Occupancy. It is represented by a roman numeral (I, II, III or IV), ordered from lowest to highest, where Category I represents a low hazard to human life and Category IV represents an essential facility. Essential facilities are those intended to remain operational during and after an extreme environmental event, such as a hurricane or snowstorm.

Occupancy Category	Nature of Occupancy* (for Buildings and Other Structures)
I	LOW hazard to human life in event of failure <i>Examples:</i> Agricultural, Temporary & Minor Storage Facilities
II	Those NOT listed in Occupancy Categories I, III or IV <i>Examples:</i> Office, Retail & Commercial Buildings
III	SUBSTANTIAL hazard to human life in event of failure <i>Examples:</i> Schools, Jails, Buildings with Public Assembly Areas containing greater than 300 occupants
IV	Designated as an ESSENTIAL facility <i>Examples:</i> Hospitals, Police, Fire & Rescue Stations, Designated Emergency Shelters, Critical National Defense Facilities

* Reference Table 1604.5 of *IBC 2006* for full description of each Category.

Importance Factor

Importance Factor is determined from *Design Loads for Buildings and Other Structures* (ASCE 7) based on the Occupancy Category. It is utilized in calculating flood, wind, snow, seismic and ice design loads. The Importance Factor is a multiplier that increases or decreases the base design loads. Typically, the *base design loads* are outlined by the code as a 2% annual probability of exceedence (2% in 50 years for seismic loads). Therefore, an elevated Importance Factor creates proportionally higher design loads (i.e., a wind Importance Factor of 1.15 is a 15% increase in design wind loads).

Occupancy Category	Importance Factors*		
	Wind, I_W	Snow, I_S	Earthquake, I_E
I	0.87**	0.80	1.00
II	1.00	1.00	1.00
III	1.15	1.10	1.25
IV	1.15	1.20	1.50

* Reference *ASCE 7-05* for further information

** Wind Importance Factor is 0.77 when Wind Speed > 100 mph

Considerations

The Occupancy Category and Importance Factor are outlined by IBC and ASCE 7 as minimum required guidelines, with the primary intent of protecting the life and safety of the public. This does not necessarily include protecting the aesthetics or functionality of the structure after a severe event. In other words, the structure is designed not to fail, but may endure significant damage (structural or otherwise). This damage may prevent full functionality of the facility after a severe event. This is the reason the code increases the Importance Factor for Occupancy Categories III and IV. A higher Importance Factor improves the reliability (safety factor) of the structure, which helps protect its occupants (school), as well as its function (hospital), during and after a major environmental event. There may be instances where increasing these parameters above “code minimums” should be considered such as:

- Facilities’ ability to function after a major environmental event
- Increased Safety Factor
- Future use of Facility
- Building Design Life Span
- Insurance Carrier Requirements

The desire to increase the Importance Factor should be made aware to the Structural Engineer as early in the project as possible.

Feel free to contact our office for further information on this topic.



This is the last printed Technical Bulletin that you will receive!

Future issues will be distributed electronically and all previous issues will be posted on our website at www.smandf.com for quick and easy access. Look for this in March! You will automatically remain on the distribution list. Please email christa@smandf.com if you would like to be removed.

SPEIGHT, MARSHALL & FRANCIS, P.C.



2125 McComas Way, Suite 103
Virginia Beach, Virginia 23456



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Antenna Structure Registration

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OK w/ this

[FCC Site Map](#)

TOWAIR Determination Results

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*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	43-51-12.3 north
Longitude	111-20-05.9 west

Measurements (Meters)

Overall Structure Height (AGL)	30.5
Support Structure Height (AGL)	30.5
Site Elevation (AMSL)	2001.9

Structure Type

TOWER - Free standing or Guyed Structure used for Communications Purposes

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

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*100 to 1
Horizontal
radius from
of
nearest*

Dec. 2011



Silver Star Communications
PO Box 900
Driggs, ID 83422

RE: South Clementsville Tower

To Whom It May Concern:

In order to accommodate the proposed construction of the South Clementsville Cellular Tower the Teton County Building Dept. would like to inform you in advance of the different requirements involved in the building permit process:

- 1) A Commercial Building Permit Application will need to be filled out.
- 2) Two sets of plans will need to be submitted with the application.
- 3) The construction documents shall include a site plan.
- 4) The construction documents shall be stamped and signed by a Professional Engineer licensed in the State of Idaho.
- 5) The engineering shall meet Seismic Category D1, a wind restraint of 90 mph, and be built to Occupancy Category II.
- 6) After this office has completed a plan review of the construction documents a building permit will be issued and construction can begin.

If you need further assistance or clarification please don't hesitate to contact our office.

Regards,
Tom Davis
Building Official
tdavis@co.teton.id.us
cell: 208-313-5106

Teton County Planning & Building
150 Courthouse Dr. Room 107, Driggs, ID 83422
208-354-2593 ph. 208-354-8778 fax
www.tetoncountyidaho.gov



Teton County Radio Interoperability Committee

To whom it may concern:

On behalf of the radio interoperability committee this letter is being written to support the approval for a 100ft tower to be installed in Clementsville with public safety agencies getting approval to install a repeater at that location. We support this because it will greatly improve the radio coverage for emergency services in that area.

We will need ten feet of tower space, and 4 U of Rackspace or sufficient room in the compound for us to construct our own structure to house the radio equipment. We strongly recommend that the same requirements that were in place for the edge cell tower in Felt, be utilized in this situation and any future cell tower construction that allows public safety to have these requirements at no cost in perpetuity in order to benefit the entire county and all of the clients of the company that is constructing the tower. In order for this arrangement to benefit the public we need to have the public safety radio antennas as high up as possible, anything lower than 40 feet will have minimal impact and be of little or no benefit. We recommend that we be allowed on the highest unoccupied area of the tower and will pay the expense of moving the antennas any time they sell that tower space as long as we never get below 40 feet.

Thank you for your time.

Tony Liford, Teton County Sherriff.

Scott Wood, Teton County Fire Protection District.

Robert Veilleux, Teton Valley Ambulance.

4-4-2012

Curt Moore

From: Kevin Lewis [klewis@silverstar.net]
Sent: Wednesday, April 04, 2012 9:21 AM
To: Curt Moore
Subject: Teton County Radio Propagation study
Attachments: Teton County 770 mhz propagation.pdf

Curt,
As you will see from the attached drawings the modeled coverage is significantly better from the proposed Silver Star tower location. I have colored the Map with the salmon color representing your minimum signal level and anything above that in red. So green and salmon are good and red or no color indicate no signal. This is modeled with a Scala 700 Mhz omni antenna with 6.5 dB gain and 100 W transmitter power. Antenna is at 40 ft on both towers.

I hope this helps
Regards
Kevin Lewis

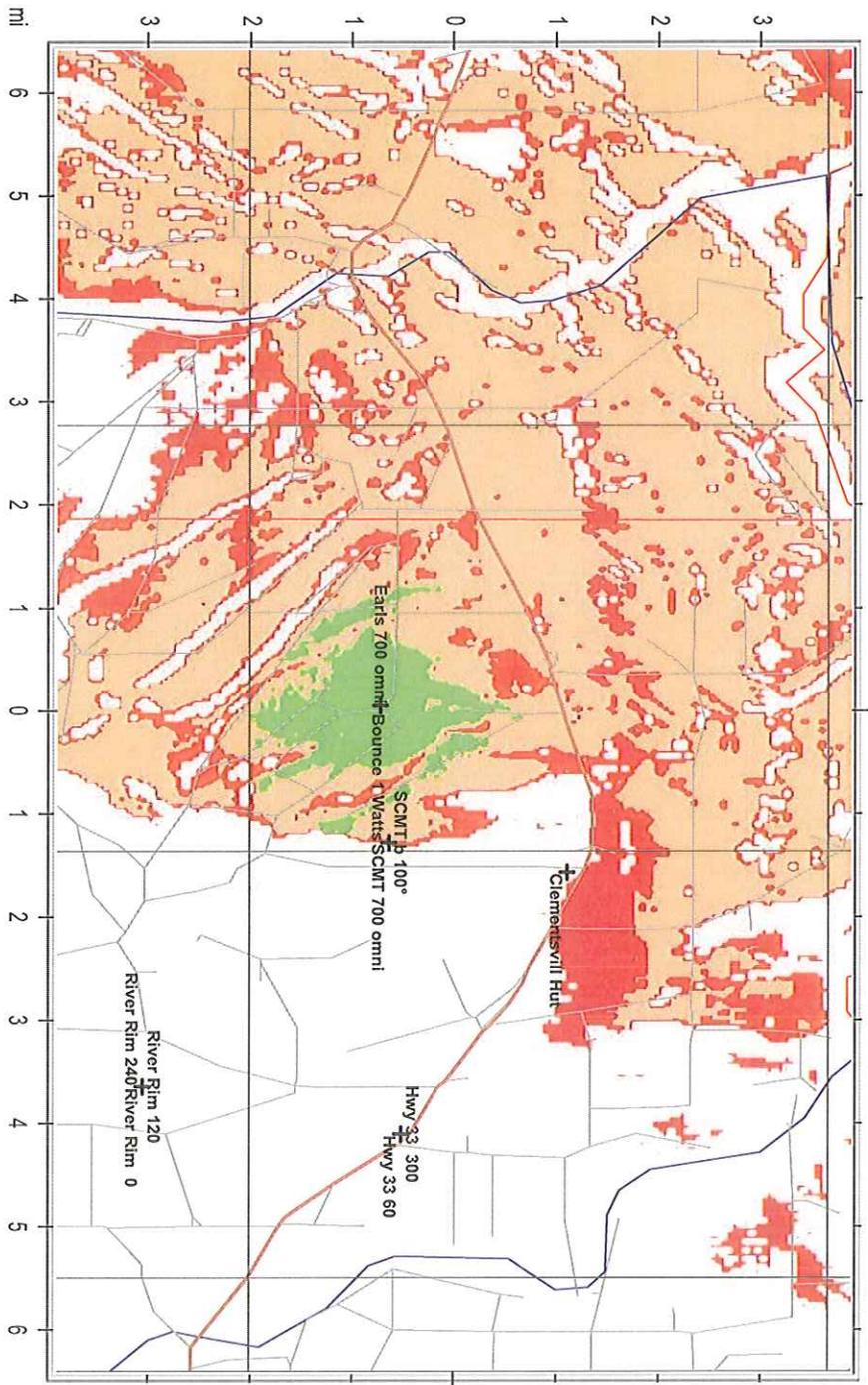
Kevin Lewis
Network Engineer

SILVER STAR COMMUNICATIONS
o: 307 883 6640 | m: 307 880 6640 | f: 307 883 6600
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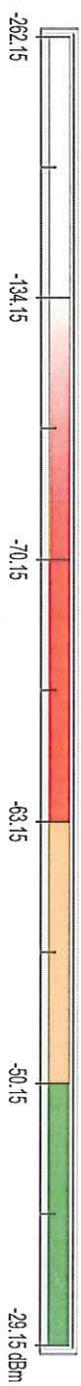
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Teton County Radio Propagation



Map Footer

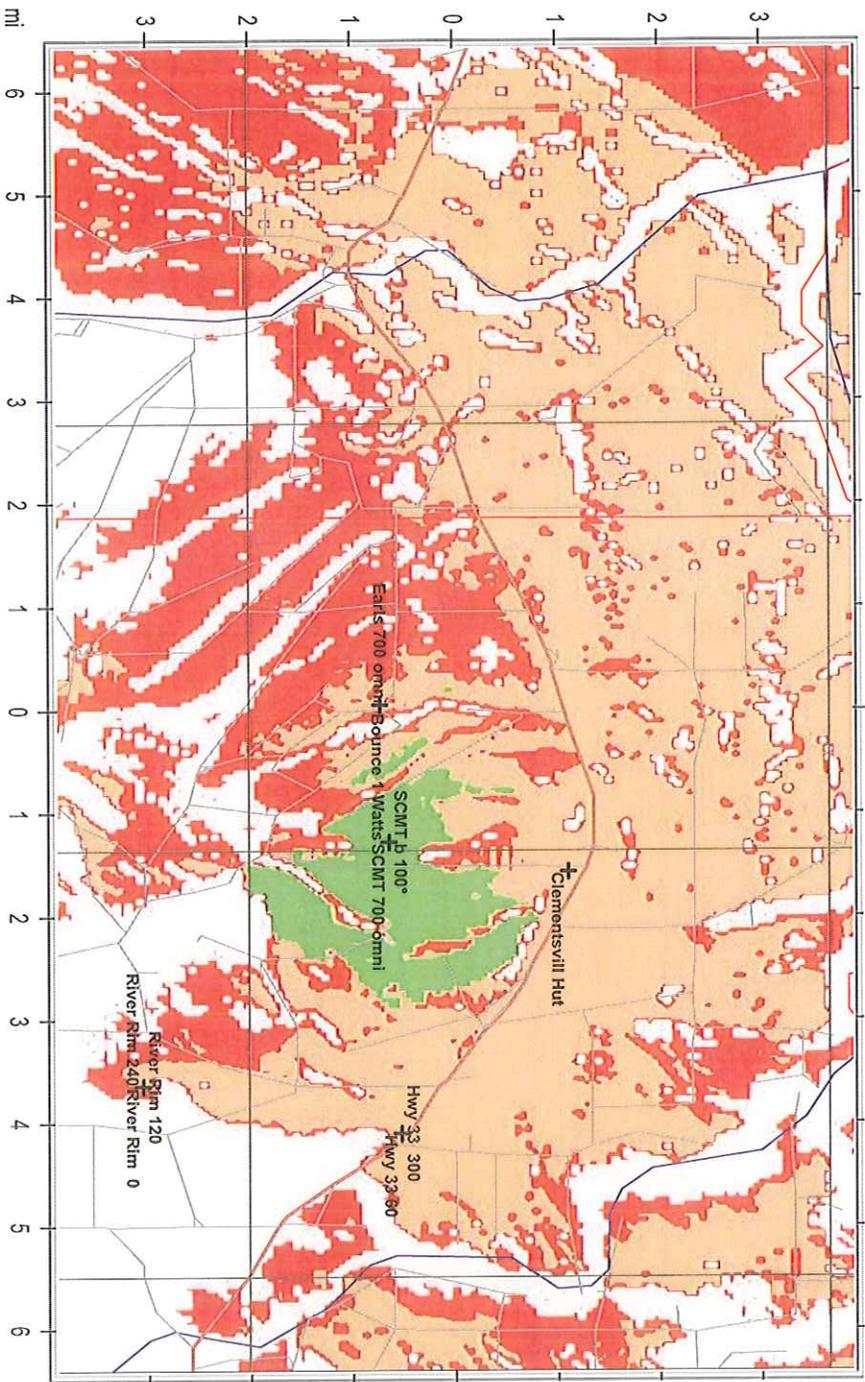


Red & white = No signal reception

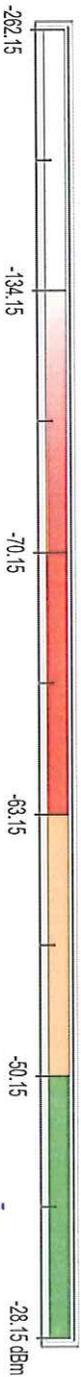
• For
Emergency
Responder
Radio Frequencies
-63 dBm.

• Earl's Wireless
Tower at
40'
"fatality
corner" is
near
"Clementsville
Hut"

Teton County Radio Propagation



Map Footer



Red + White = No signal reception

• For

Emergency

Responder

Radio

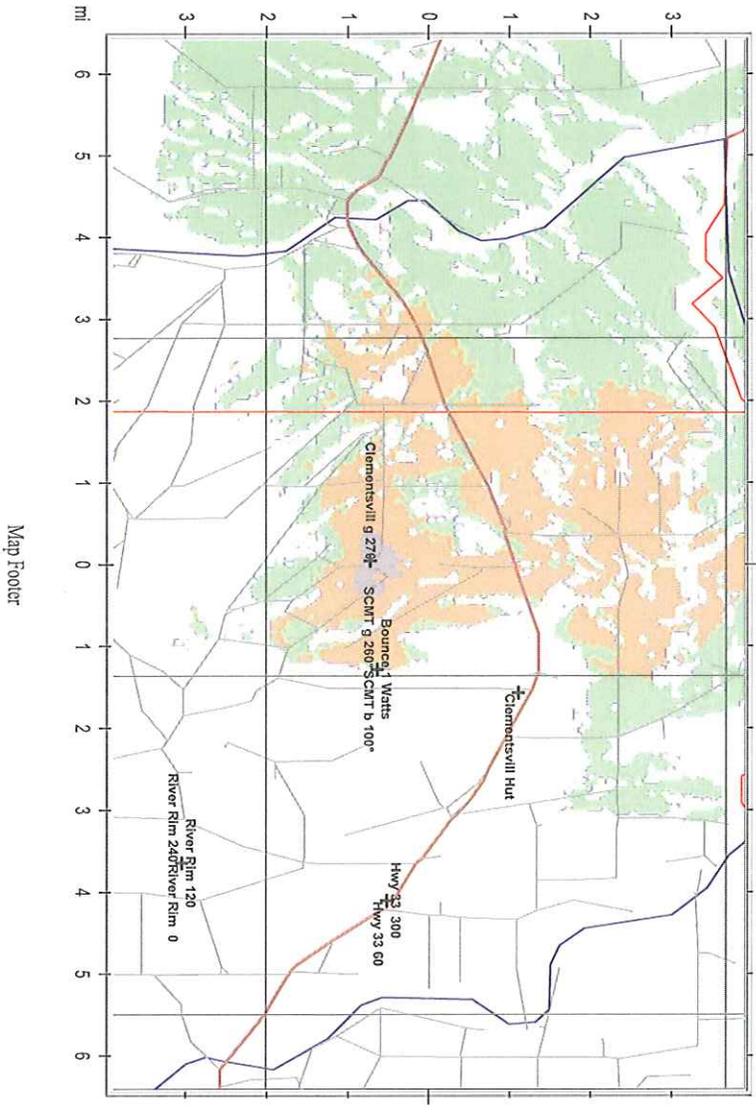
Frequencies

-63 dBm.

• Cell frequencies
Not shown.

• SSC proposed
Tower at
40-foot

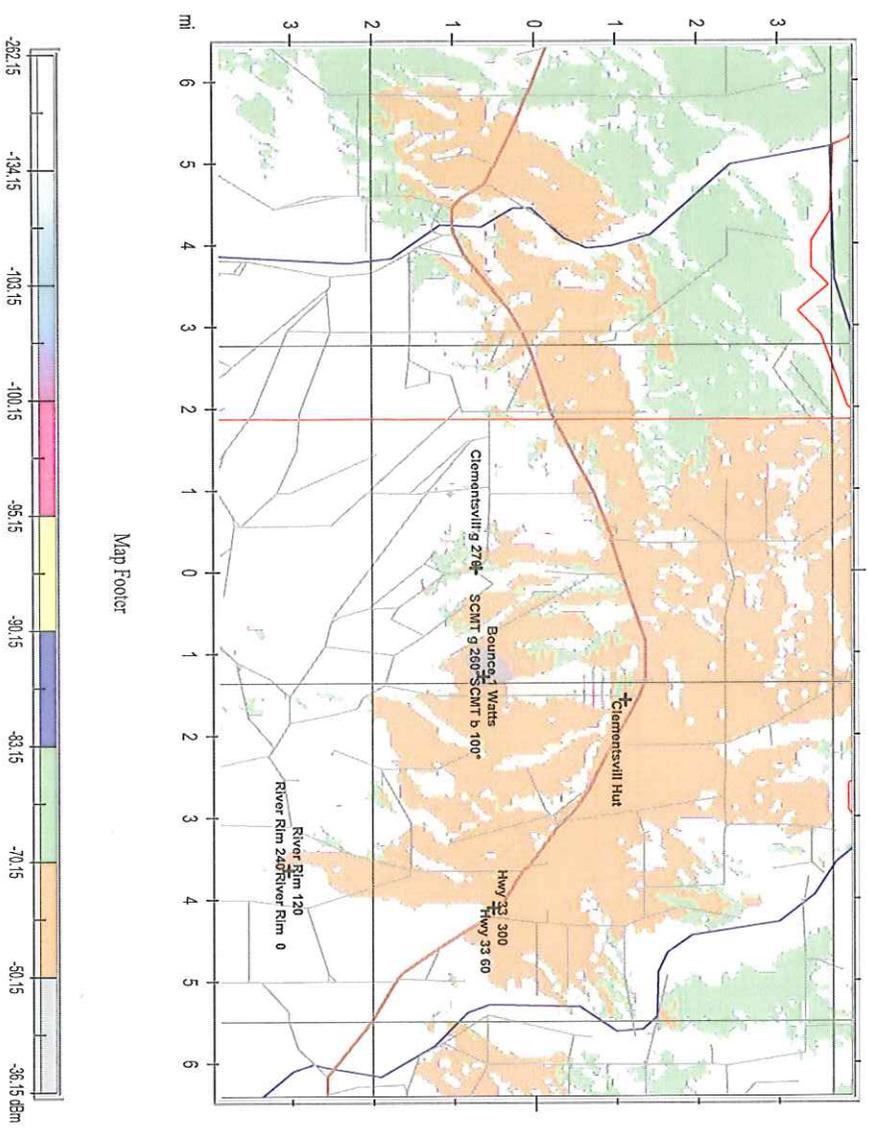
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Map Footer

Kevin
883
6640

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Map Scale: 1:12418 1" = 1.77 mi VIH Size: 7.77 x 12.81 mi

CLEMENTSVILLE PASSIVE ANTS AT 0°, 100°, 260°