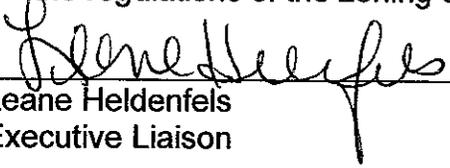
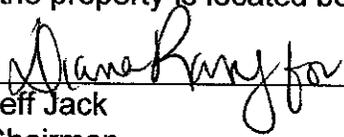


- (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman

Dear City of Austin Planning Commission,

We the undersigned respectfully ask the City of Austin to allow the variance request for the variance to the lake wall requested by the owners of 3600, 3602 and 3604 Rivercrest Drive in Austin, TX 78746.

Our request is based on the following principles:

The City of Austin had been requested to remediate a build-up of materials and debris found at 3602 Rivercrest which had both a foul odor as well as a build-up of trash and other inorganic debris. Upon calling and receiving a visit from the Austin Health Department, the homeowner residing at 3604 was told that it was the "homeowner's problem" even when faced with the fact that the property was controlled by the City of Austin. The homeowner was also told that it was up to the homeowners to fix it.

Upon being told that the responsibility was that of the property owners, the property owner's undertook a study with a PhD in Environmental Fluid Mechanics to understand the root cause of the issue. Upon being presented with the results, it was decided that the recommendation by the expert was to redirect the flow of water to eliminate a "vortex condition" which would not allow normal flow of water downriver.

There was no significant impact to this remediation other than the disappearance of the organic and inorganic materials and a cleanliness which added to the quality of the lake at this location.

I, the undersigned, have not been negatively affected by this reconstruction of the lake wall and have no problem with the variance as it so stands.

Signature:

WAYNE PARISH

Wayne Parish

Address 3603 RIVERCREST DR Date: 10/24/13

JAMES F. HEFNER

James Hefner

Address 3513 RIVERCREST Date: 10/24/13

CLINT SMITH

Clint Smith

Address 3605 RIVERCREST Date: 10/21/13

William Curtis Gattis

William Curtis Gattis

Address 360 Rivercrest Dr 78746 Date: 10/26/13

Bruce A. EZZELL

Bruce A. Ezzell

Address 3704 Rivercrest Date: 10/26/13

Dear City of Austin Planning Commission,

We the undersigned respectfully ask the City of Austin to allow the variance request for the variance to the lake wall requested by the owners of 3600, 3602 and 3604 Rivercrest Drive in Austin, TX 78746.

Our request is based on the following principles:

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Upon being told that the responsibility was that of the property owners, the property owner's undertook a study with a PhD in Environmental Fluid Mechanics to understand the root cause of the issue. Upon being presented with the results, it was decided that the recommendation by the expert was to redirect the flow of water to eliminate a "vortex condition" which would not allow normal flow of water downriver.

There was no significant impact to this remediation other than the disappearance of the organic and inorganic materials and a cleanliness which added to the quality of the lake at this location.

I, the undersigned, have not been negatively affected by this reconstruction of the lake wall and have no problem with the variance as it so stands.

Signature:  David Schimish
Address 3600 Rivercrest Date: 11/12/13

 Jan Schimisk
Address 6706 TROLL HAVEN Date: 11/12/13

Address _____ Date: _____

Address _____ Date: _____

Address _____ Date: _____

Re: 3602 Rivercrest variance proposal.

Remedy for an Environmental and Health Hazard

Overview

Moved in 31 years ago – problem had existed since the 1960s and continued ...

See previous 9 point explanation of events.

City Health Department, when asked for help, said "It's your problem ... you fix it."

On advice of a Hydrologist, barrier across the "cut in" allowed a healthy lake flow.

Built with Ripple Sections City was recommending at the time.

John Williams (Hydrologist) provided letter regarding analysis of issues and recommendation for solution (barrier).

The Hydrologist states "a return of the previous shoreline dimensions will create, without question, the previous situation".

New wall is not as far out toward the lake as the neighbors.

Third party account of the severity of the problem.

Holt Carson (Surveyor) provided a survey and a letter stating that the original plat details property out past original wall.

Pat Wentworth (Arborist) provided a report on the environment and the presence of Heritage Trees within the affected area.

Neighborhood Petition of Approval and Support signed by neighbors within two blocks.

This project was never intended for any concern other than the health and safety of our families.

May 9, 2014

City of Austin
Planning Division

To Whom It May Concern:

I have worked with Mr. Hank Coleman on an issue at his property since the spring of 2001. Mr. Coleman reached out to me about an issue with a debris field (EX #1 herein) which consisted of compacted organic materials, human refuse and the stacking or combining of these materials. The debris field extended into the lake to a distance which on rough measurement was twenty to thirty yards from the existing bank.

Mr. Coleman explained that the organic and inorganic buildup of materials could be removed from the area only to return within days, but, on occasion, within hours of being cleaned from the riverbank or bulkhead.

We conducted a series of experiments: I asked Mr. Coleman to introduce a floating device and to monitor the behavior of the device and to record the direction and speed (without using full professional tools) of the floating device and to provide me a rough topological drawing of both the bank and the other encroachments into the water.

To be fully explanatory, this process took over two years due to my travels and being away from the United States for extended periods of time.

After multiple attempts at remedying the situation on an incremental basis, it was obvious that the issue is similar to a hydrology effect referred to a **Coriolis effect** which is especially interesting in this case due to the unusual positioning of this particular location, the shallowness of the water at this location, and the unusual deviation from the natural shoreline which, in my opinion, appears to have been man-made.

After Mrs. Coleman was advised by the City of Austin Health Department that the accumulation of debris was an issue to be solved by the homeowner, I suggested a more complex solution which included changing the actual direction of the water flow by adjusting the angle of the "cut in" which existed starting with the homeowner two properties to the south of the Coleman property.

Obviously, to change the multiple effects of the direct winds (both North and South), the undue wave activity which is caused by the deep hull boats in a compressed width of the actual body of water, the reflexive nature of the natural current, and the vortex effect of the sudden cut in of the bank south of the property, the wall constructed behaved exactly as I advised Mr. Coleman that it would.

The odious buildup of materials disappeared within weeks of the construction of the wooden wall being erected.

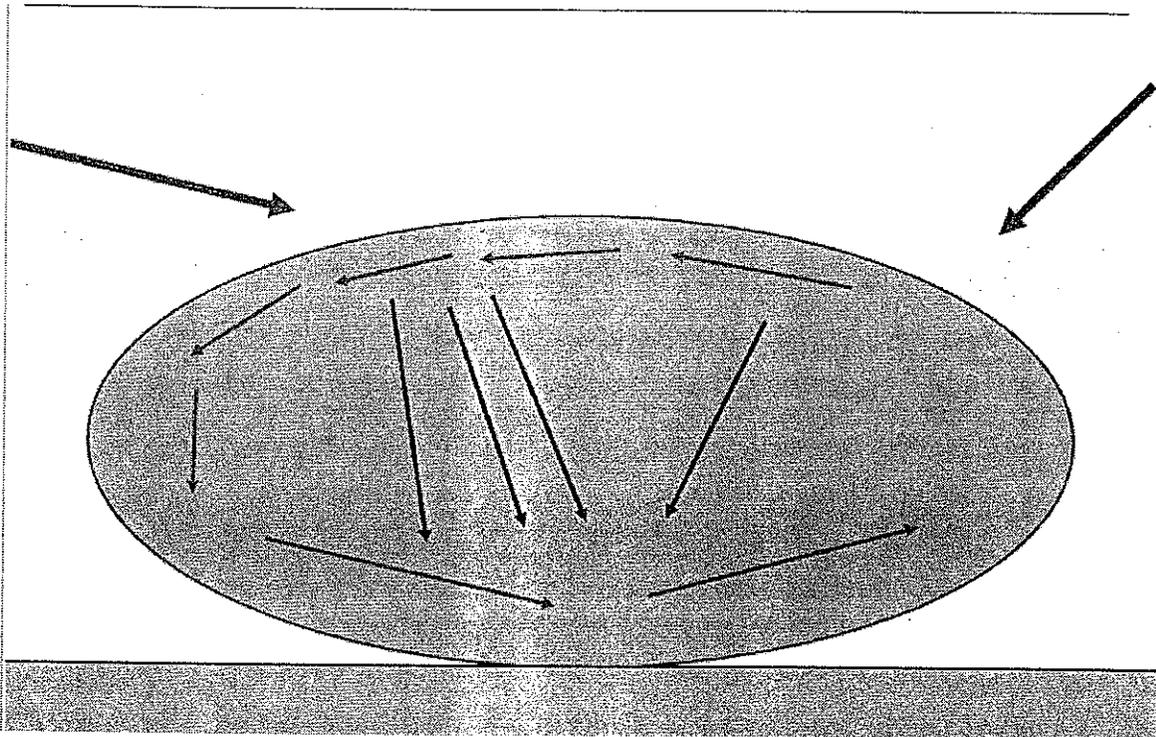
Please be advised: a return of the previous shoreline dimensions will create, without question, the previous situation. I have advised Mr. Coleman of this fact and I have made him aware that the debris accumulation will start almost immediately after the changing of the current design.

Without a distinct changing of the direction of the bank and the cut in of the bank which was solved by adding much more angle at the south edge, as opposed to the very tight angle at the Coleman property, the issue is endemic to the very geometry of the properties.

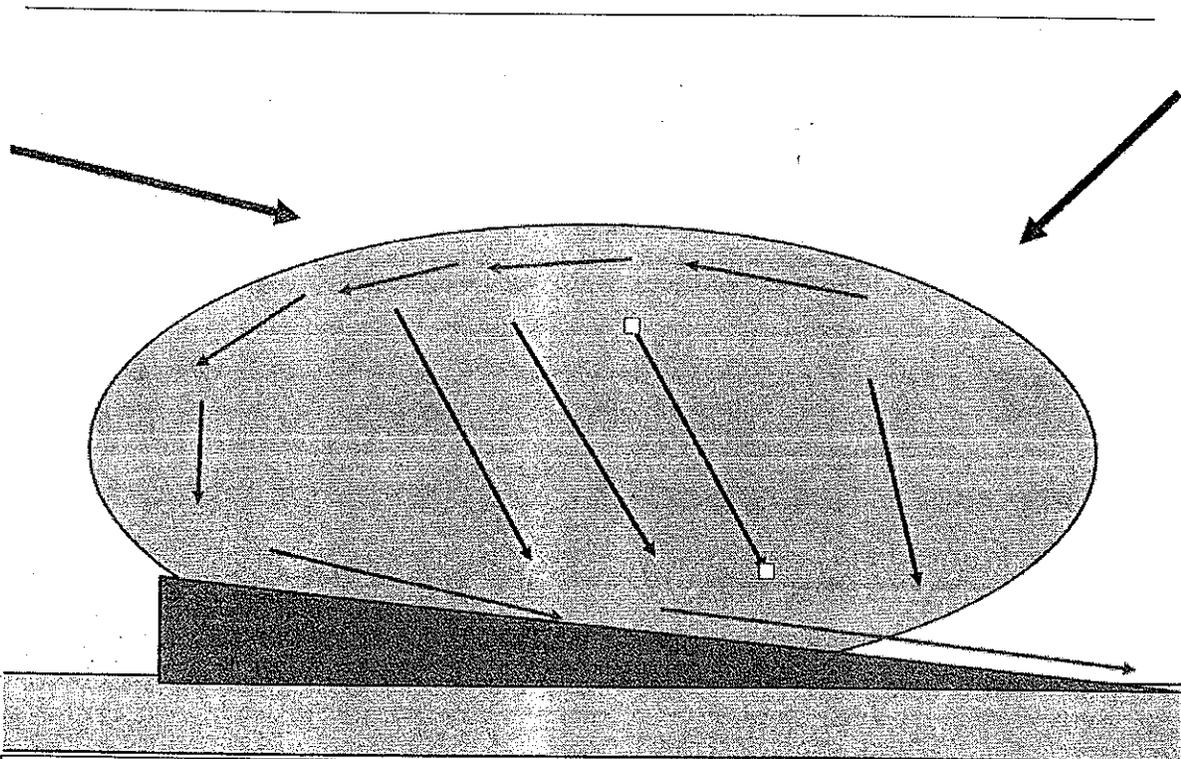
Sincerely,

John S. Williams, Jr., PhD.
Senior Hydrologist and Structural Engineer
Applied Hydrogeologic Research, Inc.

Example #1



The dark Red lines represent the direction of the winds which are contributing to the rotational action of the area. The Blue lines represent the rotational action of the water without the wave action of the boat traffic. The lighter red lines represent the predominating wave action which affects the build up which appears in the empty space on the lower area of the circle. That is the center point of the debris collection.



By erecting the wall, the direction of the water flow provided the needed velocity which is necessary for the debris to be moved from the collection point to the normal flow of the river.

By removing this wall, the homeowners will be subject to the accumulation of the debris which has not been an issue for them since construction.

This accumulation will begin to occur upon removal. It is advised that this be reviewed before demolishing this solution.



Clifton Chowning
12900 N. Lakeland Dr.
Austin, Texas 78732
512-266-6677

Re: 3602 & 3604 Rivercrest

City of Austin,

Years ago our group was called upon to attempt to "clean up" the lakeside edge of the property at 3602 and 3604 Rivercrest. We encountered a massive mess of trash and garbage that had been deposited along the area. The material was stagnant and decaying and was so overwhelming that we were unable to keep ahead of the accumulation of the debris. The situation was obviously very unhealthy. The adjustments made to these properties have cleared up the very difficult circumstances that existed.

Sincerely,

Clifton Chowning

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Thursday, January 13, 2014

CASE NUMBER: C15-2013-0119

_____ Jeff Jack
_____ Michael Von Ohlen
_____ Will Schnier
_____ Bryan King
_____ Fred McGhee
_____ Melissa Hawthorne
_____ Sallie Burchett
_____ Cathy French (SRB only)

APPLICANT: Jim Bennett

OWNER: Margaret and Ryan Dumont, James Coleman

ADDRESS: 3600, 3602, 3604 RIVERCREST DR

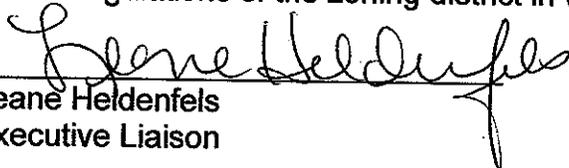
VARIANCE REQUESTED: The applicants have requested a variance from Section 25-2-1174 (D) which states a retaining wall, bulkhead, or other erosion protection device may not capture or recapture land on a lake, unless capturing or recapturing the land is required to restore the land to the lesser of: (1) the shoreline as it existed 10 years from the date of application, with documentation as prescribed by rule, or (2) the lakeside boundary of the subdivided lot line.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to January 13, 2014, Board Member Michael Von Ohlen second on a 7-0 vote; **POSTPONED TO JANUARY 13, 2014.**

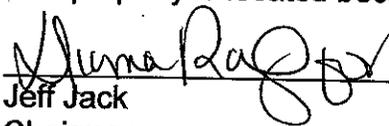
Jan 13, 2014 POSTPONED TO MAY 12, 2014 (NOTIFICATION REQUIRED)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

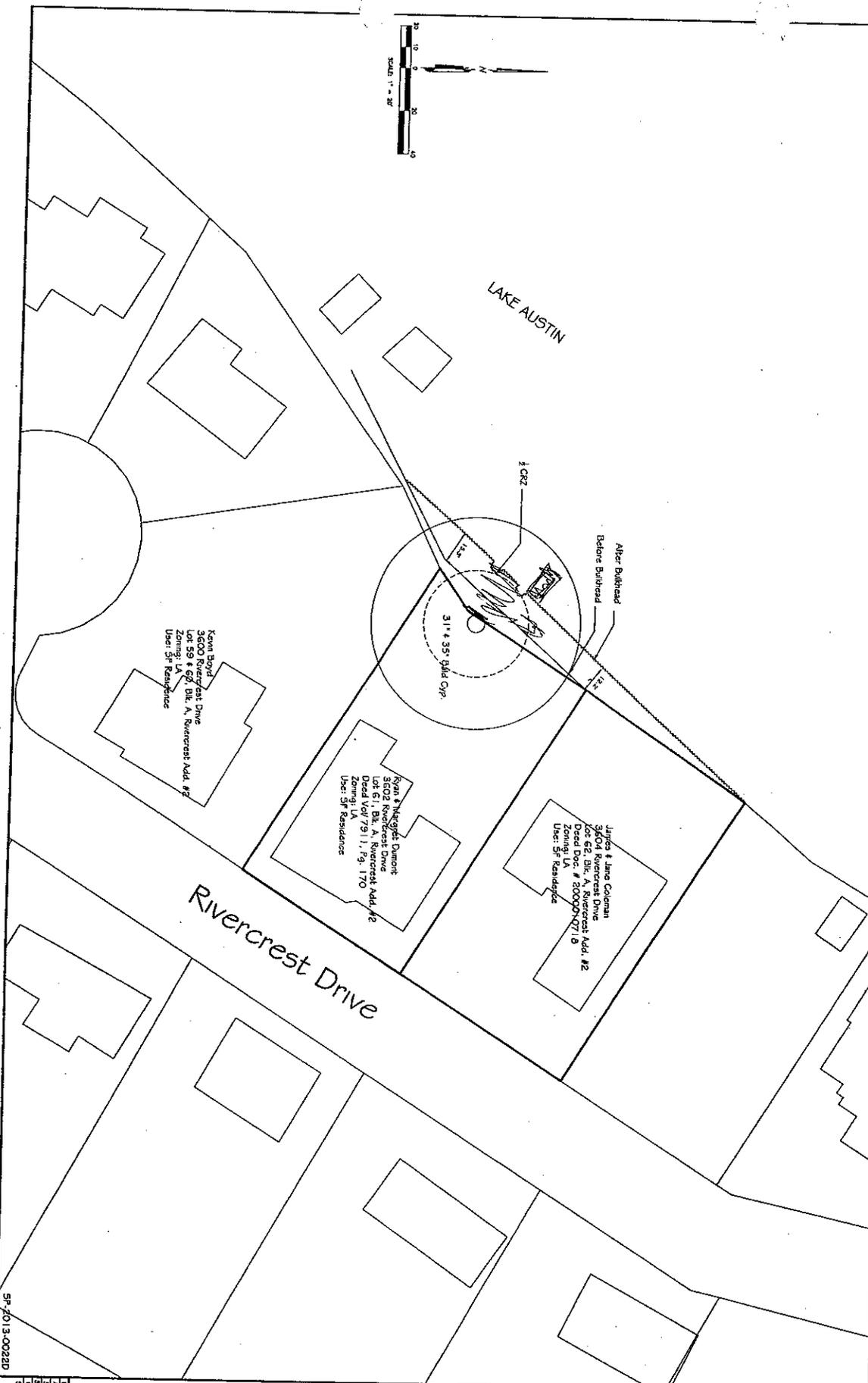


Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman

3602 Rivercrest Drive



3602 Rivercrest Drive
SHORELINES

AUPPERLE COMPANY
Engineering, Planning & Development Services
10088 Cokerview Drive, Austin, Texas 78733 512.329-6241

NO.	DATE	REVISION	APP'D

SP 2013-00220

3602 Rivercrest Drive - SP 2013-00220
 SHEET 1 OF 1
 DATE: 11/13/13
 SCALE: NTS
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

11/17/12



3602 Rivercrest Dr, Austin, TX 78774

Google earth

Google earth

feet
meters

200
60



2/27/09



3602 Rivercrest Dr, Austin, TX 7874

Image CAPCOG

Google earth

Google earth

feet
meters

200
60



3/9/11



3602 Rivercrest Dr, Austin, TX 78741

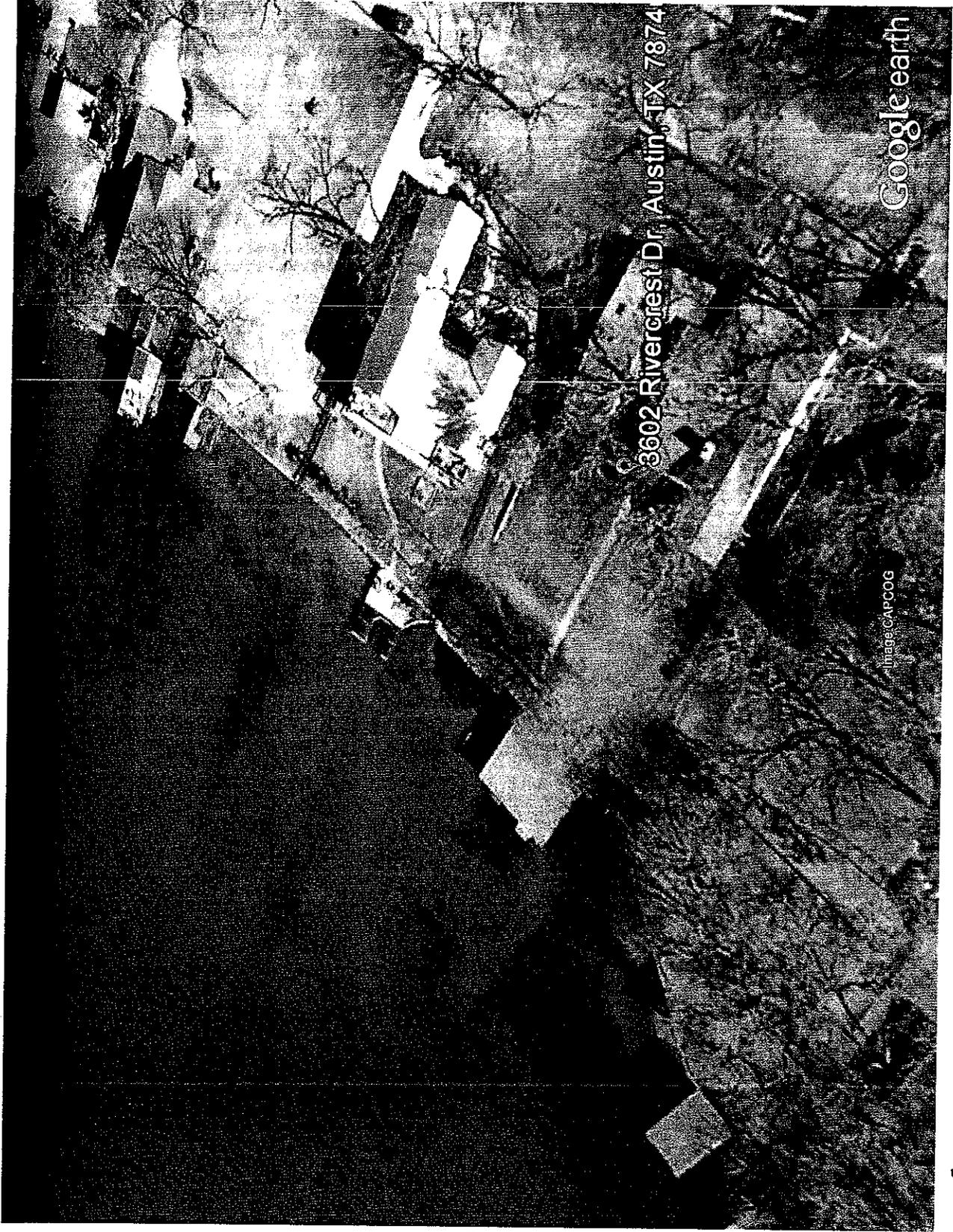
Google earth

Google earth

feet
meters



4/29/06



3602 Rivercrest Dr, Austin, TX 7874

Google earth

image/CAPCOG

Google earth

feet
meters



BARROW'S SUBDIVISION
LAKE AUSTIN FRONTAGE.



LAKE AUSTIN

C15-2013-0119

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Thursday, November 14, 2013

CASE NUMBER: C15-2013-0119

_____ Jeff Jack
_____ Michael Von Ohlen **2nd the Motion**
_____ Nora Salinas
_____ Bryan King
_____ Fred McGhee
_____ Melissa Hawthorne **Motion to PP Jan 13, 2014**
_____ Sallie Burchett
_____ Cathy French (SRB only)

APPLICANT: Jim Bennett

OWNER: Margaret and Ryan Dumont, James Coleman

ADDRESS: 3600, 3602, 3604 RIVERCREST DR

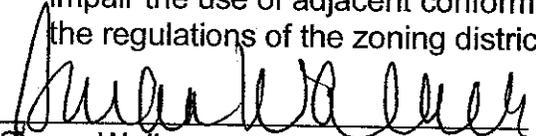
VARIANCE REQUESTED: The applicants have requested a variance from Section 25-2-1174 (D) which states a retaining wall, bulkhead, or other erosion protection device may not capture or recapture land on a lake, unless capturing or recapturing the land is required to restore the land to the lesser of: (1) the shoreline as it existed 10 years from the date of application, with documentation as prescribed by rule, or (2) the lakeside boundary of the subdivided lot line.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to January 13, 2014, Board Member Michael Von Ohlen second on a 7-0 vote; **POSTPONED TO JANUARY 13, 2014.**

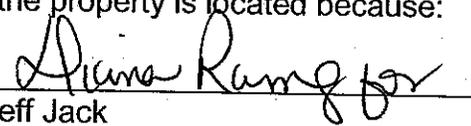
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Liaison



Jeff Jack
Chairman

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084
www.hciaustin.com

December 21, 2013

Mr. Ryan Dumont
3602 Rivercrest Drive
Austin, Texas 78746

RE: Lake Austin frontage

C15-2013-0119

Mr. Dumont:

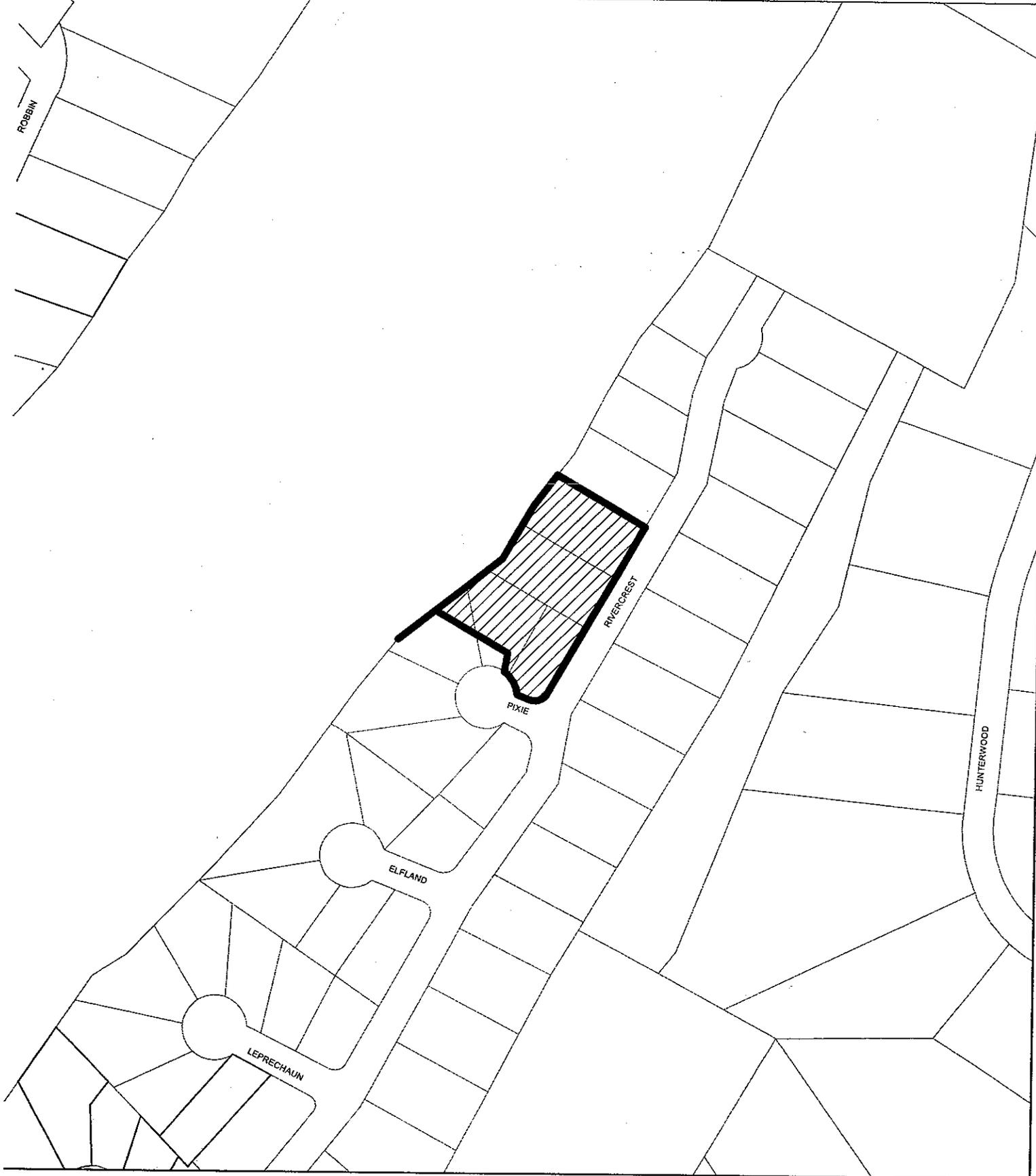
This brief letter is written to accompany some historical information concerning the Lake Austin frontage of the lots contained in the Rivercrest Subdivision Section 2, as recorded in Volume 22 Page 37 of the Plat Records of Travis County, Texas.

First, I have attached a pdf image of the recorded plat of Barrow's Subdivision. This subdivision was platted in 1915 and clearly indicates that the lots, as they existed at that time, were to have frontage on the waters of Lake Austin. There exists a note on this plat which indicates the understanding of the possible change in the water line upon completion of a new dam.

Secondly, I have attached a pdf image of the boundary survey completed in 1960 by Claude F. Bush, Jr. of the "Walter Bohn tract". This particular tract of land is that which eventually became the subdivisions which we now know as Rivercrest Addition Section 1 and Rivercrest Addition Section 2. I have also included an image which closely approximates the location of your lot (Lot 61 Block A). As you can see, the conveyance between T.H. Barrow to Walter Bohn as recorded in Volume 516 Page 410 of the Travis County Deed records included Lots 1 through 15, inclusive, of Barrow's Subdivision, together with the lands included in the projection of those lot lines to water's edge. Mr. Bush clearly indicates on his boundary survey that the "rear" tract line was water's edge as it existed at that time. This fact is also indicated on the recorded plats of Rivercrest Addition Section 1, which was recorded in 1961, and Rivercrest Addition Section 2, which was recorded in 1964.

From these particular documents, it is apparent that the lots which now comprise Rivercrest Addition Section 1 and Rivercrest Addition Section 2 were intended to have frontage on the water's edge of Lake Austin. It is also understood that over time the location of the water's edge of Lake Austin has been shifted either through natural processes or through man-made alterations. It would be my opinion that the original intent of the developers of this particular tract of land would be for the lot lines to be extended or shortened so that the rear lot lines maintain actual attachment to the waters of Lake Austin during it's normal state. In addition, the small areas of land which lie between the platted rear lines of Rivercrest Addition Section 2 and the water's edge of Lake Austin would not be under the ownership of others.

end of Page 1



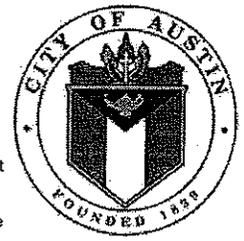
N



 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: C15-2013-0119
 LOCATION: 3600, 3602, 3604 Rivercrest Drive



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

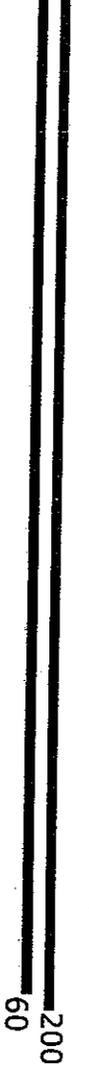
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

11/17/12



Google earth

feet
meters



Google earth



Re: 3602 Rivercrest variance proposal.

Remedy for an Environmental and Health Hazard

1. In the 1960s a cinderblock wall was built by various Rivercrest property owners along an arbitrary path close to the edge of the lake. This wall "cut in" to the lots abruptly at our upstream neighbor's property rather than following a straight line. This was not the property line but simply an easy line to follow with the wall. The construction of this wall pre-dated our ownership of the land.
2. There was little or no water at the base of this wall on our property since it did not follow the lake's edge.
3. Due to the "cut in" configuration of the wall an eddy was created in the lake that brought debris back up along the shore. An abundance of trash (cans, cups, cut weeds, sewage, etc.) was carried up close to the wall and deposited by larger waves on the land and remained indefinitely. The eddy was also a mass of stagnant garbage.
4. The rotting mess stank and created a breeding ground for mosquitos, snakes and bacteria. This posed an environmental and health hazard for our family with small children and the neighbors on both sides of our property, as they experienced the same noxious deposits. This situation became worse year after year as lakefront development increased upstream, and all attempts to manually clear the area proved ineffective.
5. My neighbors contacted the City of Austin for assistance.
6. A City of Austin employee inspected the site, agreed that this was a serious problem and declared "That's not a city problem. That's your problem and you can fix it."
7. The neighbors contacted a professional hydrologist who recommended a wall across the "cut in" to stop the eddy and allow for the lake to flow naturally.
8. A temporary wall was put in place to test the solution. When it was successful, the solution was completed with a rippled front that was being recommended by the City of Austin at the time.
9. This project was never intended to add any amount of land to the property or to change any "setbacks" since the structures on the lots had been completed years before under current codes. This was entirely a matter of safety and health for our families and the neighborhood.

2/27/09



Google earth

feet
meters



Google earth



3/9/11



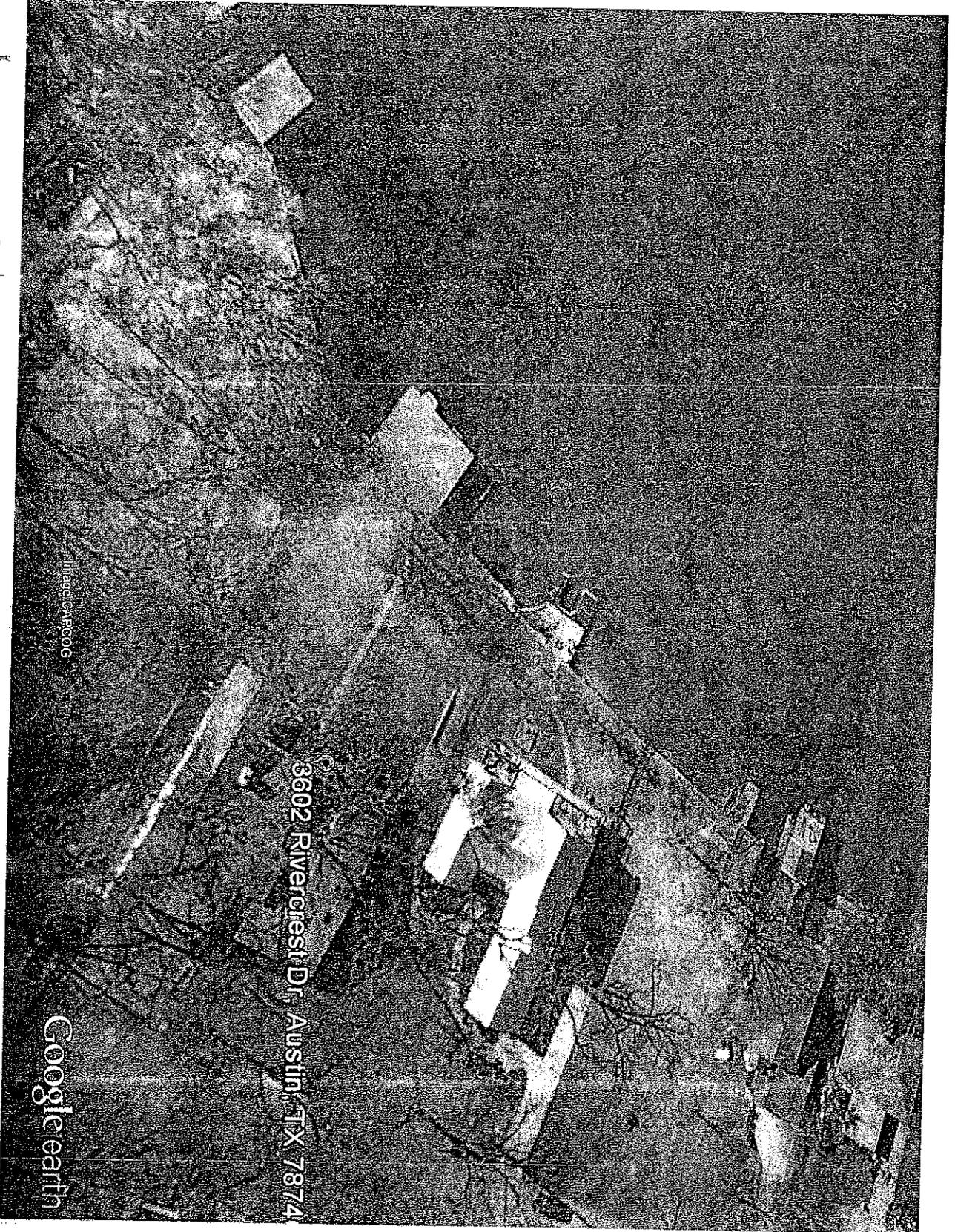
Google earth

feet 200
meters 60

Google earth



4/29/06



3602 Rivercrest Dr, Austin, TX 7874

Image © 2006

Google earth

Google earth



CASE # 015-2013-0119

ROW-11026192

TP-013119-01-02

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 3600,3602, &3604 Rivercrest Drive

LEGAL DESCRIPTION: Subdivision --Rivercrest Addition #2

Lot(s) 59,60,61,&62 Block Outlot Division

I Jim Bennett as authorized agent for Ryan Dumont, James Coleman

affirm that on 9/27/2013, hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN
A shoreline bulkhead with backfield

 in a LA district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The ordinance requires a variance in order to improve erosion, and unhealthy condition to the shore line.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Due to angle of the shore line the current created a swirl which created a trash trap from upstream.

- (b) The hardship is not general to the area in which the property is located because:

The prior angle of the shore is unique to this property, and with the improved bulkhead the swirl and debris problem has been eliminated.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The bulkhead has been in place for approximately for approximately five years and has not created a problem for user of the lake.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge DR
City, State & Zip Austin, TX 78748

Printed Jim Bennett Phone 512-282-3019 Date 9/26/13

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Ryan Dumont Mail Address 3602 RIVERCREST
City, State & Zip AUSTIN TX 78746

Printed RYAN DUMONT Phone 512-328-0328 Date 9/26/13

cell 512-431-4321

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address _____

City, State & Zip 11505 Ridge Dr Austin, TX 78748

Printed Jim Bennett Phone 512-282-3079 Date 9/27/13

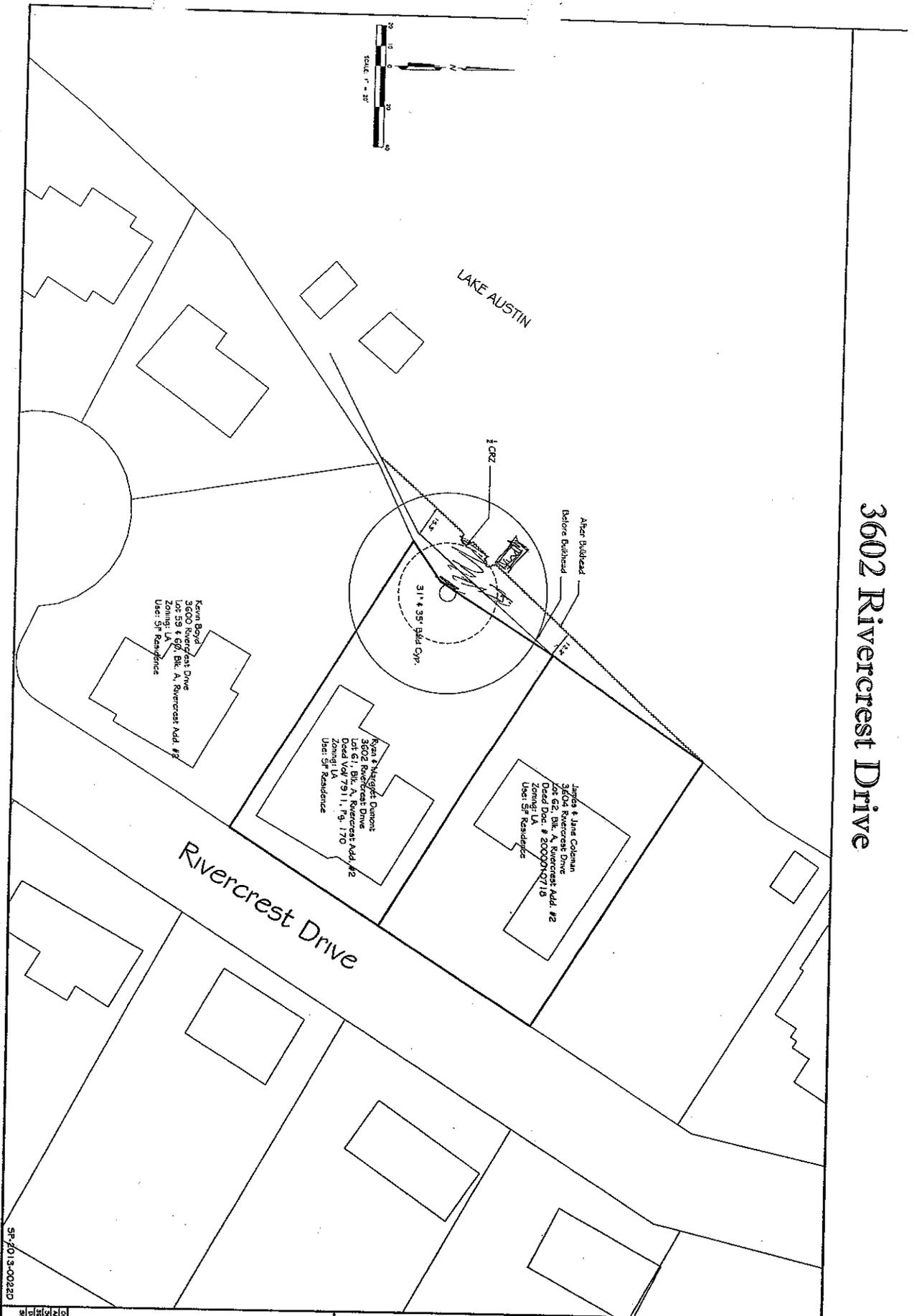
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed J. Coleman Mail Address 3604 Rivercrest Dr.

City, State & Zip Austin Tx 78746

Printed JAMES H. Coleman Phone 512.328.9874 Date 9/26/13

3602 Rivercrest Drive



SP-2013-00220

<p>3602 Rivercrest Drive SHORELINES</p>		<p>AUPPERLE COMPANY Engineering, Planning & Development Services 10088 Claiborne Drive, Austin, Texas 78733 512 329-6244 Texas Board Of Professional Engineers-Engineer Number 74894</p>		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>APP'D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	REVISION	APP'D																
NO.	DATE	REVISION	APP'D																						

September 24, 2013

Mr. David Chapman
City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

Ryan & Margaret DuMont
3602 Rivercrest Drive
Austin, Texas 78746

Re: 3602 Rivercrest Drive

Mr. Chapman,

Thank you for taking the time to speak with me by phone today. This will confirm the conversation we had and a similar conversation that Bruce Aupperle had with Eric Gomez today.

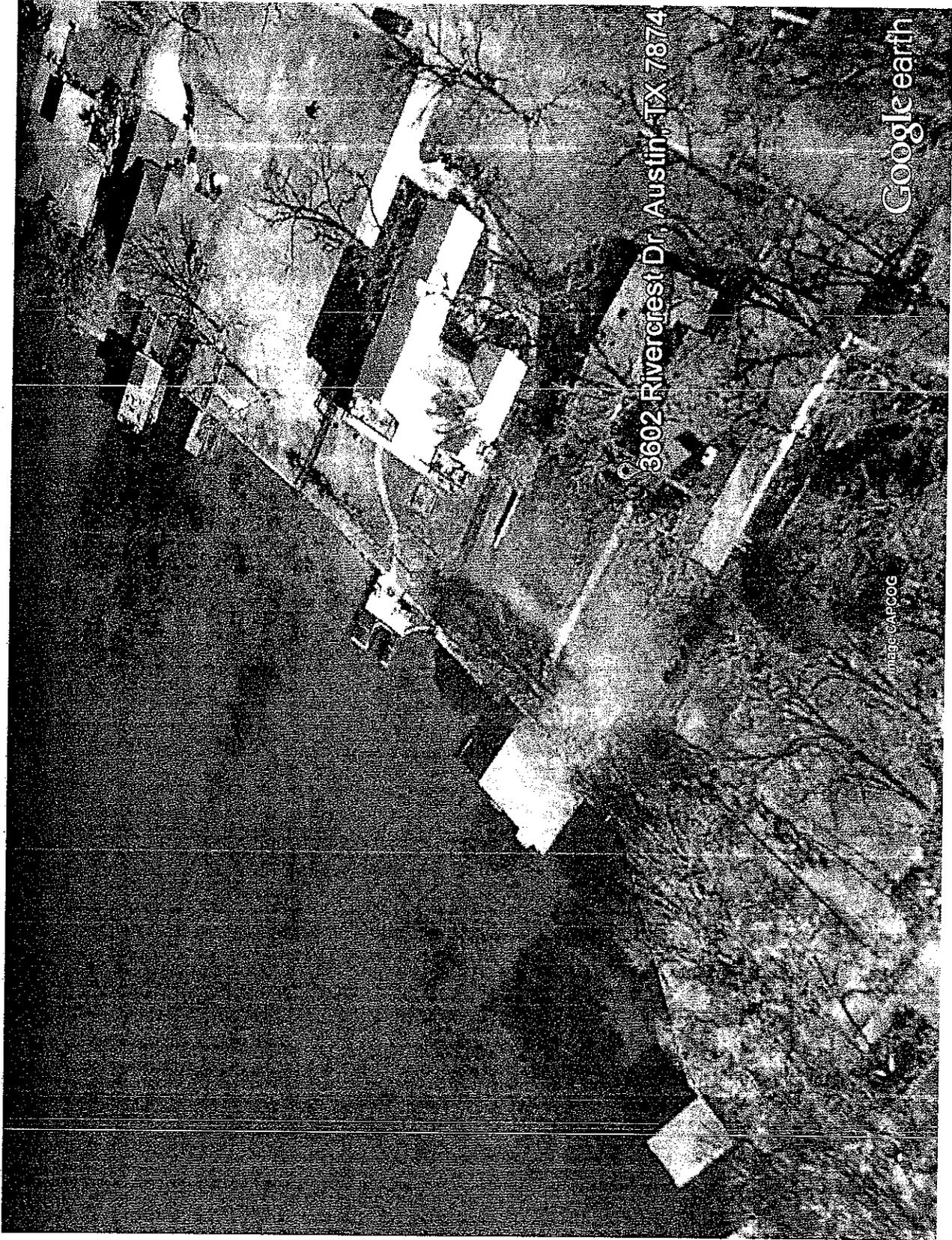
You understand that we have submitted a site plan for 3602 Rivercrest Drive and have been going through the approval/exemption process. We have until January 20, 2014 to continue to pursue the approval/exemption before we would have to request an extension. Your office is not pursuing any violation regarding this site while we are involved in the approval/exemption process.

Again, thank you for your understanding in this situation.

Regards,

Ryan DuMont

4/29/06



Google earth

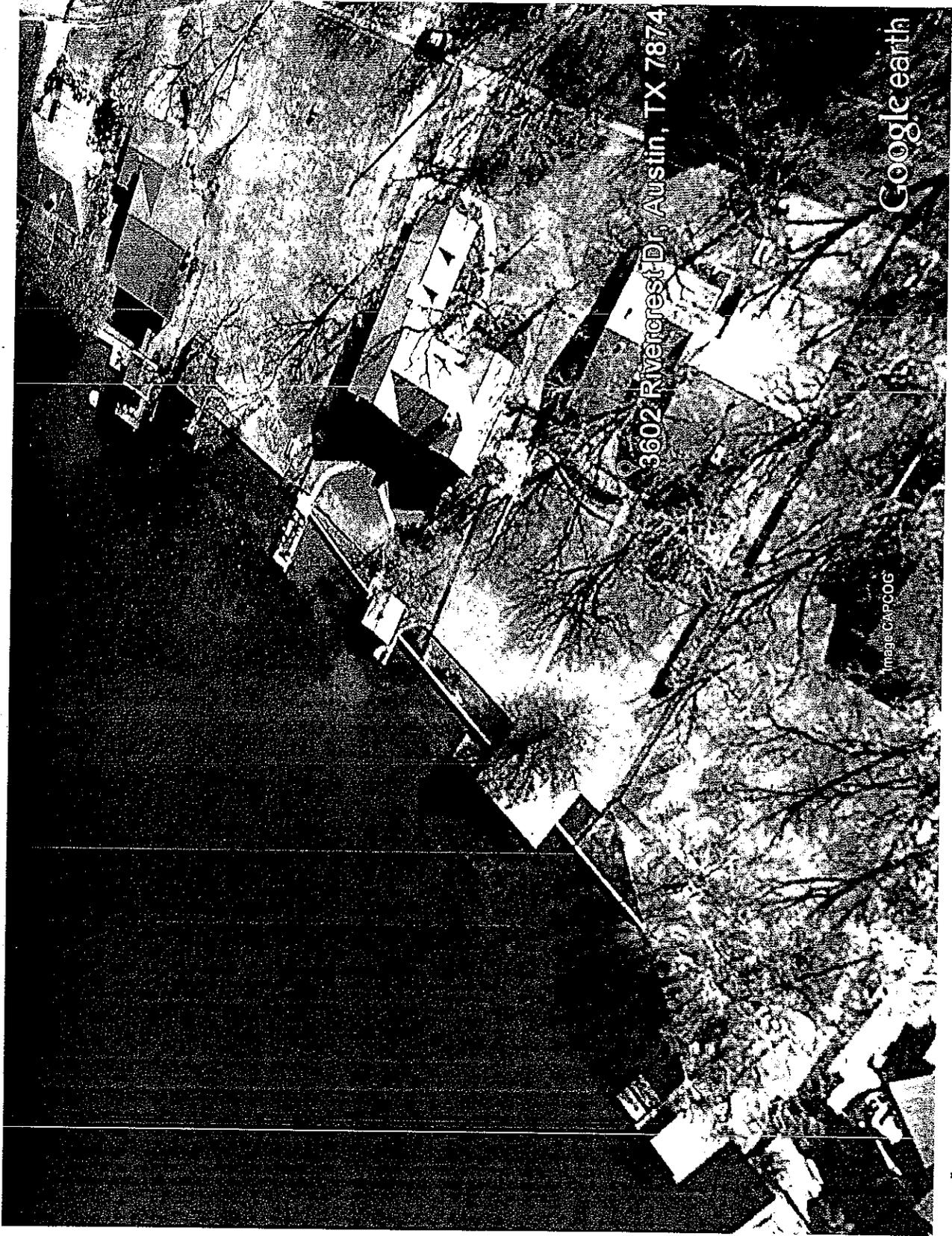
IMAGECAPCOG

feet
meters

Google earth



2/27/09



Google earth
feet
meters

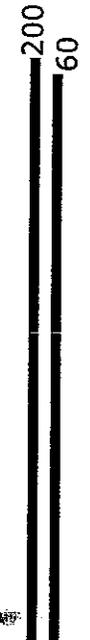


3/9/11



Google earth

feet
meters



Google earth



11/17/12



Google earth

feet
meters

200
60

Google earth

