

**GENERAL NOTES**

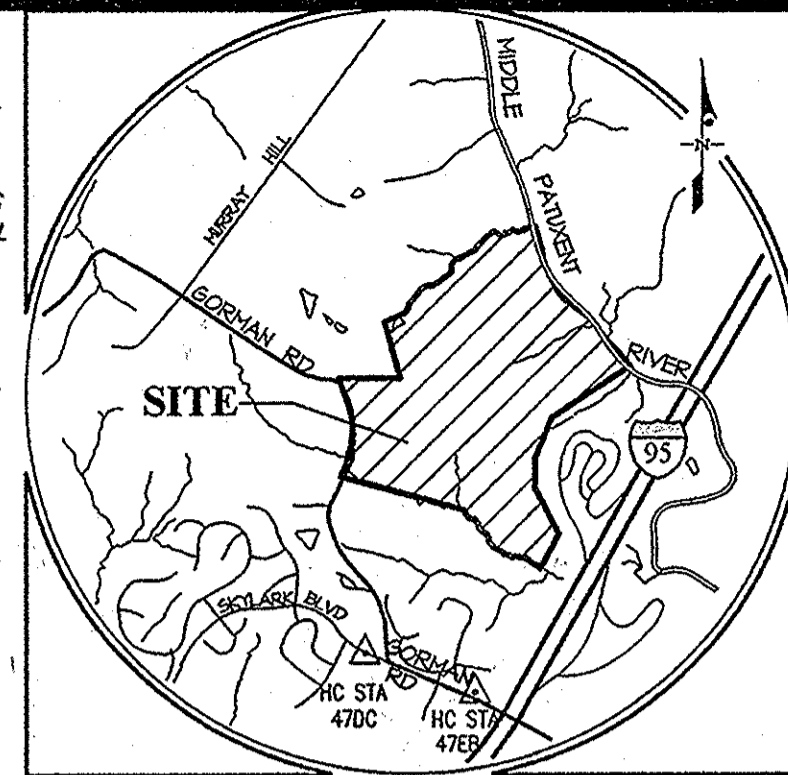
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MARCH 2009.
- PROPERTY IS ZONED R-ED PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: PB390, WP-11-076, SP-10-005, SDP-14-040, SDP-14-083 & F-13-103.
- COORDINATES BASED ON NAD '83/07 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 47EB - N 536,212.7655 E 1,354,833.5737 AND No. 47DC - N 536,615.0012 E 1,353,679.0776.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 2-26-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4691-D, AND EFFECTIVE 2-26-2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4812-D, WERE FILED AND ACCEPTED.
- THE SCENIC ROADS MAP DOES INDICATE THAT GORMAN ROAD IS A SCENIC ROAD.
- THERE ARE NO WETLAND ON LOTS 258-263 PER WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. IN A REPORT DATED APRIL, 2009. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON JUNE 23, 2010.
- THE 100-YEAR FLOODPLAIN LIMITS FOR THE STREAM ALONG THE NORTHERN BOUNDARY OF THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF F-13-103. THE FLOODPLAIN LIMITS FOR THE STREAM ALONG THE SOUTHERN PROPERTY BOUNDARY WERE TAKEN FROM F-01-140 (EMERSON - SECTION ONE) AND SDP 06-039 (WESTOVER GLEN). THE FLOODPLAIN LIMITS FOR THE MIDDLE PATUXENT RIVER WERE TAKEN FROM HOWARD COUNTY RECORDS. NO FLOODPLAIN EXISTS ON LOTS 258-263.
- THERE IS NO 65 dBA NOISE CONTOUR ON LOTS 258-263 PER WILSON BALLARD NOISE STUDY, DATED SEPTEMBER, 2013 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON DECEMBER 7, 2010 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- A TRAFFIC STUDY WAS PREPARED BY STREET TRAFFIC STUDIES IN A REPORT DATED APRIL, 2009 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION IN JUNE, 2010.
- ARTICLES OF INCORPORATION FOR THE WINCOPIA FARMS COMMUNITY ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 01/29/14, ID # D15657810. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WINCOPIA FARMS COMMUNITY ASSOCIATION, INC. RECORDED IN LIBER 15537 AT FOLIO 513 AND AMENDED IN LIBER 15627 AT FOLIO 164; BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-13-103.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS ADOPTED JULY, 2006 (ZONE R-ED).
- REQUIRED PLANTING IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL FOR ALL CORNER LOTS AND SFA LOTS SHALL BE PROVIDED AT THE SITE DEVELOPMENT PLAN (SDP) STAGE.

**(GENERAL NOTES CONTINUE)**

- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

**(GENERAL NOTES CONTINUE)**

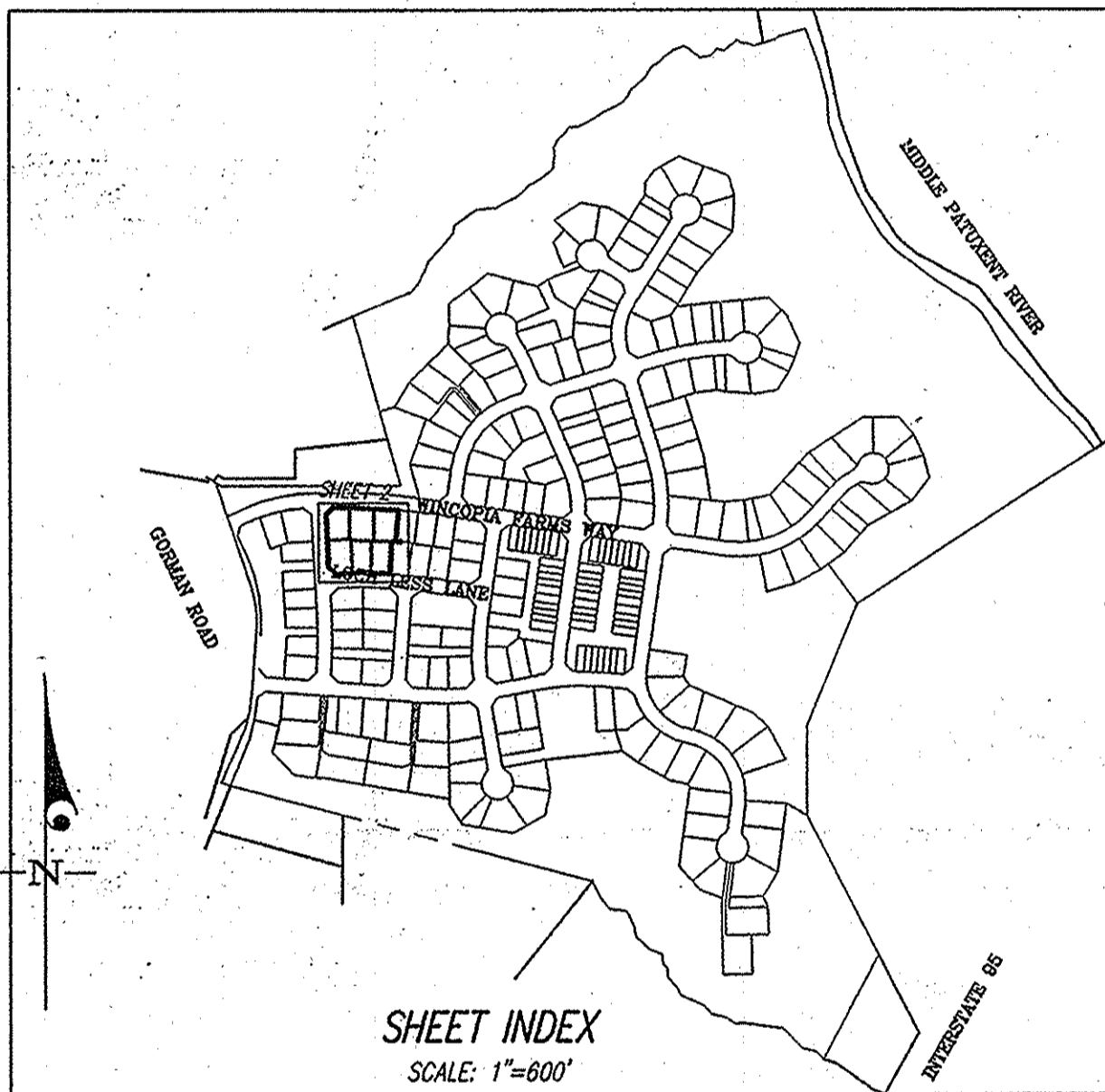
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.8". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-1), SHEET FLOW TO BUFFER (N-3), DRY WELLS (M-5), RAIN BARRELS (M-1), POROUS PAVEMENT (A-2), GRASS SWALES (M-8), MICRO-BIORETENTION (M-6), AND A SAND FILTER (F-1) SHALL BE USED. ALL OF THE ESD STORMWATER DEVICES ON BUILDABLE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED. ALL MICRO-BIORETENTION FACILITIES IN A PUBLIC EASEMENT AND THE SAND FILTER WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. THE HOA WILL BE RESPONSIBLE FOR THE ROUTINE MAINTENANCE FOR THE POROUS SIDEWALKS. ALL "ON-LOT" STORMWATER MANAGEMENT DEVICES SHALL BE SUBJECT TO THE RECORDATION OF A DOC.
- THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 18.112(e)(3) OF THE HOWARD COUNTY CODE.



**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP: 40 GRID: B3

**LEGEND**

- PROPERTY LINE
- PUBLIC EASEMENT
- SHADING FOR ALL EASEMENTS
- LOT LINES BEING ABANDONED BY THIS PLAT



**OWNER**

BEAZER HOMES CORP.  
8985 GULFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	6
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1,186.2 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1,186.2 AC.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE OLD LOTS 202 THRU 207 INTO NEW LOTS 258 THRU 263 BY ADJUSTING INTERIOR LOT LINES.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Wilson for Mauna Rossman* 1/9/2015  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Clark* 1-22-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Steinhilber* 1-26-15  
DIRECTOR DATE

**OWNERS' DEDICATION**

BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY EDWARD GOLD, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 15 DAY OF DECEMBER, 2014

BY: *Edward Gold*  
EDWARD GOLD, PRESIDENT  
WITNESS: *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 202-207 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "WINCOPIA FARMS, LOTS 1 THRU 220 AND OPEN SPACE LOTS 221 THRU 257" AND RECORDED AS PLAT NOS. 22734 & 22735 AND ALSO BEING PART OF THE LAND CONVEYED BY 10010 GORMAN ROAD, LLC, TO BEAZER HOMES CORP. BY A SPECIAL WARRANTY DEED DATED JUNE 20, 2013 AND RECORDED IN LIBER 15037 AT FOLIO 381; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.* 12/15/2014  
PROFESSIONAL LAND SURVEYOR DATE  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2016)



RECORDED AS PLAT NUMBER 23190 ON 1/20/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINCOPIA FARMS**  
LOTS 258 THRU 263

(A RESUBDIVISION OF LOTS 202 THRU 207, WINCOPIA FARMS, PLAT NOS. 22734 & 22735)

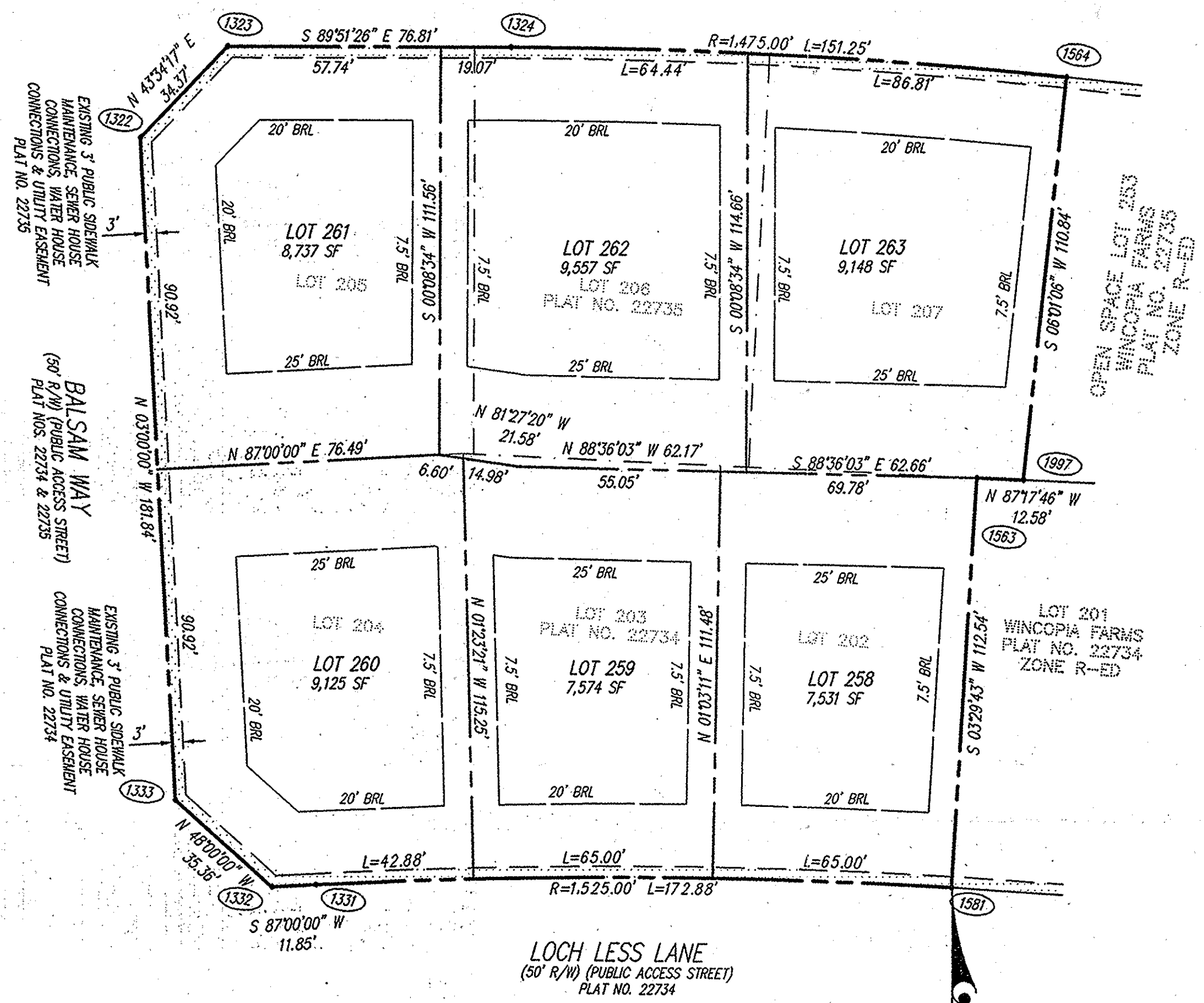
ZONED: R-ED TM 47, GRID 3, PARCEL 472  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 2 DECEMBER 2014

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

E 1,353,680  
N 539,450

E 1,354,100  
N 539,450

WINCOPIA FARMS WAY  
(50' R/W) (PUBLIC ACCESS STREET)  
PLAT NO. 22735



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1324-1564	1,475.00'	151.25'	75.69'	151.19'	S 86°55'10" E	5°52'31"
1581-1331	1,525.00'	172.88'	86.53'	172.79'	N 89°45'08" W	6°29'43"

COORDINATE TABLE

POINT	NORTHING	EASTING
1322	539,394.33	1,353,779.78
1323	539,419.23	1,353,803.47
1324	539,419.04	1,353,880.28
1331	539,189.69	1,353,827.41
1332	539,189.07	1,353,815.57
1333	539,212.73	1,353,789.30
1563	539,301.28	1,354,007.06
1564	539,410.92	1,354,031.25
1581	539,188.95	1,354,000.20
1997	539,300.69	1,354,019.63

OWNER  
BEAZER HOMES CORP.  
8965 CULFORD ROAD, SUITE 290  
COLUMBIA, MD 21046  
PH: 443-539-9249

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MAURA ROZMAN 1/9/2015  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 1-22-15

DIRECTOR  
DATE: 1-26-15

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WITNESS OUR HANDS THIS 15<sup>TH</sup> DAY OF DECEMBER, 2014

BY: EDWARD GOLD, PRESIDENT

WITNESS:

SURVEYOR'S CERTIFICATE

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THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2016)



RECORDED AS PLAT NUMBER 23191 ON 1/30/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WINCOPIA FARMS  
LOTS 258 THRU 263  
(A RESUBDIVISION OF LOTS 202 THRU 207, WINCOPIA FARMS, PLAT NOS. 22734 & 22735)

ZONED: R-ED  
6TH ELECTION DISTRICT  
SCALE: 1"=30'

TM 47, GRID 3, PARCEL 472  
HOWARD COUNTY, MARYLAND  
SHEET 2 OF 2  
DECEMBER 2014

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-939-2524 FAX: 301-421-4158  
DRAWN BY: [Signature] CHECK BY: [Signature]

S:\Survey Drawings\08052\PLATS\RESUB PLATS\08052 PLATS 258-263 RPL 02.dwg, PLOTTED: 12/12/2014 7:41 AM, LAST SAVED: 12/12/2014 7:40 AM, PLOTTED BY: Paul Clark