

SHEET INDEX	
SHEET NO.	DESCRIPTION
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Street Address Chart	
Lot/Parcel No.	Street Address
Lot 37	4092 CHOCTAW DRIVE

Reforestation Plan

- Year 1**
- Remove invasive trees species. Cut and remove the Leyland cypress and blue spruce.
 - Remove structures (garden beds and sheds) brush piles and firewood piles from the property.
 - Remove invasive shrubs and vines from existing woodland areas.
- Shrubs may be moved or cut as close to ground as possible. Vine removal will be accomplished by cutting stems at ground level and removing vines from the canopy of the trees with chainsaws and mowers. Bulky vine material removed from trees and shrubs shall be chipped or removed from the site. Chipped material shall be spread evenly and not left in piles.
- Vine and shrub stumps should be treated with herbicide per manufactures instructions.
- Cut dead standing ash trees to reduce fall hazard. Trees may be cut and removed from the site or may be left on the ground. Care should be taken to ensure that the woody debris does not create an impediment to future access to the site for invasive control and planting.
- Year 2**
- In early spring address regrowth of vine and shrub growth by performing physical and chemical removal of any new growth. Regrowth should be treated with herbicide per manufactures instructions and then the site should be mowed. Mowing should not occur within 1 week of herbicide treatment.
 - Following mowing of the site tree plantings can be installed. Plantings should be installed in a grid pattern to allow for access for future mowing and treatment of any invasive species colonization. Initiate maintenance protocol for plantings per County standards.
 - Continue control of invasive species with mowing, weed-eating and herbicide treatment, as needed.
- Years 3 and 4**
- Following standard maintenance and monitoring requirements with special attention to the control of invasive vines.

Planting Area #1 - 23,570 square feet				
Planting units required: 380		Note: 2" trees to be planted along adjacent lots.		
Planting units proposed: 381.5**				
Qty.	Species	Size	Spacing	Total Units
10	Acer rubrum - Red Maple	1" caliper	15' o.c.	
10	Ceris canadensis - red bud	1" caliper	15' o.c.	
14	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
18	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
20	Prunus serotina - Black cherry	1" caliper	15' o.c.	
15	Quercus alba - White Oak	1" caliper	15' o.c.	
20	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
1	Quercus alba - White Oak	2" caliper	20' o.c.	
109	Total cont. Planting (3.5 planting units per tree)	FCA Unit Credit		381.5

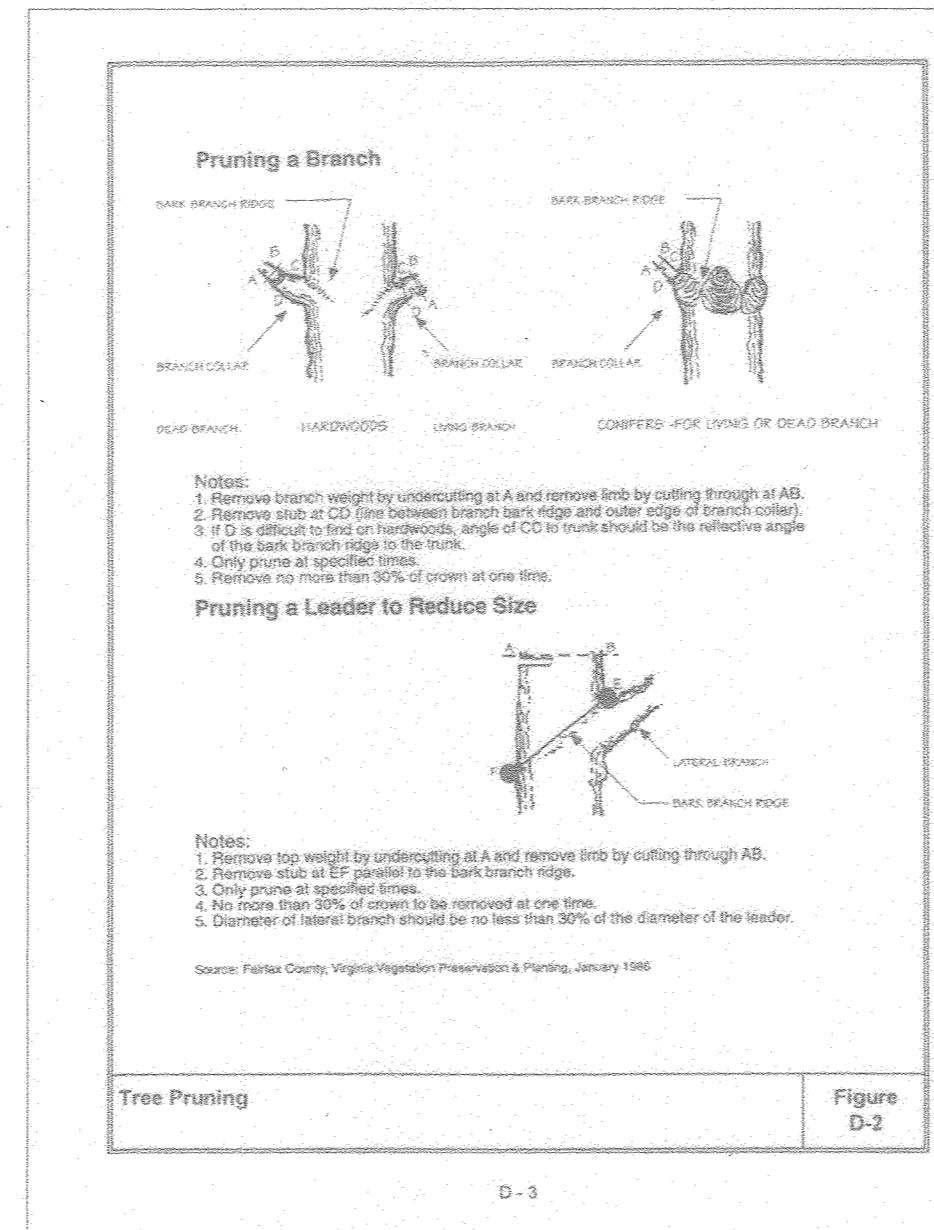
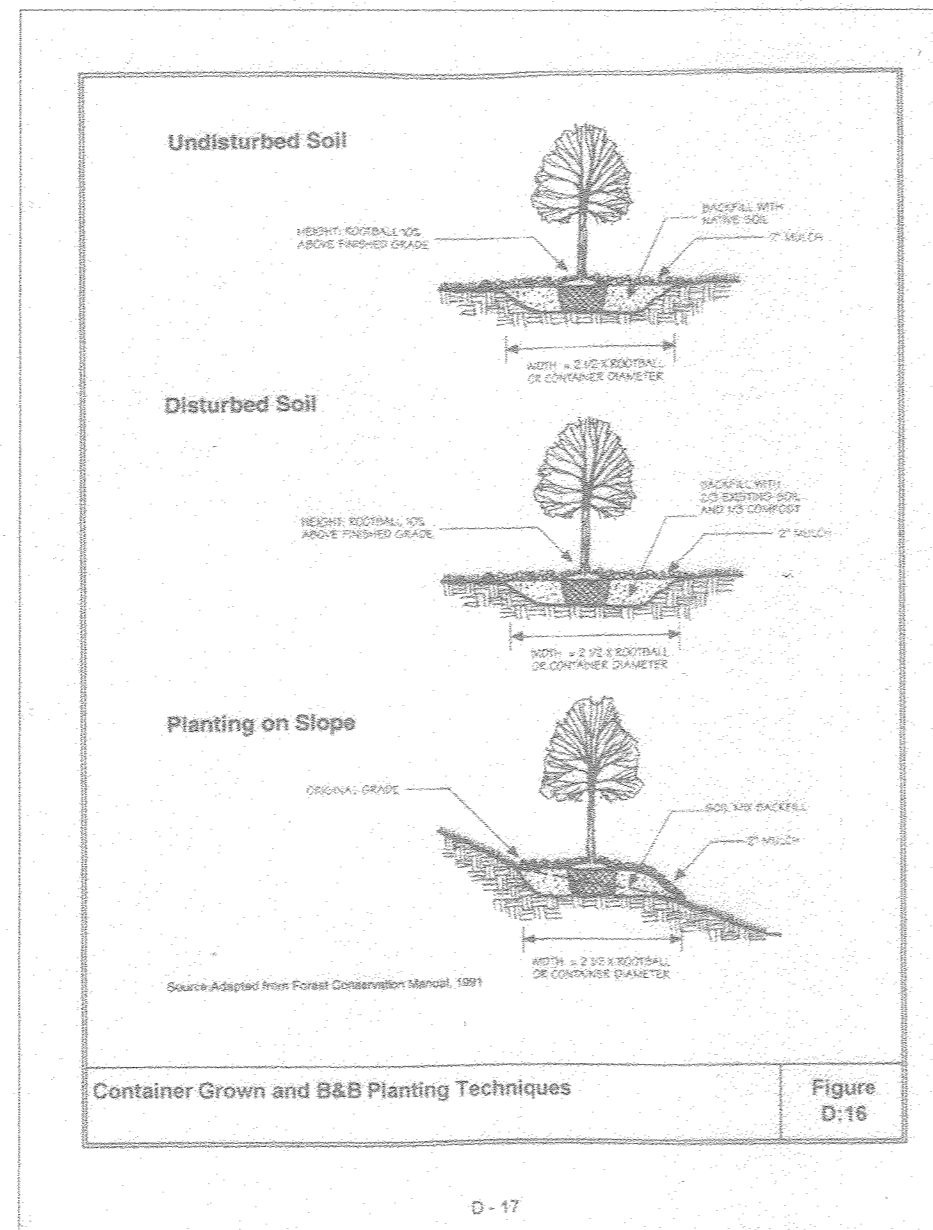
Planting Area #2 - 30,130 square feet				
Planting units required: 484		Note: 2" trees to be planted along adjacent lots.		
Planting units proposed: 486.5				
Qty.	Species	Size	Spacing	Total Units
13	Acer rubrum - Red Maple	1" caliper	15' o.c.	
11	Ceris canadensis - red bud	1" caliper	15' o.c.	
18	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
23	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
23	Prunus serotina - Black cherry	1" caliper	15' o.c.	
23	Quercus alba - White Oak	1" caliper	15' o.c.	
20	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
2	Acer rubrum - Red Maple	2" caliper	20' o.c.	
2	Quercus alba - White Oak	2" caliper	20' o.c.	

Planting Area #3 - 15,700 square feet				
Planting units required: 252		Note: 2" trees to be planted along adjacent lots.		
Planting units proposed: 252				
Qty.	Species	Size	Spacing	Total Units
8	Acer rubrum - Red Maple	1" caliper	15' o.c.	
7	Ceris canadensis - red bud	1" caliper	15' o.c.	
10	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
13	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
15	Prunus serotina - Black cherry	1" caliper	15' o.c.	
5	Quercus alba - White Oak	1" caliper	15' o.c.	
10	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
2	Acer rubrum - Red Maple	2" caliper	20' o.c.	
72	Total cont. Planting (3.5 planting units per tree)	1" caliper	15' o.c.	252

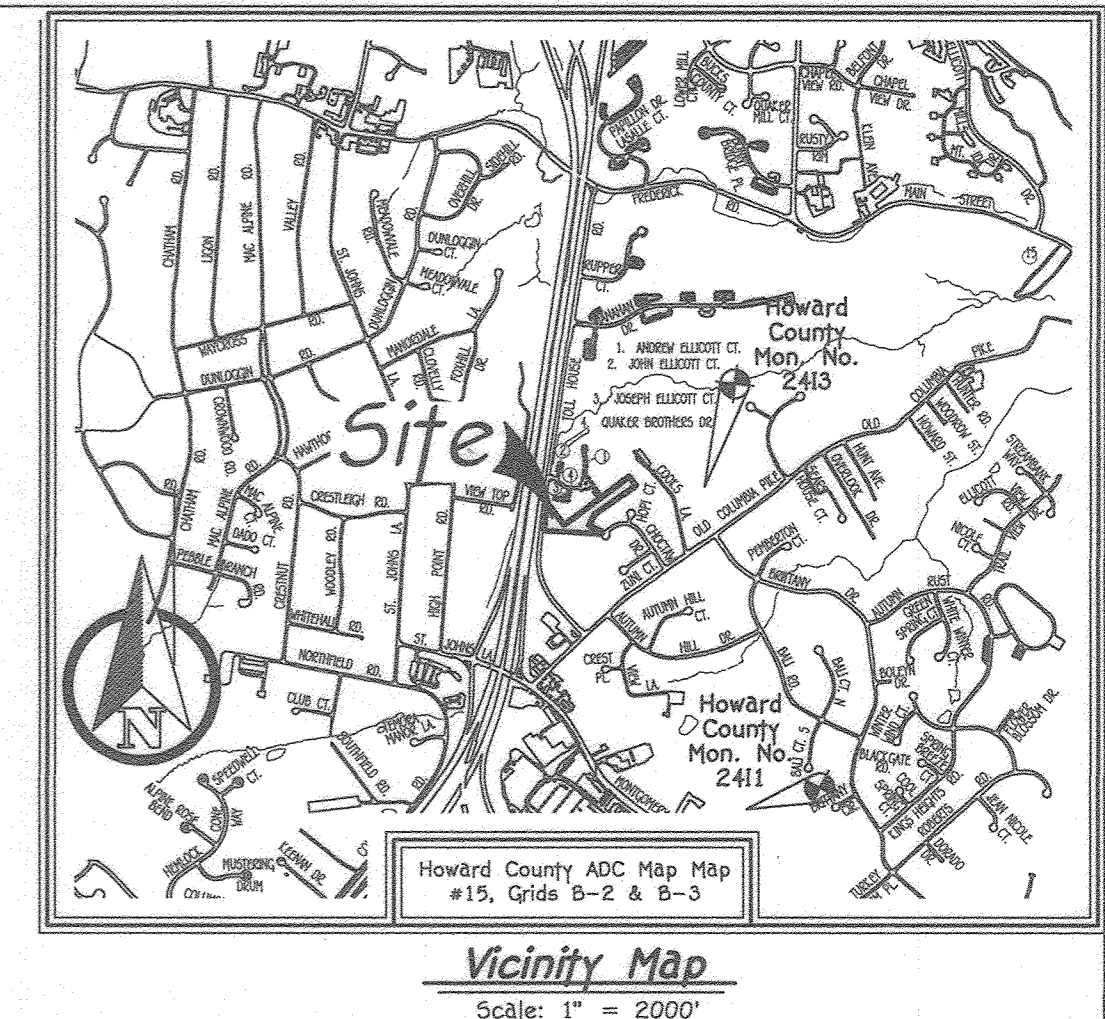
Planting Area #4 - 10,700 square feet				
Planting units required: 172		Note: 2" trees to be planted along adjacent lots.		
Planting units proposed: 175				
Qty.	Species	Size	Spacing	Total Units
5	Acer rubrum - Red Maple	1" caliper	15' o.c.	
5	Ceris canadensis - red bud	1" caliper	15' o.c.	
5	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
10	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
10	Prunus serotina - Black cherry	1" caliper	15' o.c.	
5	Quercus alba - White Oak	1" caliper	15' o.c.	
10	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
50	Total cont. Planting (3.5 planting units per tree)	1" caliper	15' o.c.	175
Total Unit Credit				175

Planting Area #5 - 18,100 square feet				
Planting units required: 380		Note: 2" trees to be planted along adjacent lots.		
Planting units proposed: 381.5 **				
Qty.	Species	Size	Spacing	Total Units
10	Acer rubrum - Red Maple	1" caliper	15' o.c.	
10	Ceris canadensis - red bud	1" caliper	15' o.c.	
14	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
20	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
20	Prunus serotina - Black cherry	1" caliper	15' o.c.	
15	Quercus alba - White Oak	1" caliper	15' o.c.	
20	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
109	Total cont. Planting (3.5 planting units per tree)	1" caliper	15' o.c.	381.5
Total Unit Credit				381.5

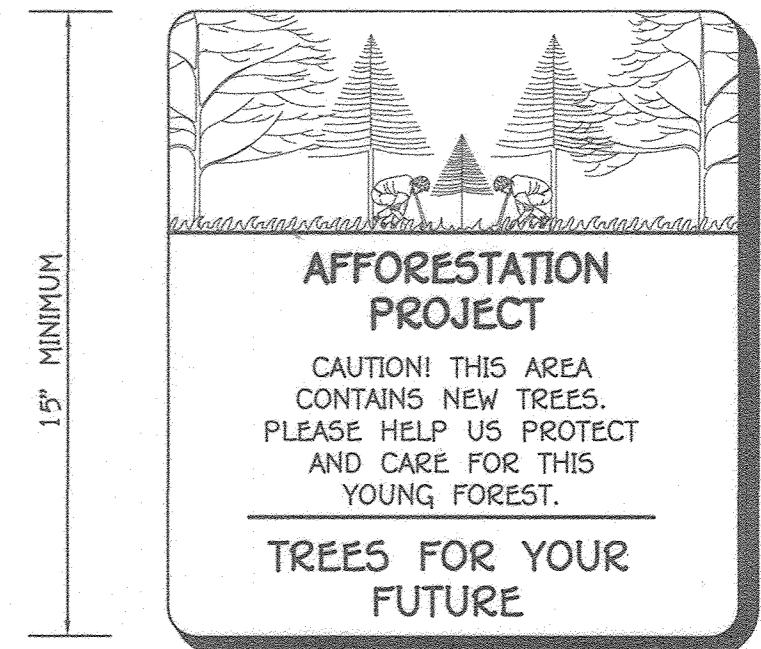
** - planting numbers may be reduced, the County approval, based on a tree count of native tree species that are retained and viable within the planting area.



LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	INDIVIDUAL TREES & SHRUBS
(Symbol)	SPECIMEN TREE
(Symbol)	SOILS LINES AND TYPE
(Symbol)	EXISTING 2' CONTOURS
(Symbol)	EXISTING 10' CONTOURS
(Symbol)	EXISTING TRELLINE
(Symbol)	PROPOSED TRELLINE
(Symbol)	DENOTES SLOPES 25%+
(Symbol)	DENOTES SLOPES 15%-24.9%
(Symbol)	TO BE REMOVED
(Symbol)	PLANTING AREAS



- General Notes:**
- SUBJECT PROPERTY ZONED R-ED PER 10/06/13 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS.
 - HOWARD COUNTY CONTROL STATION #2413 HOWARD COUNTY CONTROL STATION #2411
 - N 580,648.901 N 577,298.662
 - E 1,384,974.507 E 1,366,075.197
 - ELEV. = 403.703 (NAVD '88) ELEV. = 437.112 (NAVD '88)
 - THIS PLAN IS BASED ON FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2019 BY FISHER, COLLINS AND CARTER, INC.
 - ☉ DENOTES IRON PIN SET CAPPED "FCC-10F".
 - ⚡ DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "FCC-10F".
 - ☈ DENOTES STONE OR MONUMENT FOUND.
 - PART OF LOT 37 IS ENCUMBERED WITH A DRAINAGE AND UTILITY EASEMENT. THIS EASEMENT IS SHOWN THE MAINTENANCE RESPONSIBILITIES OF THE OWNER. PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: 4905
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
 - DELINERATION OF THE FOREST CONSERVATION EASEMENT AND FOREST CONSERVATION BANK WITH SUPPORTING FSO/FCP DOCUMENTATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT MARCH, 2020.
 - THE 2.3 ACRES FOREST CONSERVATION EASEMENT AREA IS REFORESTATION, PROVIDING SALE OF FOREST CREDITS AT A RATE OF 1:1 FOR PROJECTS REQUIRING OFF-SITE REFORESTATION TO FULFILL THEIR FOREST CONSERVATION PROGRAM OBLIGATION.
 - THE SALE OF FOREST CREDITS MAY BEGIN UPON CERTIFICATION AND VERIFICATION OF RETENTION AND PAYMENT OF FOREST CONSERVATION SURETY FOR BANK RETENTION AND MAINTENANCE.
 - THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.122E(5)(I)(VI) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL BECAUSE IT IS A FOREST MITIGATION BANK AND THE FOREST CONSERVATION EASEMENT WILL BE CREATED UNDER A REVISION PLAT TO "KEYWAYDIN" TO ADD FOREST EASEMENT.
 - THE PROJECT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY LISTED IN A DEED AND AGREEMENT, DATED FEBRUARY 23, 1991, BY AND BETWEEN B&B ASSOCIATES AND HOWARD COUNTY, MARYLAND AND RECORDED IN LIBER 1974, FOLIO 134.
 - LAND WAS ACQUIRED THRU A TAX SALE.
 - POWER LINES ARE NOT LOCATED WITHIN THE AREA OF FOREST EASEMENT.
 - NO STORMWATER MANAGEMENT WAS REQUIRED THEREFORE NO ECP WAS REQUIRED.
 - WATERSHED #021309061017 (PATAPSCO RIVER - LOWER NORTH BRANCH)
 - SURETY FOR 2.3 ACRES OF REFORESTATION IS PAID IN THE AMOUNT OF \$50,094.00 (2.3 ACRES X 43,560 SQ. FT. X \$9,592.60/FT²).
 - PREVIOUS DPZ FILE NUMBERS: S-79-29, P-80-08, AND F-80-092.



FCA Bank Proposal

This project proposes to create 2.3 acres of afforestation credit on an existing open space lot. The afforestation credit will be gained by enhancing the vegetative community on the site to create a viable, native dominated forest stand. The process includes removal on non-native screen plantings, invasive vines and shrubs and planting of native trees to enhance existing woodland and lawn areas.

FCE/Bank Sales Acreage Chart (2.30 Ac.) Total				
Sale	FC Obligation	Project Name	Howard County File No.	Remaining Acreage
1	1.60 Ac	Dorsey's Ridge	SDP-20-052	2.3 Ac.
				0.70 Ac.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10972 BALDWIN NATIONAL FILE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2995

Chief, Division of Land Development 12/23/20 Date

Chief, Development Engineering Division 10/23/20 Date

Director, Department of Planning and Zoning 12-23-20 Date

DNR QUALIFIED PROFESSIONAL/RLA

OWNER/DEVELOPER
DORSEYS RIDGE, LLC
C/O DAVE WOSSNER
308 MAGOOTHY ROAD
SEVERN PARK, MD 21146
410-461-0837

NO.	REVISION	DATE

SUBDIVISION	SECTION/AREA	LOT NOS.
KEYWAYDIN	N/A	OPEN SPACE LOT 37
PLAT NO.	BLOCK NO.	ZONE
252-87	N/A	R-ED
TAX/ZONE	ELEC. DIST.	CENSUS TR.
24	2	602800

FOREST MITIGATION BANK - TITLE SHEET

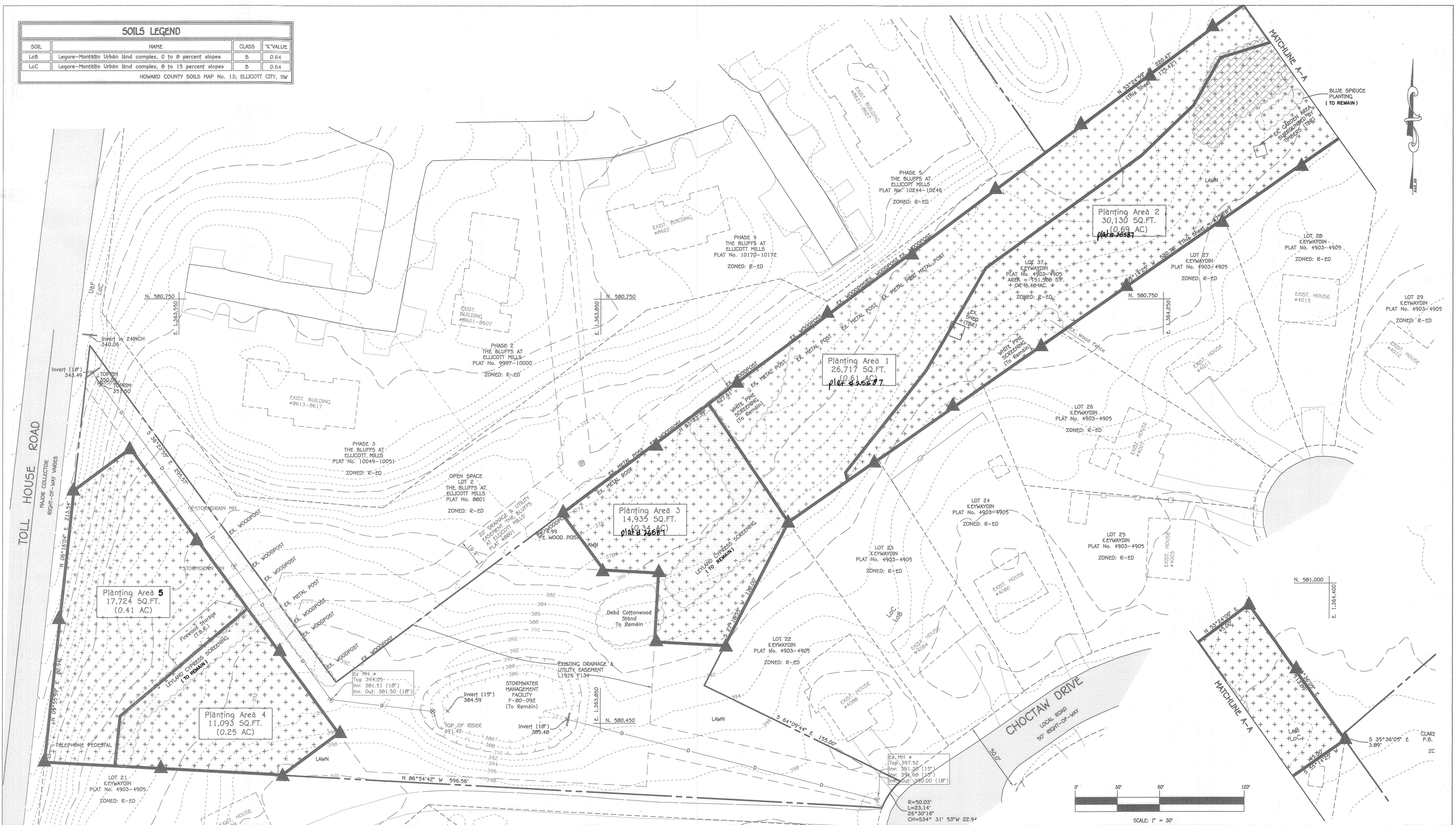
KEYWAYDIN
LOT 37

A RESUBDIVISION OF "KEYWAYDIN, OPEN SPACE - LOT 37", PLAT NO. 4903 ZONED: R-ED
TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 261 LOT: 37
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY, 2020
SHEET 1 OF 2

SDP-20-052

SOILS LEGEND			
SOIL	NAME	CLASS	K-VALUE
LoB	Legore-Montalto Urban land complex, 0 to 8 percent slopes	B	0.64
LoC	Legore-Montalto Urban land complex, 8 to 15 percent slopes	B	0.64

HOWARD COUNTY SOILS MAP No. 13; ELLICOTT CITY, SW



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-3295

Chief, Division of Land Development *[Signature]* 12/23/20
 Date
 Chief, Development Engineering Division *[Signature]* 10/23/20
 Date
 Director, Department of Planning and Zoning *[Signature]* 12-23-20
 Date



ONE QUALIFIED PROFESSIONAL/RELX

OWNER/DEVELOPER
 DORSEYS RIDGE, LLC
 C/O DAVE WOODSNER
 308 MAGOOTHY ROAD
 SEVERNA PARK, MD 21146
 410-461-0537

1		3/23/23	
NO.	REVISION	DATE	
1	ADDED (TO REMAIN) NOTES TO EX. VEGETATION.	3/23/23	

SUBDIVISION	SECTION/AREA	LOT NO.
KEYWAYDIN	N/A	OPEN SPACE, LOT 37
PLAT NO. 4903	BLOCK NO. N/A	ZONE R-ED
	TAX/ZONE 24	ELEC. DIST. 2
		CENSUS TR. 602800

FOREST MITIGATION BANK - SITE PLAN

KEYWAYDIN LOT 37
 A RESUBDIVISION OF "KEYWAYDIN, OPEN SPACE - LOT 37", PLAT NO. 4903
 ZONED: R-ED
 TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 261 LOT: 37
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2020
 SHEET 2 OF 2

SDP-20-052