

CARROLL COUNTY IMPLEMENTATION POLICY
CARROLL COUNTY PROCEDURE
FOR RELEASE OF FOREST CONSERVATION EASEMENT

Effective Date December 8, 2005

Criteria for Release of Easement

Priority 1 Forest - Not eligible for Release of Easement.

Priority 2 & 3 - Eligible if one or both of the following conditions exist.

- 1.) No other location for activity on the lot outside the easement.
- 2.) Area outside the easement on the lot is not suitable for activity.

If a release is approved the following options for mitigation shall be considered:

- 1.) On-site planting if lot is greater than 3 acres.
- 2.) On-site planting:
 - a. Stand alone: must be greater than or equal to .23 acres
 - b. Addition to existing forest: must be greater than or equal to .1 acres
- 3.) Off-site planting: priority 1 or sensitive areas only.
- 4.) Banking

Procedure for Release of Forest Conservation Easement

1. Request release of easement in writing, include a copy of the plan showing the proposed changes and a cover letter justifying the change in planting area.
2. County determines the eligibility of release request.
3. An Official amended Forest Conservation Plan and record plat (prepared and signed by a qualified professional) must be submitted to Landscape and Forest Conservation for approval. A metes and bounds description with a plat plan can be submitted when a record plat is not applicable.
4. When the Forest Conservation Plan and Plat are approved, a Public Works Agreement will be required to collect fees for deed preparation (contact Development Review for instructions of PWA submittal).
5. The County Attorney's Office will prepare the legal documents for the owner's signature.
6. A new deed of Forest Conservation Easement will be recorded in the Land Records of Carroll County.
7. Need to sign Release of Easement owner affidavit.



Vicki Luther, Forest Conservation Specialist
Bureau of Resource Management

Cc: Tom Devilbiss, Chief, Bureau of Resource Management