

5. Maintaining the easement in a dense and vigorous cover of non-lawn vegetation which may be mowed or harvested no more than twice a year to a height of no less than six inches. Control of noxious weeds and multiflora rose is permitted as long as soil exposed by the treatment process is immediately stabilized.

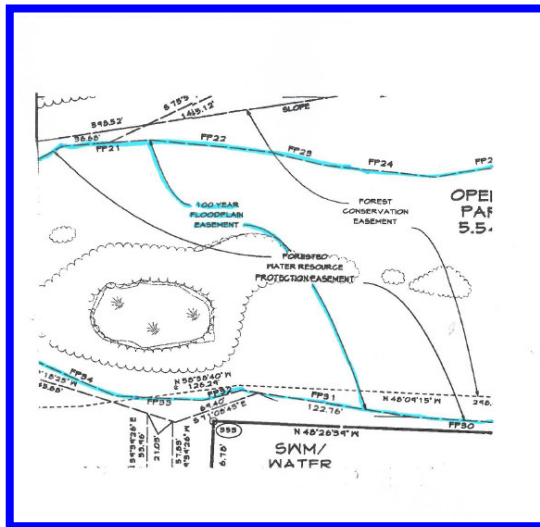
6. Development in compliance with Chapter 38, Floodplain and Storm Drainage Areas Subject to Flooding by Surface Waters or Running Streams, as adopted and codified in Section 97-4(59) of the Code of Public Local Laws and Ordinances of Carroll County, and Chapter 114, Floodplain Management.

Carroll County
Bureau of Resource Management
225 N. Center Street
Westminster, MD 21157

Floodplain Easements

*Carroll County
Department of Planning*

**Bureau of Resource
Management**



Example Plat

[CUSTOMER NAME]



Phone: 410-386-2844
E-mail: jstick@ccg.carr.org
Prepared: May, 2008

For the Homeowner

This is to provide you with information regarding the Floodplain Easement on your property.

During the plan approval stage for your home, the builder committed to providing a Floodplain Easement on your property in order to meet the requirements of the Carroll County Floodplain Management Ordinance passed in April 2004. The purpose of this ordinance is to protect human life and health, minimize property damage, encourage appropriate construction practices to minimize future damage, and to protect water supply, sanitary sewer disposal and natural drainage

Floodplains are an important asset to the community. They perform vital natural functions such as:

- ✚ Temporary storage of floodwaters
- ✚ Moderation of peak flood flows
- ✚ Maintenance of water quality
- ✚ Prevention of erosion
- ✚ Provision of habitat for diverse natural wildlife populations
- ✚ Improved aesthetics



What is a floodplain easement?

A floodplain easement is a legally enforceable agreement between the landowner and the County/Municipality for the purpose of conservation of the floodplain.

The following structures, practices and activities are not allowed within the easement:

1. Soil disturbance by filling, grading, stripping of topsoil, plowing, cultivating, or other practices
2. Storing or dumping of any material, including but not limited to yard waste, appliances, automobiles, garbage, trash, chemicals, pesticides, or construction debris.
3. Composting or broadcast spreading of yard waste
4. Storing, maintaining or operating motorized vehicles except of designated roads and driveways or for emergency use and maintenance; except as other authorized.

5. Housing or otherwise maintaining domestic animals to include activities involving the construction of kennels, stables, or barns; disposal of manure; grazing of livestock which would result in the destruction of natural vegetation and soil disturbance; or any activity which would result in the destruction of vegetation and exposure of soil to erosion.

6. Burning of vegetation.

The following structures, practices and activities are permitted within the easement after review and approval by the County/Municipality (holder of easement):

1. Driveways, bridges and utilities if it is clearly proven that no other feasible alternative exists and that minimal disturbance takes place. These structures shall be located, designed, constructed and maintained to provide maximum erosion control, to minimize impacts on wildlife and aquatic habitats, and to maintain hydrologic processes and water quality. Following any disturbance, the affected area shall be restored in accordance with methods approved by the Grantee.
2. Stream restoration projects and activities.
3. Scientific studies including water quality monitoring and stream gauging.
4. Allowing forests to naturally regenerate or planting fields with trees. Reforestation projects should be undertaken with the advice and guidance of the Maryland Department of Natural Resources and Agriculture and conducted pursuant to the Carroll County Forest Conservation Ordinance and subsequent revisions.

(Continued)