

The Creation and Granting of Easements

Developers enter into a Forest Conservation Agreement (Agreement) with the County stating they will abide by the regulations established under the Howard County FCA and provide the necessary amount of forest conservation for a specific development project. By the time a final plan for a development project has been approved by the County the developer has provided a Plat of Forest Conservation Easement (Plat), a Forest Conservation Plan (FCP), and a Deed of Forest Conservation Easement (Deed). Plats are basically maps detailing the location and boundaries of easements within Howard County. FCP's specify whether forest retention or planting is to be provided within specific easements, what species and sizes of trees are to be planted, and what protections are to be provided to the easements before, during, and after development. Deeds describe areas dedicated to forest conservation, in addition to Plats, and grant to the County forest conservation easements to be protected and maintained in perpetuity.