

Easement Comment 1

Proposed, Platted, Residential, Commercial, or Institutional Subdivisions (including those subdivisions known as off-conveyances) with Private Stormwater (SWM) Facilities both structural and non-structural (i.e. ponds, drywells, roadway wide shoulders, sheet flow to conservation area, etc.)

Lots (give lot or off-conveyance numbers) contain private Stormwater Management Facilities. A “Stormwater Management Easement and Maintenance Agreement” and/or “Stormwater Management Conservation Easement” are to be granted to the County Commissioners of Carroll County as easements of access to the County Commissioners or authorized representatives by a deed intended to be recorded simultaneously herewith.

For subdivisions, the above language must be placed on the plat. For off-conveyances, the facilities must be described in a meets and bounds description accompanied by an 8 ½” x 11” or 8 1/2” x 14” exhibit drawing to be recorded, with the easement, in the Land Records of Carroll County. The lots or off-conveyances containing the facilities and subject to the easements must be noted. Do not show drywell locations on the plat or exhibit. They are subject to change when buildings are constructed. All other SWM facilities that are outside of the right-of-way and on private lots or off-conveyances must be located and labeled as “Stormwater Management Facility” or “Stormwater Management Conservation Area”. The easement of access and maintenance agreement must be executed and recorded simultaneously with recordation or execution of the PWA. Specific easement language must be acceptable to the County Attorney’s Office.

Easement Comment 2

Proposed Residential Subdivision with Public Stormwater Facilities.

The area shown as Parcel (s)_____, containing _____acres, is/are to be conveyed to the County Commissioners of Carroll County upon acceptance of the Stormwater Management Facility.

The above language must be placed on the plat.

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Effective Date December 1, 2009

Revised to add Stormwater Management Conservation Easements.

Posted April 2025.

Easement Comment 3

Stormwater Management Access across a Common Use Drive.

A “Stormwater Management Easement” is to be granted to the County Commissioners of Carroll County as an easement of access to provide access to parcel (give parcel designation) for the County Commissioners or authorized representatives by a deed intended to be recorded simultaneously herewith.

Access from a Stormwater facility to a public road must be provided. If the access route includes a use-in-common driveway the above language must be placed on the plat. The easement of access across the use-in-common must be executed and recorded simultaneously with recordation or execution of the PWA. Specific easement language must be acceptable to the County Attorney’s Office.

Please note: Carroll County Government cannot be included in the declaration of maintenance obligation with respect to maintenance obligations.

Easement Comment 4

Renovations and additions to Residential, Commercial or Institutional Lots requiring Private Stormwater Facilities (both structural and non-structural i.e. ponds, drywells, roadway wide shoulders, etc.)

A “Stormwater Management Easement and Maintenance Agreement” or “Stormwater Management Conservation Easement” are to be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed intended to be recorded simultaneously herewith.

The above language must be placed on the plans. The lots containing the facilities must be noted. The easement of access and maintenance agreement and/or stormwater management conservation easements must be executed and recorded simultaneously with execution of the Public Works Agreement. Stormwater Management Conservation Easements must be described in a meets and bounds description accompanied by an 8 ½” x 11” or 8 ½” x 14” exhibit drawing. Specific easement language must be acceptable to the County Attorney’s Office.

One of the conditions for release of the SWM construction bond will be proof of the execution and recordation of the SWM easement.

Easement Comment 5

General Note – Floodplain Easement

Any area identified hereon as "Floodplain Easement" is to be granted to the County Commissioners of Carroll County as an easement to provide permanent preservation of the floodplain by a deed intended to be recorded simultaneously herewith.

The above language must be placed on the plat.

Easement Comment 6

For Platted Subdivisions That Achieve Stormwater Management Through Grading

Lots (give lot numbers) were intended to achieve stormwater management through grading. A grading plan will be required for each individual lot with the building permit application.

* The above language must appear on the plat and the subdivision plan. *

Please be aware that the rooftop disconnection credit assumes a level spreading effect on the lawn. The entire lawn **must** be graded to provide at least the required 5% for 75 ft. minimum disconnection distance. Achieving the slopes and distances by ditching produces concentrated flows and this is not acceptable for disconnection credit.

Likewise non-rooftop disconnection assumes a level spreading effect along driveways, roadways, and parking areas. The entire shoulder must be graded to provide at least the width of the pavement at 5% or flatter slope. No more than 75 ft. of pavement may be treated in this way for disconnection credit.

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Revised to add Stormwater Management Conservation Easements and Non-Rooftop Disconnection.

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