

REFORESTATION AND AFFORESTATION SURETY AGREEMENT
PROPERTIES WITHIN THE CRITICAL AREA – NATURAL REGENERATION

THIS CONSERVATION AGREEMENT made this _____ day of _____, 20____, by and between HARFORD COUNTY, MARYLAND, a body corporate and politic of the State of Maryland (hereinafter referred to as the “County”), and

(hereinafter referred to as “Developer”).

WHEREAS, Developer is constructing a development/project known as:

_____; and

WHEREAS, said property lies within the Chesapeake Bay Critical Overlay District; and

WHEREAS, the Harford County Zoning Code further provides that the Developer shall deposit a surety with Harford County to ensure all reforestation or afforestation is completed and that the reforestation or afforestation areas are adequately maintained after installation as found in Sections 267-63F(3)(b)[5][b], 267-63F(3)(b)[5][c], 267-63F(3)(b)[5][d], 267-63F(3)(b)[5][e], 267-63F(3)(b)[5][f] and 267-63F(3)(b)[6]; and

WHEREAS, Developer is desirous of providing said surety to the County.

WITNESSETH that for and in consideration of the mutual promise and covenants set forth herein below, and other good and valuable consideration, the parties hereto, their successors and assigns, agree as follows:

1. That pursuant to the above cited sections of the Harford County Zoning Code, Developer is responsible for naturally regenerating _____ acres of forest to complete the construction of the development. The estimated amount of the surety is based on the acreage to be regenerated.

2. That the applicable estimated cost is therefore: _____ (\$ _____) and the required surety shall be one hundred ten percent (110%) of this amount.

3. That either a Cash Escrow, a Bond or Irrevocable Letter of Credit in the amount of _____ (\$ _____) shall be submitted to the County prior to the approval of a grading or building permit. The bond or letter of credit must be in a form approved by the County.

4. That the developer is the responsible party for annually monitoring the natural regeneration for a period of five (5) years. The Department of Planning and Zoning will be notified annually of the progress of the natural regeneration. If, after the five (5) year monitoring period, the area has a plant density of 300 woody stems per acre, the surety will be returned.

5. That no grading permit or building permit will be issued until said bond or letter of credit is posted with the County.

6. That the Developer further agrees to comply with all applicable sections of the Harford County Code as it relates to the construction of this development.

7. That the Developer agrees to comply with all other applicable State, County and Federal laws.

AS WITNESS our hands and seals as of the date first above written.

WITNESS: Harford County, Maryland

BY: _____
Barry Glassman
County Executive

WITNESS: ENTITY NAME: _____

BY: _____
Authorized Representative

Name/Title of Authorized Representative _____

Mailing Address: _____

E-Mail Address _____

Approved as to form and legal sufficiency.

Reviewed and concur.

Meaghan Alegi date
Senior Assistant County Attorney

Bradley F. Killian date
Director of Planning and Zoning