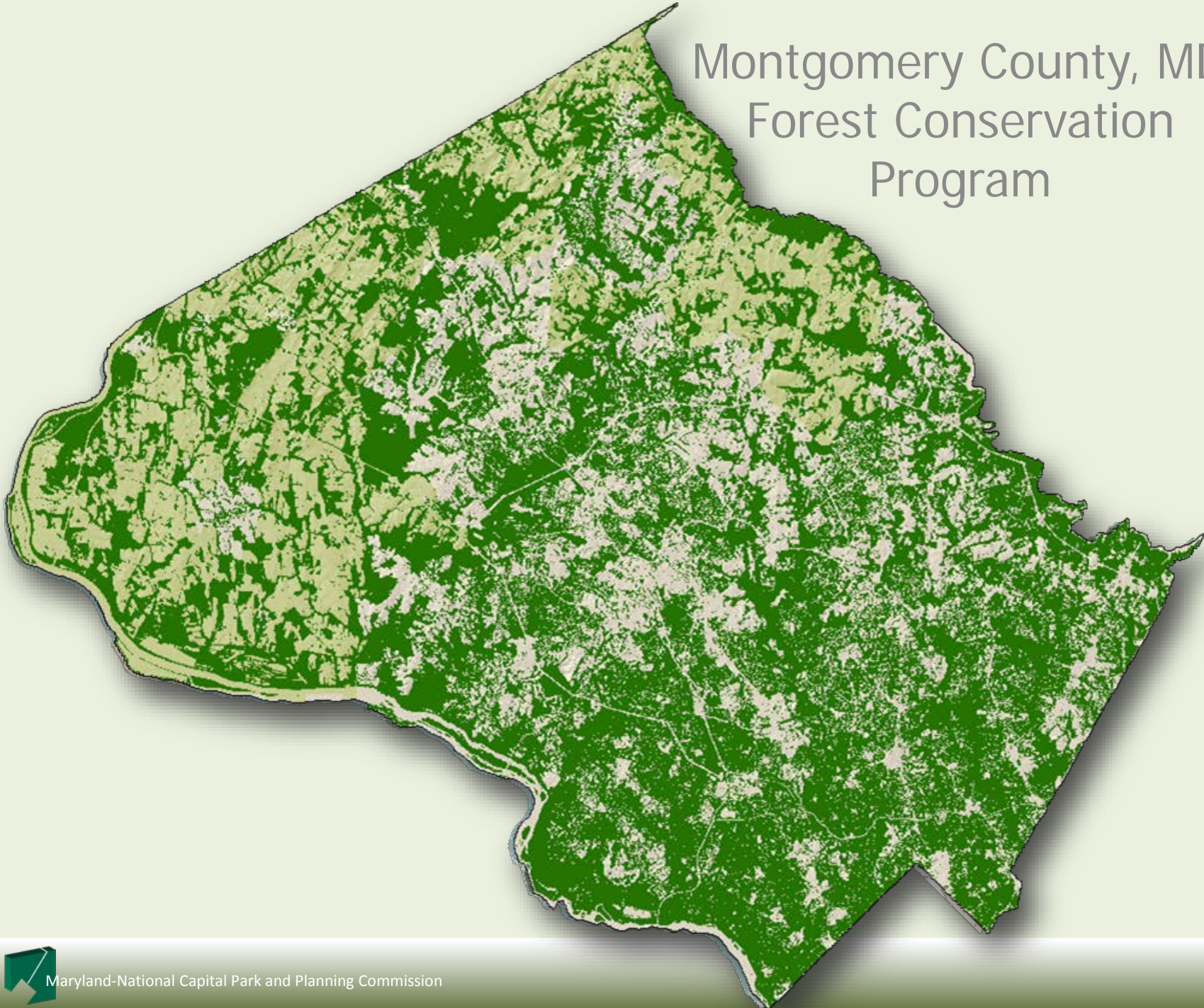
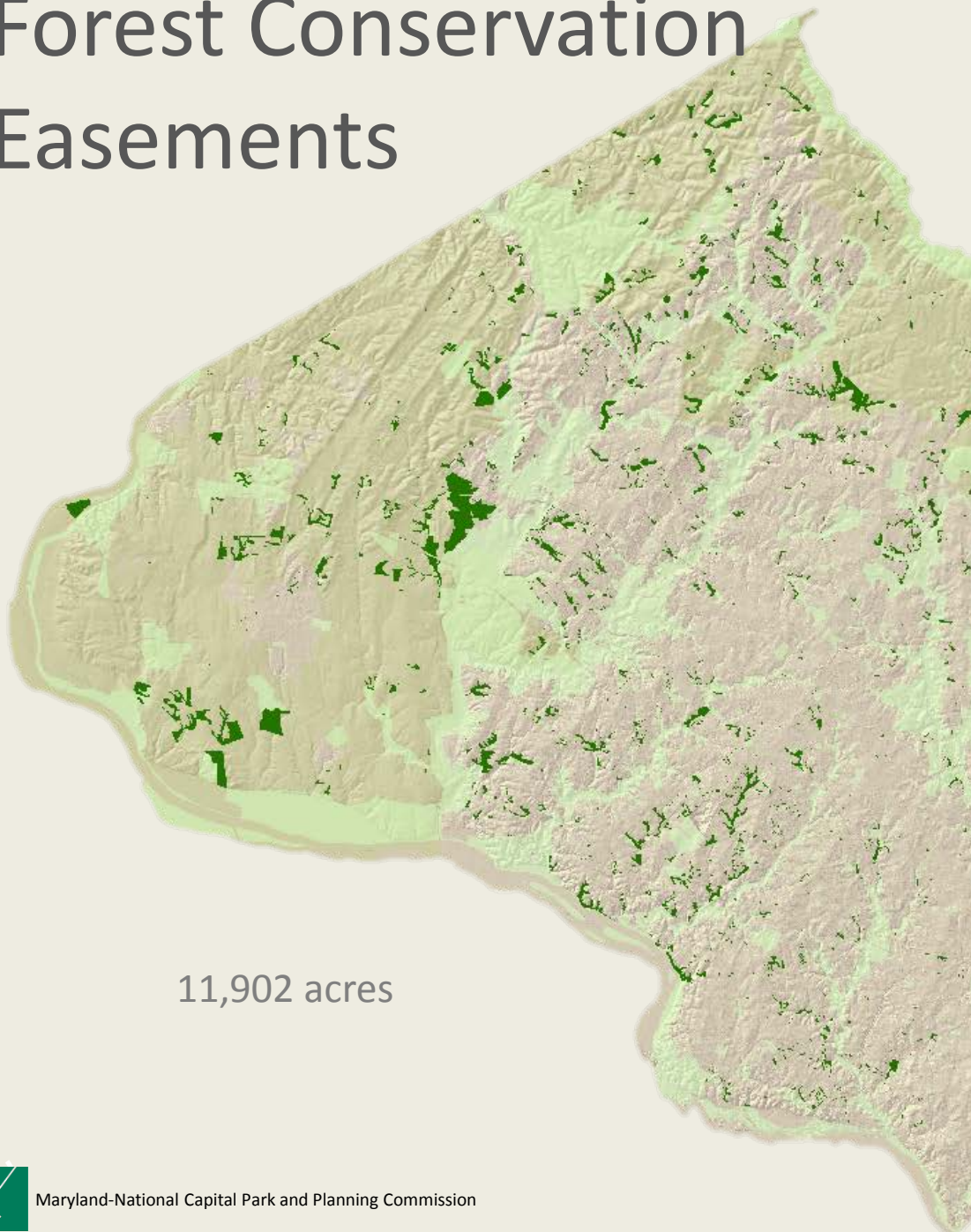


Montgomery County, MD Forest Conservation Program

MONTGOMERY COUNTY PLANNING DEPARTMENT



Forest Conservation Easements




11,902 acres

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MontgomeryPlanning.org

ENVIRONMENT



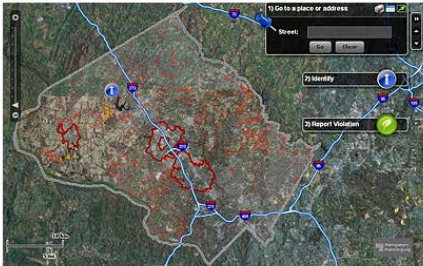
» Back to: » [Planning home](#) » [Environment](#) » [Forest Conservation](#) » [Easements](#)

Forest Conservation Easements

Forest conservation easements protect a forest on private land by limiting certain activities, making up an integral part of the County's forest protection strategy. Easements are generally created as part of a forest conservation plan, which is required by property owners developing parcels of 40,000 square feet or greater. To date, the county has protected about 9,700 acres – approximately 3.5 percent of the county – through forest conservation easements. There are two main types of forest conservation easements, each with its own set of goals and limitations.

Find an easement

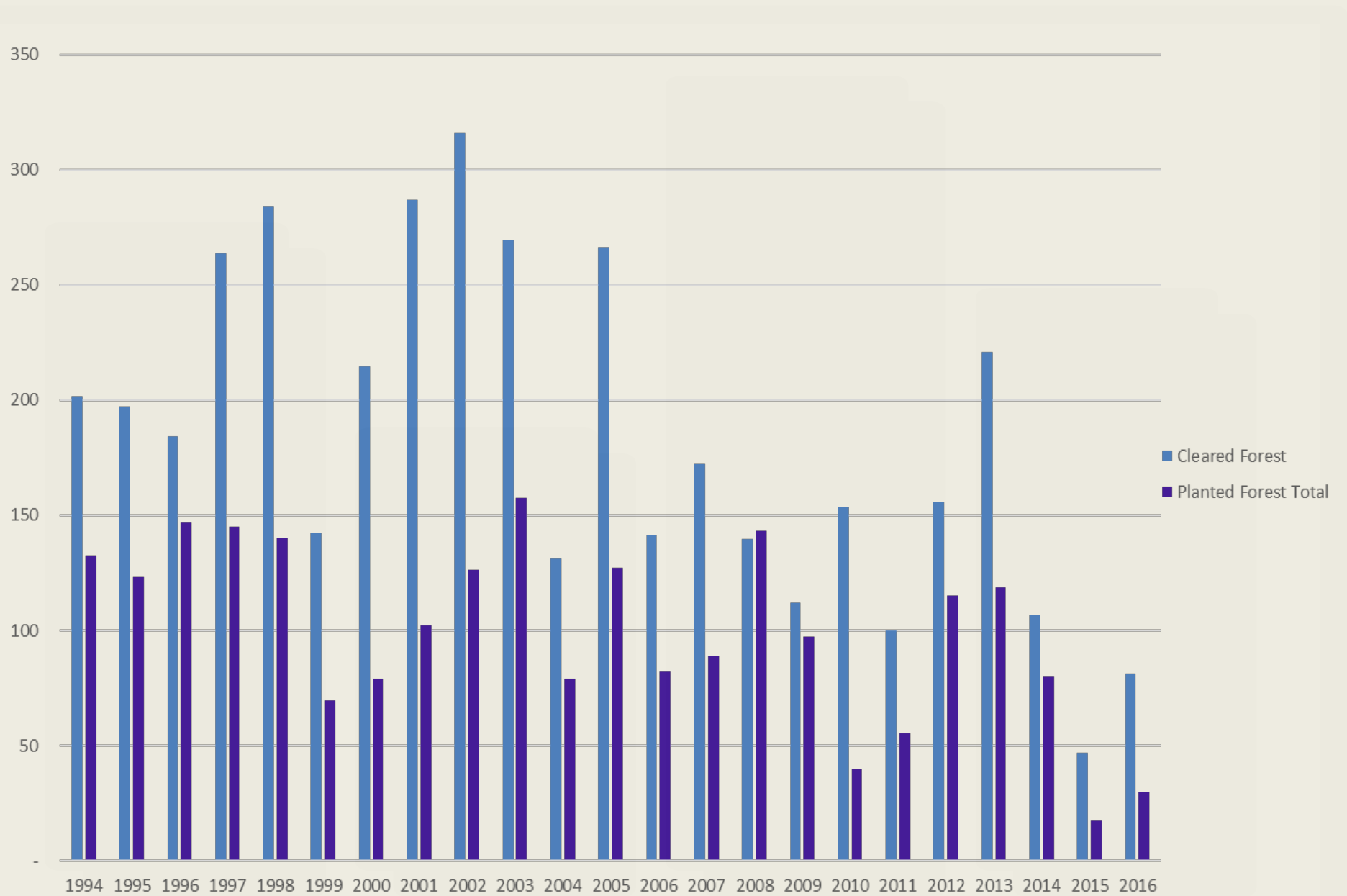
Environmental planners have mapped the approximately 3,000 easements across Montgomery County to inform the public about how to respect easements and protect natural resources. [Launch the interactive map](#) to find easements.



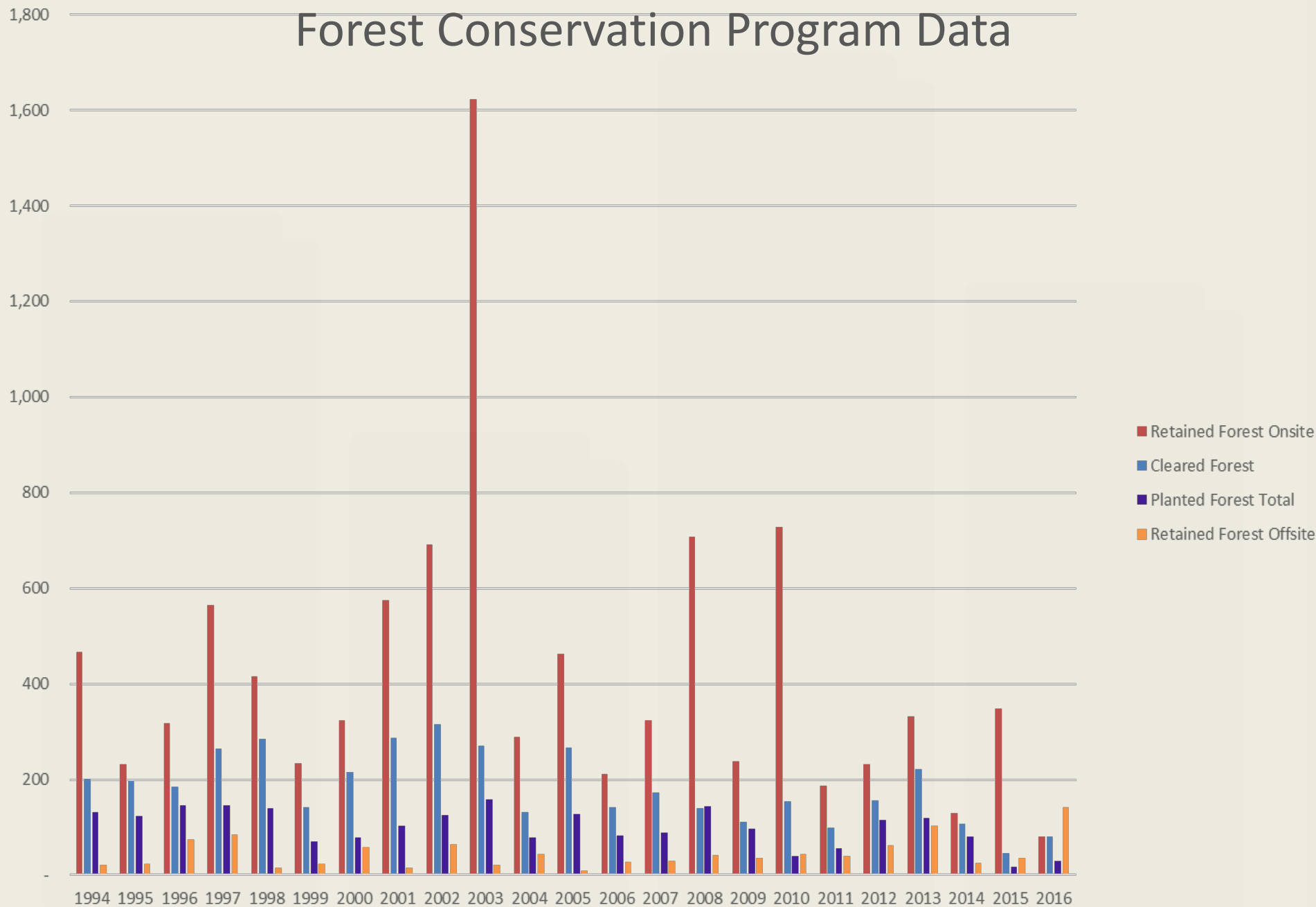
Launch the map tool



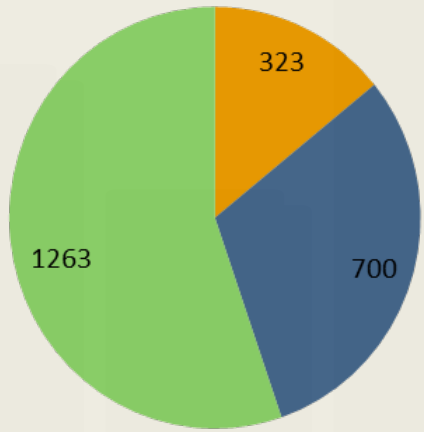
Acres of Forest Cleared and Forest Planted



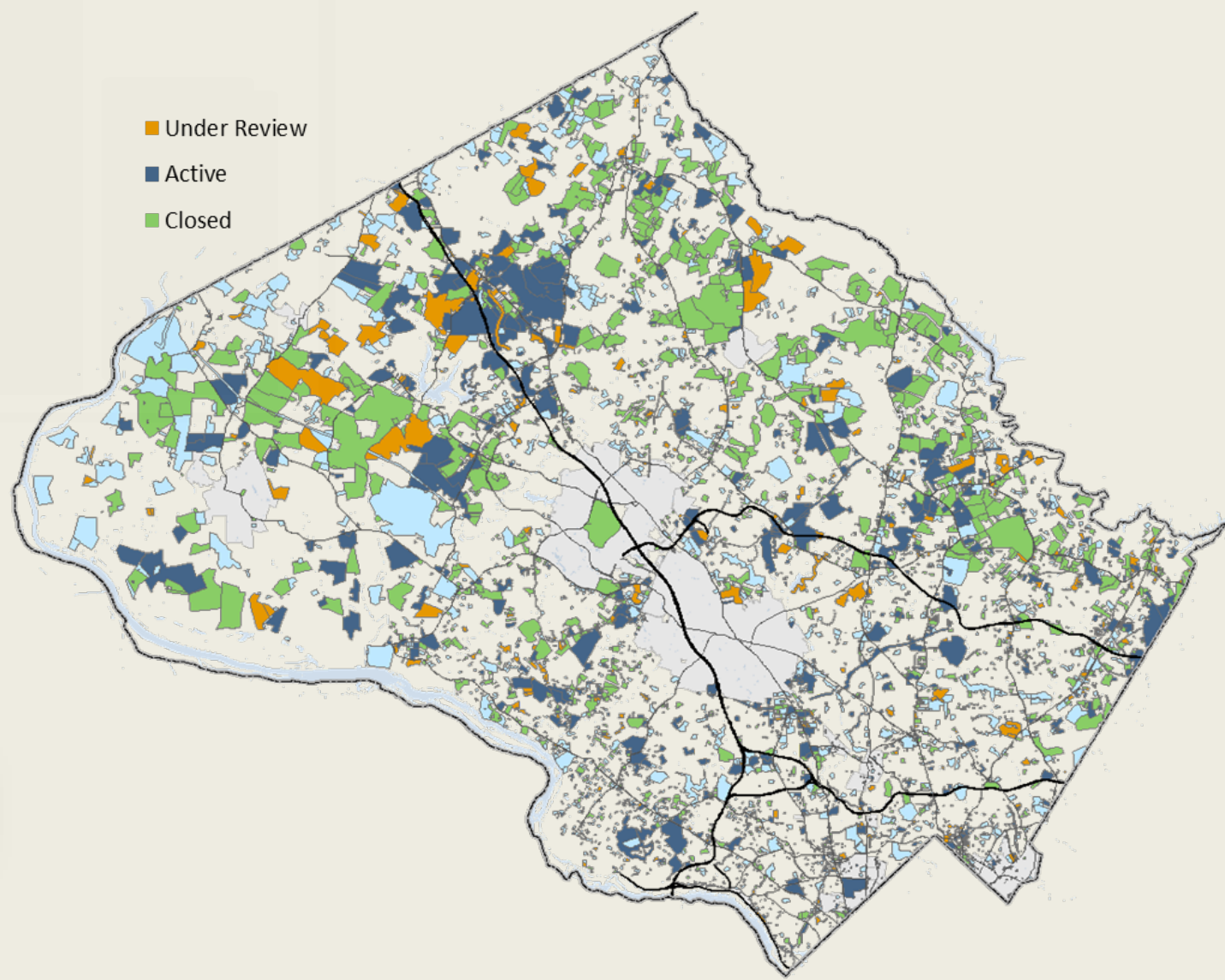
Forest Conservation Program Data



Forest Conservation Plans



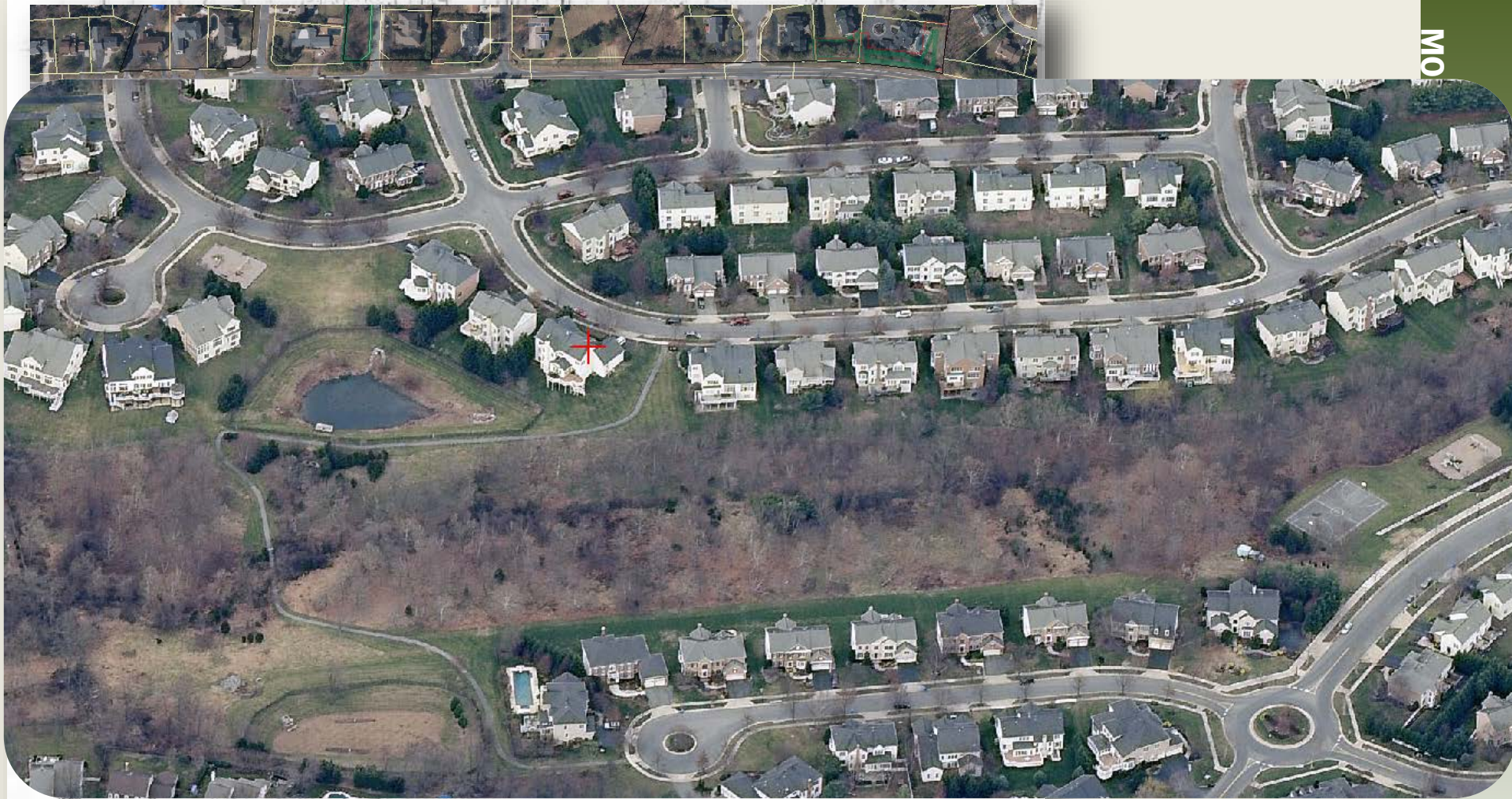
- Under Review
- Active
- Closed



Exemptions
2709





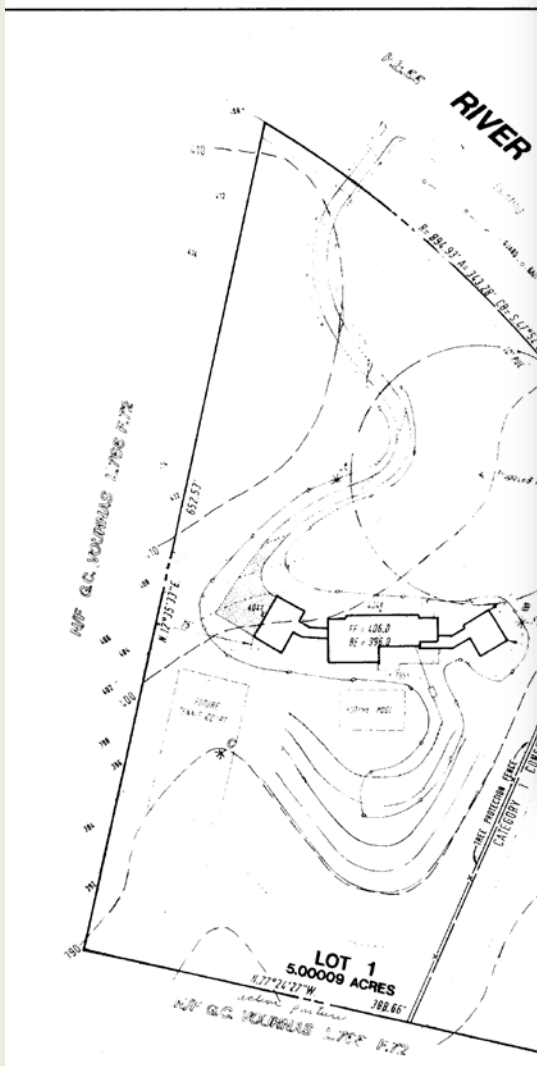


Easement modified in 1997 to include only the side yard.

75% Survival of trees at final inspection on 5/28/1999

Site meeting in 1/19/2011 to discuss mowing of easement areas. Notice of violation sent.

Lesson Learned: Two year maintenance period is inadequate.



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 FINAL FOREST CONSERVATION PLAN
APPROVAL
 Plan No. 1-195014
 Signature: [Signature] Date: 8-27-96
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE MARYLAND FOREST CONSERVATION ACT.
Elise Polyzoroff Cary B.B.96
 ELISE POLYZOROFF CARY
 QUALIFIED PROFESSIONAL

FOREST CONSERVATION PLAN
 LOT 1
MIDDLE PLANTATION
 SIXTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

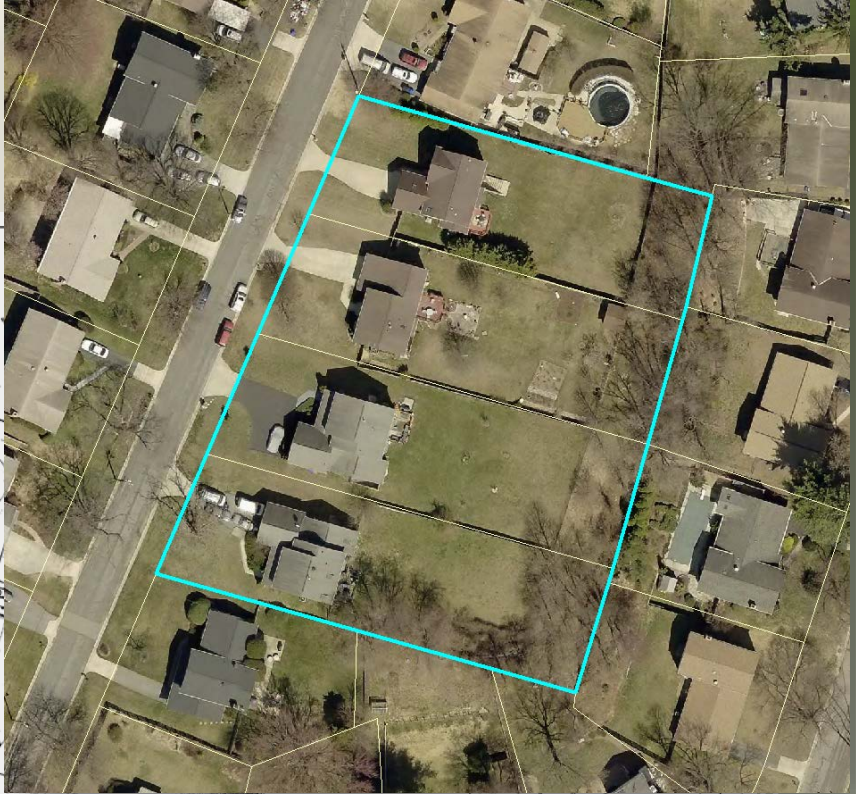
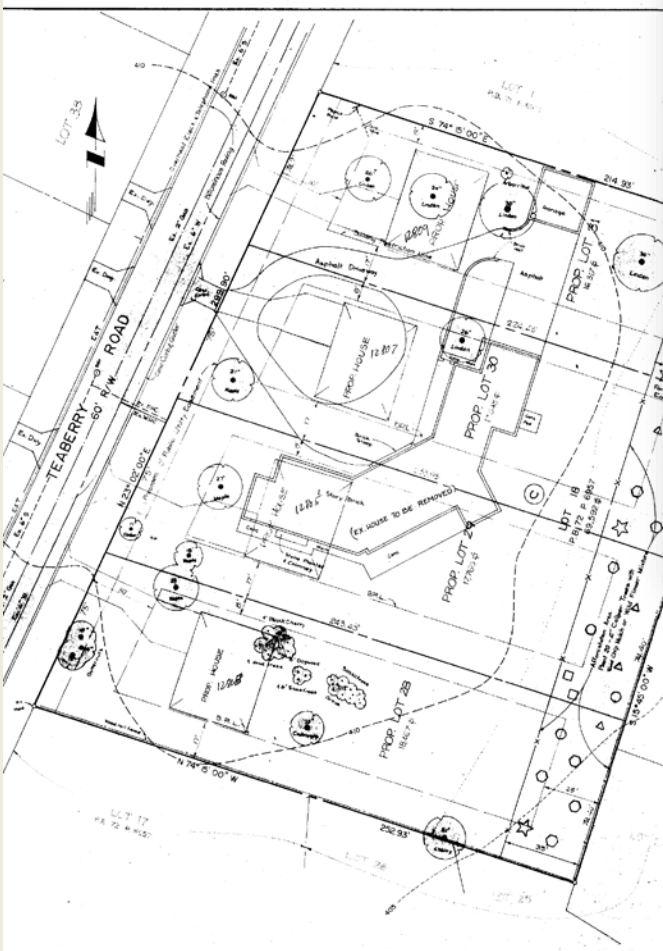
WETTER ASSOCIATES, LLC
 1100 WOODBURN ROAD, SUITE 100
 ROCKVILLE, MARYLAND 20850
 TEL: 301-581-1000
 FAX: 301-581-1001
 WWW.WETTERASSOCIATES.COM

1" = 50' NOVEMBER, 1995 35154 A 1 - 2

Easement planted 12/31/1997 and bond subsequently released

Notice of Violation sent to one property owner 3/28/2011

Lesson Learned: Conservation easements do not work on small lots – mitigate off-site



APPROVAL REQUIREMENTS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

APPROVAL

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVAL

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVAL

RESUBDIVISION OF LOT 18 BLOCK "C" LAYHILL SOUTH

PROPOSED LOTS 28, 29, 30 & 31

Montgomery County, Maryland

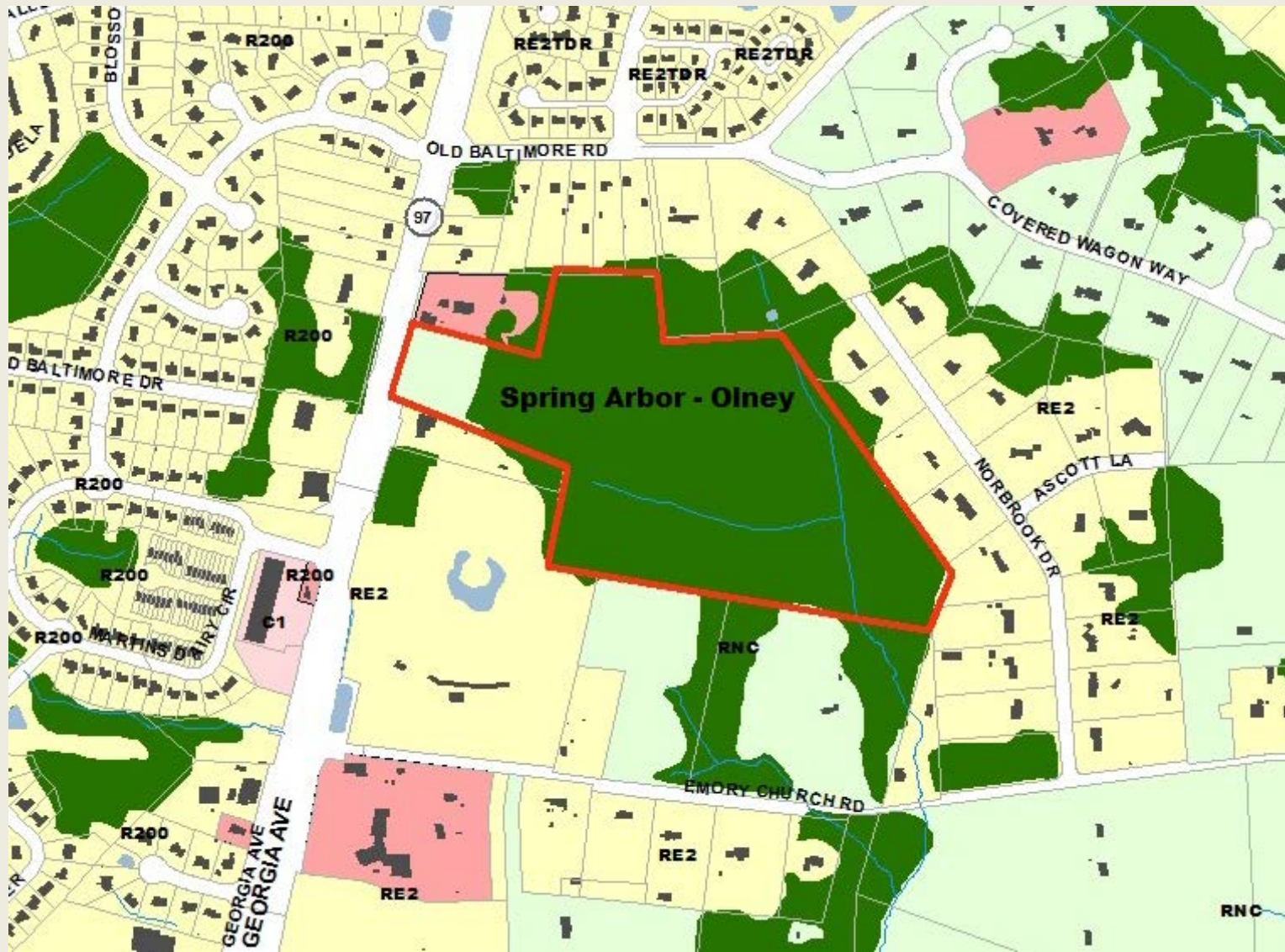
May, 1999

25% A-1

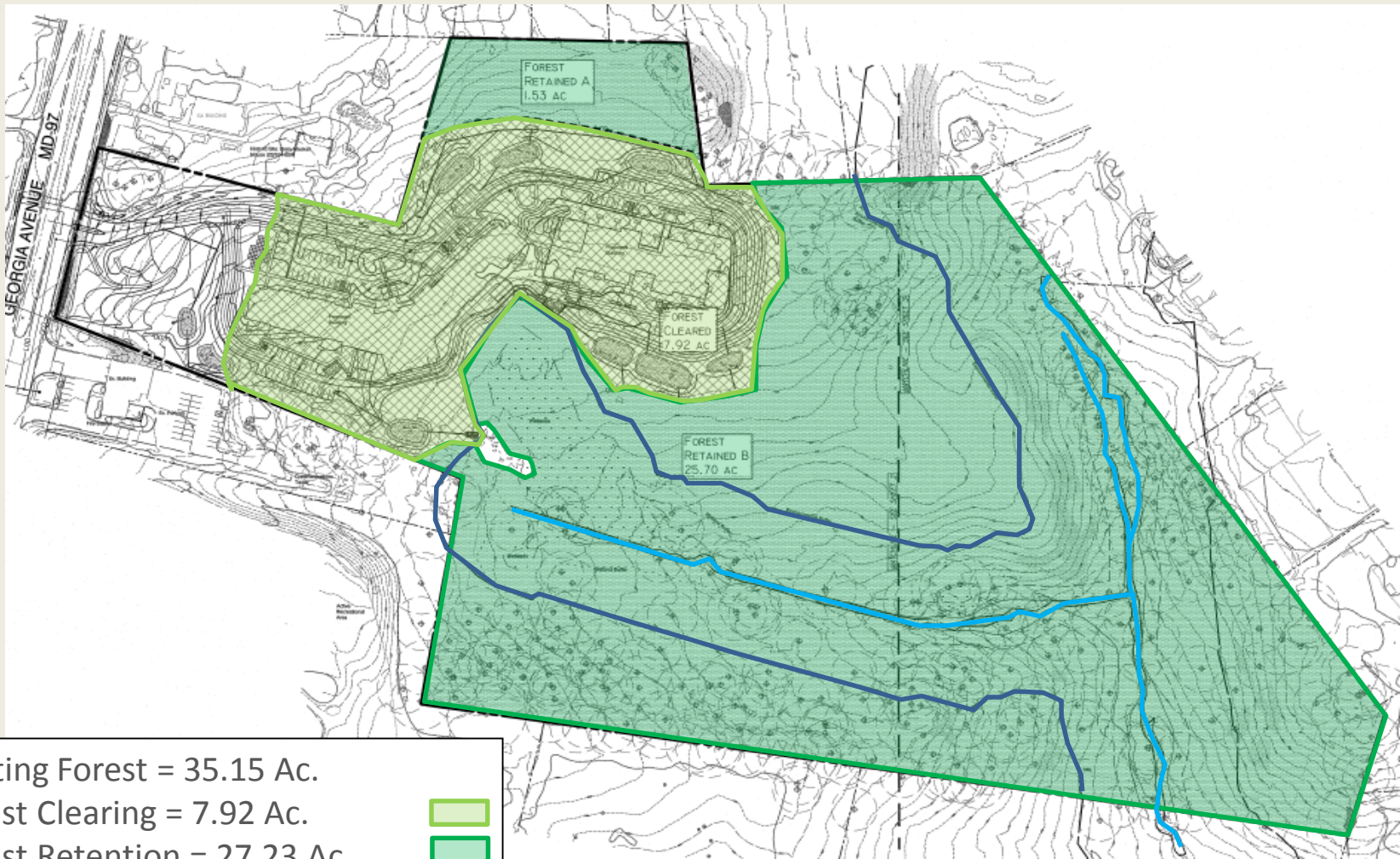
1" = 20'

1 of 1

Spring Arbor Assisted Living



Final Forest Conservation Plan

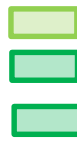


Existing Forest = 35.15 Ac.

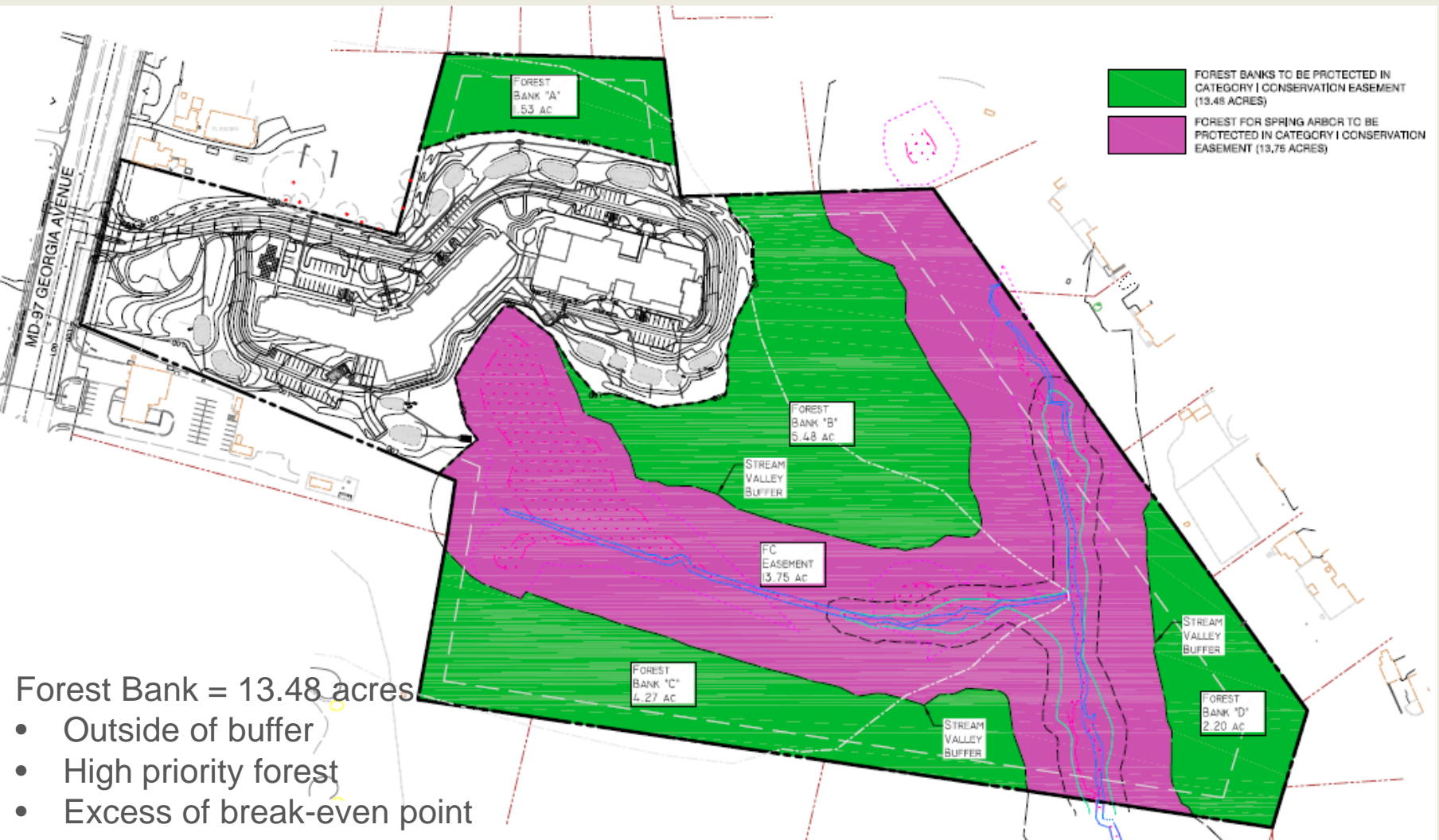
Forest Clearing = 7.92 Ac.

Forest Retention = 27.23 Ac.

Category I Easement = 27.23 Ac.



Forest Bank Exhibit

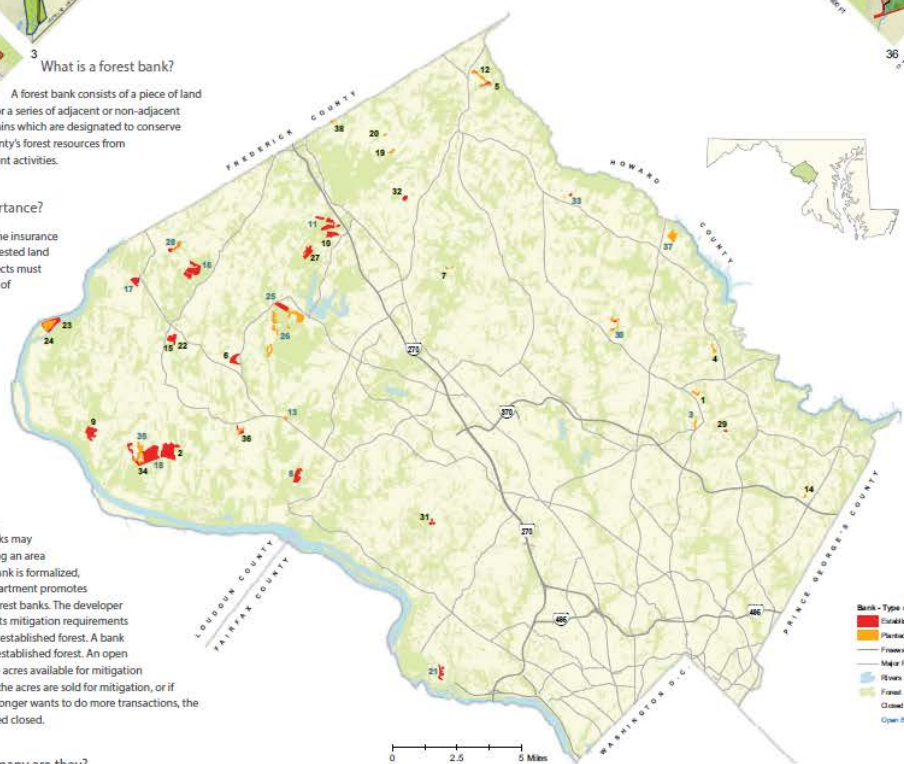


Forest Bank = 13.48 acres

- Outside of buffer
- High priority forest
- Excess of break-even point

Forest Conservation Banks

Montgomery County, MD in 2015



What is a forest bank?

A forest bank consists of a piece of land or a series of adjacent or non-adjacent terrains which are designated to conserve the county's forest resources from development activities.

What is its importance?

The forest banks provide the insurance of permanently protecting forested land in the county. Development projects must protect or plant forest on-site as part of the environmental mitigation requirements. However, when it is not possible, the banks offer the opportunity of meeting the requirements in an off-site space inside the county. Instead of paying the mitigation fees for not achieving the requirements, the developers could pay to protect forest lands.

How do they work?

The program is administered by Montgomery County Planning Department. They monitor the location and transactions. Banks may be created by planting a new forest or by protecting an area where a forest is already established. Once a bank is formalized, its forest is permanently protected. The department promotes the use and creation of newly planted forest banks. The developer needs twice the amount of acres for its mitigation requirements if it is buying from a bank with an established forest. A bank could have both planted and established forest. An open bank means that they have acres available for mitigation requirements. Once all the acres are sold for mitigation, or if the bank owner no longer wants to do more transactions, the bank is considered closed.

How many are they?

There are 38 forest banks in the program. Approximately 1,328 acres of undeveloped land are protected. There are over 1,000 acres of existing forest and over 300 acres of new planted forest protected in the county.



Bank Name	Acres	Type	Status	Planted	Established
1 Bearcroft	4.9	Planted	C	4.9	
2 Beecher's Forest	148.3	Established	C		148.3
3 Beecher's Tror	7.9	Planted	O	7.9	
4 Beecher's Cornfield	4.1	Planted	C	4.1	
5 Beecher's Farm	30.8	Both	C	2.7	32.2
6 Beecher's Estate	38.1	Established	C		38.1
7 Beecher's Woods	2.1	Planted	C	2.1	
8 Bird Property	46.4	Established	O		46.4
9 Clark and Clinger Forest	60.5	Established	C		60.5
10 Clarendon	33.8	Established	C		33.8
11 Clarendon Center	96.3	Established	O		96.3
12 Clary Hill Farm	13.1	Both	C	8.7	4.4
13 Clary Hill Center	8.8	Planted	O	8.8	
14 Dale Property	2.5	Planted	C	2.5	
15 Dale	27.3	Established	C		27.3
16 DeWolfe	30.9	Established	O		30.9
17 Drumma	3.6	Established	O		3.6
18 Duke Station	76.5	Both	O		76.5
19 Lashburn Farm	7.3	Planted	C	7.3	
20 Lashburn II	2.1	Planted	C	2.1	
21 Lower Forest	92.2	Established	O		192
22 Madry's Farm Sanctuary	14.5	Planted	C	14.5	
23 Mason Woods I	81.5	Both	C	33.5	48
24 Mason Woods II	40.3	Both	C	8	32.3
25 MDRI	41.8	Established	O		43.8
26 MDRI II	116.3	Planted	O	114.5	
27 Mason Farm	51.2	Both	C	1.2	50
28 Math of Montgomery	17.2	Both	C	1.9	16
29 Oak Point	4.8	Both	C	0.9	3.9
30 Oak Point	7.2	Established	O		7.2
31 Olden Property	1.2	Established	C		1.2
32 Roy Shaker Property	12	Established	C		12
33 Shady	2	Established	O		2
34 Shady Springs I	106.5	Established	O		106.5
35 Shady Springs II	29.4	Planted	O	29.4	
36 Shepherd Oak Farm	14.3	Both	C	3.2	11.2
37 Shepherd's Retreat	96.3	Planted	O	96.3	
38 Woods	5.1	Planted	C	5.1	
Total	1,327.8			322.8	1,005.1

Source: The Maryland National Capital Park & Planning Commission
Montgomery County Planning Department
Elind De Jesus Santaras

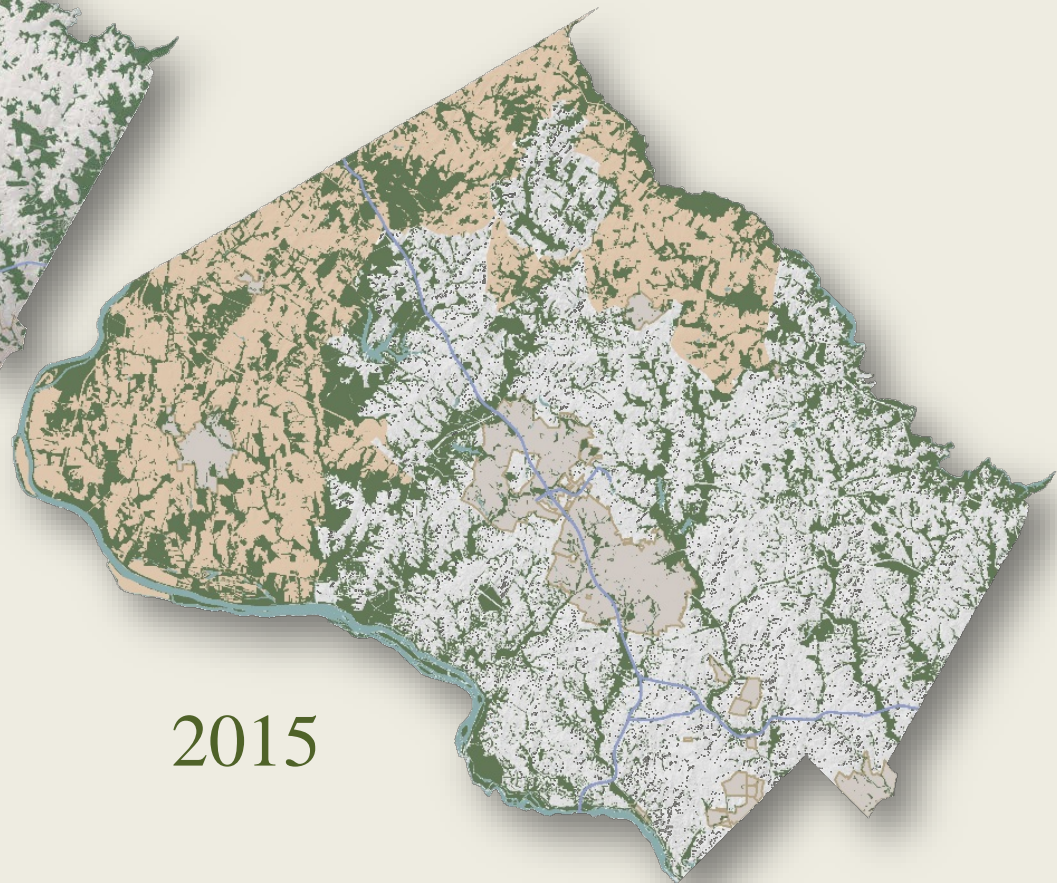
Reddy Branch Stream Valley Park





Forest Trends in Montgomery County

1951



2015

