

#### Useful Web Links

Invasive species identification:  
<http://www.invasive.org/eastern/species/3021.html>

County Forest Conservation Ordinance; listed on the Local Legal Materials page (Large file; requires Adobe Reader):  
[http://www.washco-md.net/county\\_attorney/legal.htm](http://www.washco-md.net/county_attorney/legal.htm)

The Forest Conservation Technical Manual is available from Div. Of State Documents 800-633-9657. List of Exotic or Invasive Plants can be obtained in the Planning and Community Development Department.

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#### Questions can be directed to:

Washington County Department of  
Planning and Community Development  
Washington County Administrative Annex  
80 West Baltimore Street  
Hagerstown, Maryland 21740-6003  
240/313-2430, FAX: 240/313-2431  
TDD Dial 711

#### Office Hours are:

Monday through Friday  
7:30 A.M. to 4:30 P.M.

Washington County  
Department of Planning  
and Community  
Development

#### FCP EASEMENT AREA MANAGEMENT GUIDELINES



#### FOREST RETENTION AREA

Machinery, Dumping, or  
Storage of Any Materials  
Prohibited. Violators are  
Subject to Fines Imposed  
by the Maryland Forest  
Conservation Act of 1991

*Trees For Your  
Future.*

Washington County,  
Maryland



# PLANNING

## FCP Easement Area Management Guidelines

Some new homeowners in Washington County have "forest easement" areas on their lot or property. These protected or newly planted forest areas are recorded at the Courthouse, and were established by the developer to meet requirements of the Washington County Forest Conservation Program ordinance. The Ordinance was required by the State to be implemented in each county. Once the developer's two year maintenance agreement expires, property owners are responsible for protecting and managing these areas.

### Guidelines

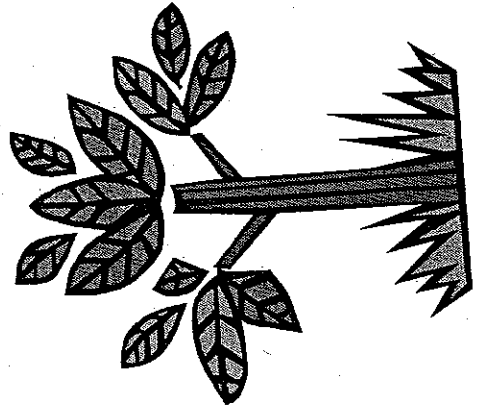
**Tree Removal:** In existing forest areas, selective tree removal may occur. However the easement area cannot be thinned below a forest density of at least 100 trees per acre with at least 50% of those trees having a 2 inch or greater diameter at 4.5 feet above ground. Diseased or hazardous trees or tree limbs may be removed to prevent injury or property damage.

**Noxious Weeds and Exotics:** Noxious weeds as identified by the MD Department of Natural Resources <http://www.mdinvasivesp.org> and exotic or invasive trees and shrubs listed in the Forest Conservation Technical Manual may be removed regardless of the forest density referenced above.

**Permitted Brush Removal:** Provided it is outside a floodplain, stream, or floodplain buffer, brush may be removed from areas within 35 feet of a residence, with the following restrictions:

In areas that exceed the standard forest density, understory plant materials may be removed, provided that:

- A) Their removal does not damage, injure or kill trees having a 6 inch or greater diameter at 4.5 feet above ground;
- B) Their removal does not create erosion or slope stability problems;
- C) The removal does not cause the forest easement areas to fall below the required forest density; and
- D) The forest floor is allowed to continuously regenerate tree and shrub seedlings to create future forest growth, and to support a biological community consistent with typical forest environment and habitats.



### Sapling and Seedling Protection:

In easement areas below the standard forest density (Natural Regeneration areas, or areas subject to natural occurrences such as fire, pest damage, wind storm, etc.) saplings and seedlings may not be cut down, removed or destroyed until the easement area contains sufficient living trees to meet or exceed the forest density.

**Recreation Activities:** Passive activities such as walking trails or picnicing are permitted, as long as there is no forest disturbance or thinning below the required forest density.

**Accessory Encroachments:** Within the easement area, property owners may place accessory structures such as play equipment, dog houses and pens, coops, and sheds up to a maximum of 100 square feet, per one acre of easement area; providing that clearing for construction of the structures will not cause the area to fall below the required forest density.

**Dumping Restrictions:** No dumping of material, including trash, ashes, sawdust or grass clippings shall occur in the easement area. Provided it does not damage adjacent trees, natural materials may be allowed in a properly located, designed, managed and maintained compost pile.