



# CONSERVATION GLOSSARY

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**Baseline Documentation:** A document that establishes the condition of the property at the time an easement is signed. It is used for future monitoring and can be used to measure future development against the terms of the easement. It is a critical document in the case of an easement violation. [source: <https://conservationtools.org/glossary/2>]

**BMP (Best Management Practice):** Best management practices (BMP)s are state or local regulatory or non-regulatory guidelines for proper application of forestry operations including protecting water quality as required by federal statutes, including the Clean Water Act and Water Pollution Control Act. BMPs are primarily designed to prevent soil erosion and water pollution, and to protect certain wildlife habitat values in riparian and wetland areas. [source: DCNR State Forestry Resource Management Plan, Glossary of Terms: <http://www.dcnr.state.pa.us/forestry/sfrmp/glossary.htm>]

**Buffer (Riparian or Vegetative):**

Riparian buffer- The area bordering a river, stream, or other waterway which is biologically important for the healthy functioning of the stream's biology. Riparian vegetation creates shade, bank stability and provides a food source and habitat for organisms living in or along the stream. [source: Greenways Land Trust, Glossary: <http://www.greenwaystrust.ca/glossary/glossary.php>]

**Conservation Easement:** A property agreement between the property owner and easement holder (typically a conservation organization) that outlines agreed upon land uses within a particular property that are in line with the conservation purposes of the agreement. The conservation purposes of the easement define the scope of the easement holder's power and specifies any limits of landowners' property use.

The purpose of conservation easements may be to retain or protect the benefit of the public and economic benefit the natural, scenic or open space values of real property; assuring its availability for agricultural, forest, recreational or open-space use; protecting, conserving or managing the use of natural resources; protecting wildlife; maintaining or enhancing land, air or water quality or preserving the historical, architectural, archaeological or cultural aspects of real property.



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**Current Conditions Documentation:** If an older conservation easement does not have a baseline or if the property is significantly altered by a natural disaster, the land trust must prepare a report to document that property's conservation values as they are today. This report will update any information that has changed and include updated photos of these changes. [source: [https://alliancerally.org/wp-content/uploads/2017/05/Rally2017\\_A08.pdf](https://alliancerally.org/wp-content/uploads/2017/05/Rally2017_A08.pdf)]

**Conservation Values:** A valuation system based on the type and amount of natural resources, biodiversity, open space, historic, or recreational resources present in an area. For example, land may have a high conservation value if it contains habitat for endangered species or if it has open space in a highly developed area. [Source: Glossary of Land Conservation Terms and Techniques, Triangle Land Conservancy: <http://www.tlc-nc.org/landowner/glossary.shtml>]

**Deed of Restrictive Covenants:** A restrictive covenant creates a deed restricted community. It is an agreement that states what a homeowner can or cannot do with their house or land. They are binding legal obligations which sellers write into the deed or contract of the property, and they can have penalties against buyers who fail to follow them. Restrictive covenants can be simple or complex and cover many issues which may include not letting owners make changes to the property or operate trades or businesses on the land. [source: <https://www.quickenloans.com/learn/restrictive-covenants>]

**Development Rights:** The right to develop a property in accordance with local land use regulations. A development right can be extinguished or relinquished through a conservation easement, or transferred to another property through a statutory transfer of development rights program. [Source: West Virginia LandTrust, Frequently Used Terms: <http://www.wvlandtrust.org>]

**Ecosystem Services:** The benefits people obtain from ecosystems. These include provisioning services, the products obtained from an ecosystem (such as food, fresh water, biological raw materials (i.e. timber, fiber, biomass fuel, and ornamental resources), biochemicals and pharmaceuticals); regulating services, the benefits obtained from an ecosystem's control of natural processes (such as maintenance of air quality, climate regulation, water purification, pest mitigation and flood control);



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cultural services, the nonmaterial benefits obtained from ecosystems (such as recreational opportunities and educational and inspirational values); and support services, the natural processes that maintain the other ecosystem services, (such as nutrient and water cycling, habitat and primary production.) [Definition from the World Resources Institute: [http://pdf.wri.org/esr\\_definitions\\_of\\_ecosystem\\_services.pdf](http://pdf.wri.org/esr_definitions_of_ecosystem_services.pdf)]

**Erosion:** The wearing away of land surface by wind or water. Erosion occurs naturally from weather or runoff but is often intensified by peoples practices. [source: <http://www.ks.nrcs.usda.gov>]

**Fee-Simple:** Full and unconditional ownership of land, with the right to use and sell during the owner's lifetime, and then to pass on to one's heirs. [Source: Elizabeth Byers and Karin Marchetti Ponti, *The Conservation Easement Handbook*, Published by the Trust for Public Land and the Land Trust Alliance, 2005.]

**Floodplain:** Land areas adjacent to rivers and streams that are subject to recurring inundation. [source: <http://www.oas.org>]

**Forest Management Plan:** The plan for the practical application of scientific, economic, and social principles to the administration and working of a specific forest area for specified objectives. [source: DCNR State Forestry Resource Management Plan, Glossary of Terms: <http://www.dcnr.state.pa.us/forestry/sfrmp/glossary.htm>]

**Green Infrastructure:** Green infrastructure is strategically planned and managed networks of natural lands, working landscapes and other open spaces that conserve ecosystem values and functions and provide associated benefits to human populations. [source: <http://www.greeninfrastructure.net>]

**Land Trust Standards and Practices:** A set of guidelines developed by the Land Trust Alliance for how to run a land trust responsibly. These guidelines describe how to operate a land trust legally, ethically and in the public interest, with a sound program of land transactions and land stewardship. [source: <https://www.landtrustalliance.org/topics/land-trust-standards-and-practices>]



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**LPPRP (Land, Parks, Preservation, and Recreation Plan):** The LPPRP outlines the County's recreation, parks and open space policies, goals, objectives and priorities, particularly those associated with parklands and recreational facilities.

**Mixed Use Development:** A development that contains at least three different uses, including residential. Mixed uses development integrates the concept that a community is a place for people to live, work, shop and walk. Stores, homes, offices and public transportation are pedestrian oriented. [source: Pennsylvania Land Choices, An Educational Guide, Pennsylvania Department of Natural Resources in partnership with Pennsylvania Land Trust Association]

**MS4 (Municipal Separate Storm Sewer System):** A collection of structures designed to gather stormwater and discharge it into local streams and rivers. [source: <https://extension.psu.edu/what-is-an-ms4>]

**POS (Program Open Space):** Program Open Space Stateside preserves natural areas for public recreation and watershed and wildlife protection across Maryland through the purchase of fee-simple and easement acquisitions. Fee simple purchases are managed by the department as State Parks, Forests, and Wildlife and Fisheries Management Areas. Whereas Program Open Space – Local provides financial and technical assistance to local subdivisions for the planning, acquisition, and/or development of recreation land or open space areas at the County-level. [source: <https://dnr.maryland.gov/land/Pages/ProgramOpenSpace/home.aspx>]

**Riparian:** Pertaining to the area along the banks of a river, stream, or lake.

**Rural Legacy:** The Rural Legacy Program provides the focus and funding necessary to protect large, contiguous tracts of land rich in natural and cultural resources from sprawl development. It also enhances natural resources, farms and forests through cooperative efforts among state and local governments and land trusts. Protection is provided through the acquisition of easements and fee estates from willing landowners and the supporting activities of Rural Legacy Sponsors and local governments. The Program is administered by the Department of Natural Resources (DNR). [source: <https://dnr.maryland.gov/land/Pages/RuralLegacy/Rural-Legacy-Program-Process.aspx>]



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**Soil and Water Conservation Plan:** A comprehensive plan that addresses natural resource management on agricultural lands and utilizes best management practices (BMPs) that control erosion and sediment loss and manage runoff. SCWQPs includes management practices such as crop rotations and structural practices such as sediment basins and grade stabilization structures. [source: [https://mda.maryland.gov/resource\\_conservation/Pages/scwqpi.aspx#:~:text=Description%20A%20Soil%20Conservation%20and%20Water%20Quality%20Plan,control%20erosion%20and%20sediment%20loss%20and%20manage%20runoff.](https://mda.maryland.gov/resource_conservation/Pages/scwqpi.aspx#:~:text=Description%20A%20Soil%20Conservation%20and%20Water%20Quality%20Plan,control%20erosion%20and%20sediment%20loss%20and%20manage%20runoff.)]

**TMDL (total maximum daily load):** The calculation of the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards for that particular pollutant. A TMDL determines a pollutant reduction target and allocates load reductions necessary to the source(s) of the pollutant. [source: <https://www.epa.gov/tmdl/overview-total-maximum-daily-loads-tmdls>]

**Vernal pool:** Temporary pools of water, often which form in the spring. Because they are often devoid of fish, they allow the safe development of amphibian and insect larvae. Also known as ephemeral pools.

**WIP (Watershed Implementation Plan):** The roadmap used for how waterway jurisdictions, in partnership with federal and local governments, will achieve their TMDL allocations. [source: <https://www.epa.gov/chesapeake-bay-tmdl/chesapeake-bay-watershed-implementation-plans-wips>]

**WAP (Woodland Assessment Program):** A Maryland property tax incentive agreement between the landowner and the county they reside in. Any owner of five or more contiguous acres can have a forest stewardship plan prepared by a registered Maryland forester. The landowner may then submit this plan to the county assessor in order to have the land taxed at a lower rate. Agreements are not legally binding, can last for three years, and can be renewed. There is no fee to enter this program, although there may be a fee to create the stewardship plan. Generally, inspections occur every three years, and fees for this can vary. [source: [https://www.forestsforthebay.org/conservation\\_programs.cfm?sid=MD](https://www.forestsforthebay.org/conservation_programs.cfm?sid=MD)]