



Washington County Soil Conservation District

Member of NACD

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TO: Engineers & Consultants

FROM: Elmer D. Weibley *EDW*
District Manager

DATE: March 27, 2002

SUBJECT: Sediment and Erosion Control -
(New Soil Survey (CD-ROM) & Sensitive Area Criteria)

I have enclosed the new Soil Survey for Washington County, Maryland on CD-ROM. (Please disregard the above if your firm has received a copy previously). This version gives you the ability to view and print maps for site evaluation. For other uses of this product, you will need to download from the following:

http://www.ftw.nrcs.usda.gov/ssur_data.html

(Please keep in mind you will need to register as a new user in order to download Ssurgo data).

We will also have the soil survey books available toward mid summer. Please call if you are interested in receiving a copy.

In addition, I have enclosed the sensitive area review criteria based on the release of the new Soil Survey. Upon receipt of this letter, begin use of this criteria and the new survey for all projects.

The Washington County Soil Conservation District has been given the responsibility of reviewing development activities for compliance with the Sensitive Area Element of the County's Subdivision and Zoning Ordinance as well as the County's Comprehensive Plan. Specifically, we are to determine if a perennial or intermittent stream exists on a particular property. If the soil survey map shows a perennial or intermittent stream, then a stream buffer is required.

As referenced above, this criteria should be used to evaluate your site. You will need to continue to provide the following for review:

1. A copy of the soil survey sheet with the property lines clearly delineated.
2. In determining if a buffer is required, you will need to provide documentation to our office regarding drainage area and evidence of flow for all intermittent streams shown on the soils map. If it is determined a buffer is required, then the buffer areas, width of the buffer, slope to the watercourse, etc. for perennial and intermittent streams shall be shown on the plan. The buffer shall be measured from and perpendicular to the top of the stream bank. The width of the buffer is based on the average slope perpendicular to the water course. Also, as required by the County's Subdivision Ordinance, the buffer shall be expanded to include any floodplain, non-tidal wetland and steep slope areas. In addition, the "Sensitive Area Notice" (copy enclosed) will need to be included on the plat, preliminary consultation, etc. for any buffered areas shown.
3. If the drainage area above the project area is used to determine whether or not a buffer is required, then a topography map with the drainage area delineated must be provided.

If you have any questions, please refer to the above documents or if we can provide any further information, please do hesitate to contact us at 301-797-6821, Ext. 3.

EDW/ddp

Enclosures

**SENSITIVE AREA STREAM BUFFER CRITERIA FOR
WASHINGTON COUNTY, MARYLAND - FEBRUARY 2002**

CRITERIA BASED ON SOIL LANDSCAPE AND PARENT MATERIAL RELATIONSHIPS

A. Upland soils with limestone parent materials as identified in the "Soil Series and Detailed Soil Map Units" section of the Washington County Soil Survey, issued in 2002, will have the following criteria:

1. If there is a three dot intermittent stream identified in these soils, there is no well defined channel, and the drainage area associated with then is less than 100 acres, then a stream buffer is not required assuming criteria 2, 3 and 4 are not met.
2. If there is a three dot intermittent stream identified on the soil map, and a well defined channel exists in the field with evidence of persistent flow and the drainage area is greater than 40 acres, then a stream buffer is required.
3. If the three dot intermittent stream is draining a spring head, then a stream buffer is required regardless of the drainage area.
4. If upon field verification there are sinkholes directly associated with a three dot intermittent stream as identified on the soil map, this stream will require a buffer regardless of the drainage area.

The following soils are included in this group:

**Downsville, Dryrun, Duffield, Hagerstown, Murrill, Nollville, Opequon,
Pectonville, Ryder, Swanpond, Walkersville, Wurno**

B. Other soils in limestone regions in upland swales will have the following criteria:

1. If the drainage area of the three dot intermittent stream is less than 40 acres, then no stream buffer is required assuming criteria 2, 3 and 4 are not met.
2. If the three dot intermittent stream is draining a spring head, then a stream buffer is required.

**SENSITIVE AREA STREAM BUFFER CRITERIA FOR
WASHINGTON COUNTY, MARYLAND - FEBRUARY 2002 (CONT.)**

3. If there is a three dot intermittent stream identified with a well defined channel and evidence of flow, then a **stream buffer is required.**
4. If there is evidence of sinkholes on site, then all three dot intermittent streams will **require a buffer** regardless of the drainage area.

The following soils are included in this group:

Funkstown

- C. In other non-limestone upland areas of the County, with soils having parent materials from metamorphic rocks, shale, sandstone, old colluvium, and old stream terrace alluvium as identified in the "Soil Series and Detailed Soil Map Units" section of the Washington County Soil Survey, issued in 2002, stream buffers are used according to the following criteria:
 1. If the drainage area associated with the three dot intermittent stream is greater than 40 acres, then a **stream buffer is required.**
 2. If the three dot intermittent stream is draining a spring head, then a **stream buffer is required.**
 3. If there is a three dot intermittent stream identified with a well defined channel and evidence of flow, then a **stream buffer is required.**

The following soils are included in this group:

Airmont, Andover, Bagtown, Berks, Braddock, Brinkerton, Buchanan, Calvin, Catoctin, Clearbrook, Dekalb, Hazel, Hazleton, Highfield, Klinesville, Lantz, Monongahela, Mt. Zion, Myersville, Ravenrock, Rohrersville, Sideling, Talladega, Thurmont, Trego, Tyler, Weikert, Weverton

**SENSITIVE AREA STREAM BUFFER CRITERIA FOR
WASHINGTON COUNTY, MARYLAND - FEBRUARY 2002 (CONT.)**

- D. Soils mapped occupying Flood Plains as identified in the "Soil Series and Detailed Soil Map Units" section of the Washington County Soil Survey, issued in 2002, a **stream buffer is required** regardless of the drainage area.

The following soils are included in this group:

**Atkins, Basher, Bigpool, Codorus, Combs, Deposit, Fairplay, Foxville,
Hatboro, Lappans, Lindside, Melvin, Philo, Pope**

- E. The need for stream buffers in disturbed soils influenced by human activities need to be directed to the Soil Conservation District staff for an evaluation of impact.

The following soils are included in this group:

Quarries, Udorthents, Urban Land

409. STREAM BUFFERS⁴⁸

Where a subdivision contains any portion of a perennial or intermittent stream as defined in Section 202.55, a buffer shall be established and shown on the subdivision plat. The width of the buffer shall be determined by the Planning Commission and based upon a recommendation by the Soil Conservation District. The Soil Conservation District shall base its recommendations on Practice Standard # 393 - Filter Strips, as described in the District's technical manual titled *The Natural Resource Conservation Service Maryland Technical Guide* or any subsequent revisions or substitutions. The stream buffer guidelines are also listed below.

The buffer shall be measured from and perpendicular to the top of the stream bank. The buffer shall be expanded to include any floodplain determined according to the Floodplain Management Ordinance, any non-tidal wetland areas identified on the Maryland Department of Natural Resources Non-Tidal Wetland's Guidance Maps and field verified and/or any area of steep slope as defined in this Ordinance.

Within the stream buffer vegetative ground cover shall be maintained at all times. The Soil Conservation District may recommend planting species and methods when no ground cover exists in the buffer or additional planting to improve existing ground cover. Sediment and erosion control plans and permits are required for any soil disturbance activities that exceed 5,000 square feet. No permanent structures or construction shall be permitted within the stream buffer except those designed to improve water quality in the stream or structures such as fences designed to limit access to the stream. No septic system shall be constructed within the buffer nor shall any septic reserve area be established within the buffer.

In cases where adherence to the stream buffer requirements causes undue hardship by excessively limited buildable lot area, the Planning Commission may vary the buffer width to provide relief. The Commission shall seek and consider the technical knowledge of the Soil Conservation District and balance the protection of water quality with equitable use of the land.

⁴⁸ Section 409 added 11/5/96 (Case No. SO-96-01)

STREAM BUFFER GUIDELINES

<u>Slope (%)</u>	<u>Buffer Width (on each side of the stream)</u>
0 - 6	24 feet
7	28 feet
8	32 feet
9	36 feet
10	40 feet
11	44 feet
12	48 feet
13	52 feet
14	56 feet
15	60 feet
16	64 feet
17	68 feet
18	72 feet
19	76 feet
20	80 feet
21	84 feet
22	88 feet
23	92 feet
24	96 feet
25	100 feet
26	104 feet
27	108 feet
28	112 feet
29	116 feet
30	120 feet
31	124 feet
32	128 feet
33	132 feet
34	136 feet
35	140 feet

410. STEEP SLOPE⁴⁹

Septic reserve areas as required by county and state health regulations shall not be located in areas of steep slope as defined in Section 202.54. The Planning Commission may require the use of appropriate best management practices upon the recommendation of the Soil Conservation District where development is proposed on areas of steep slope.

411. SPECIAL PLANNING AREAS⁵⁰

1. Upper Beaver Creek Basin

⁴⁹ Section 410 added 11/5/96 (Case No. SO-96-01)

⁵⁰ Section 411 added 11/5/96 (Case No. SO-96-01)