

SENSITIVE AREAS

Sensitive areas in the town limits of Williamsport are somewhat limited. The areas that would cause the most concern are limited to the areas related to and along the Potomac River and its tributary creeks. Steeper slopes border the Potomac Flood, Conococheague Creek, and three (3) unnamed smaller creeks to the east of Town. Steep slopes do not present serious obstacles to development unless they exceed twenty-five (25%) percent or so; even in this case problems occur largely when soils are unstable. Construction on slopes as steep as thirty-five (35%) percent are even more feasible with careful engineering design. For the most part the land in Williamsport is fairly level and presents no inherent obstacles to development of any kind. However, the available land for construction is very limited. Land along the Conococheague Creek should be preserved as a buffer area. The Old Railroad Spur that served the power plant in the area between it and the creek should be kept open as part of this buffer.

The area along the Conococheague Creek from the viaducts in a direction which would be along the old Conomac Park can be considered as a sensitive area and possibly flood prone and not necessarily developable.

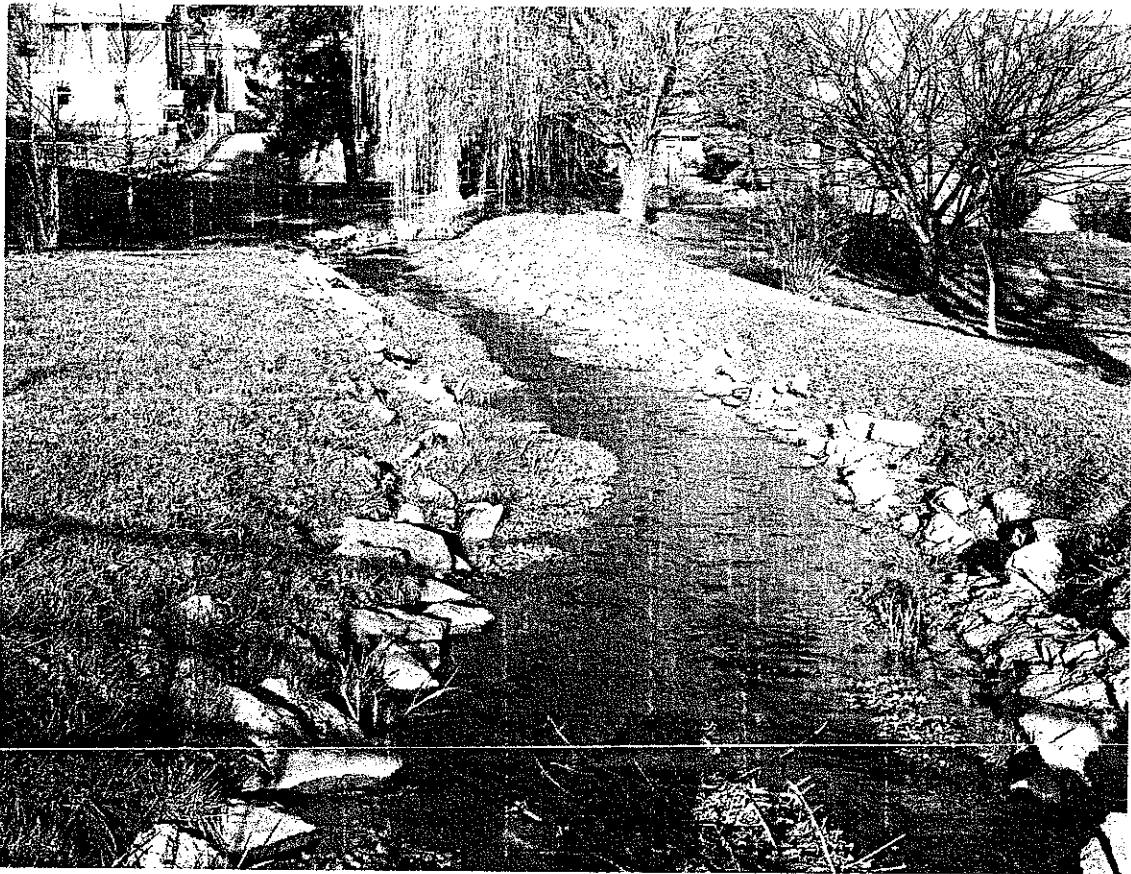
The Potomac River floodplain is a major obstacle to development in a broad swath along the river. However, most of this land is occupied by the Chesapeake and Ohio National Historic Park, the power plant, and the Williamsport Riverfront Park, and would not be available for development in all probability. There is a dam located on the premises of the power plant which in the event of a disaster of some sort could cause flooding and an adverse impact upon the environment and water system. Outside of the Town to the west, the abandoned and closed tannery is at least partially in the floodplain. The Town has no control of the areas outside of its corporate limits but we presume that the County will discourage additional development especially of residences in this geographical area.

Flood plains along the Conococheague and small streams, plus buffers of about 100 feet from the streams should be reserved to protect development from the risk of flood damage to improve water quality by filtering runoff from adjacent land into the streams.

Habitats of Valuable, Rare, and Endangered Plant and Animal Species

The County maps of plant and animal species indicate that there are no rare or endangered species in the Town of Williamsport.

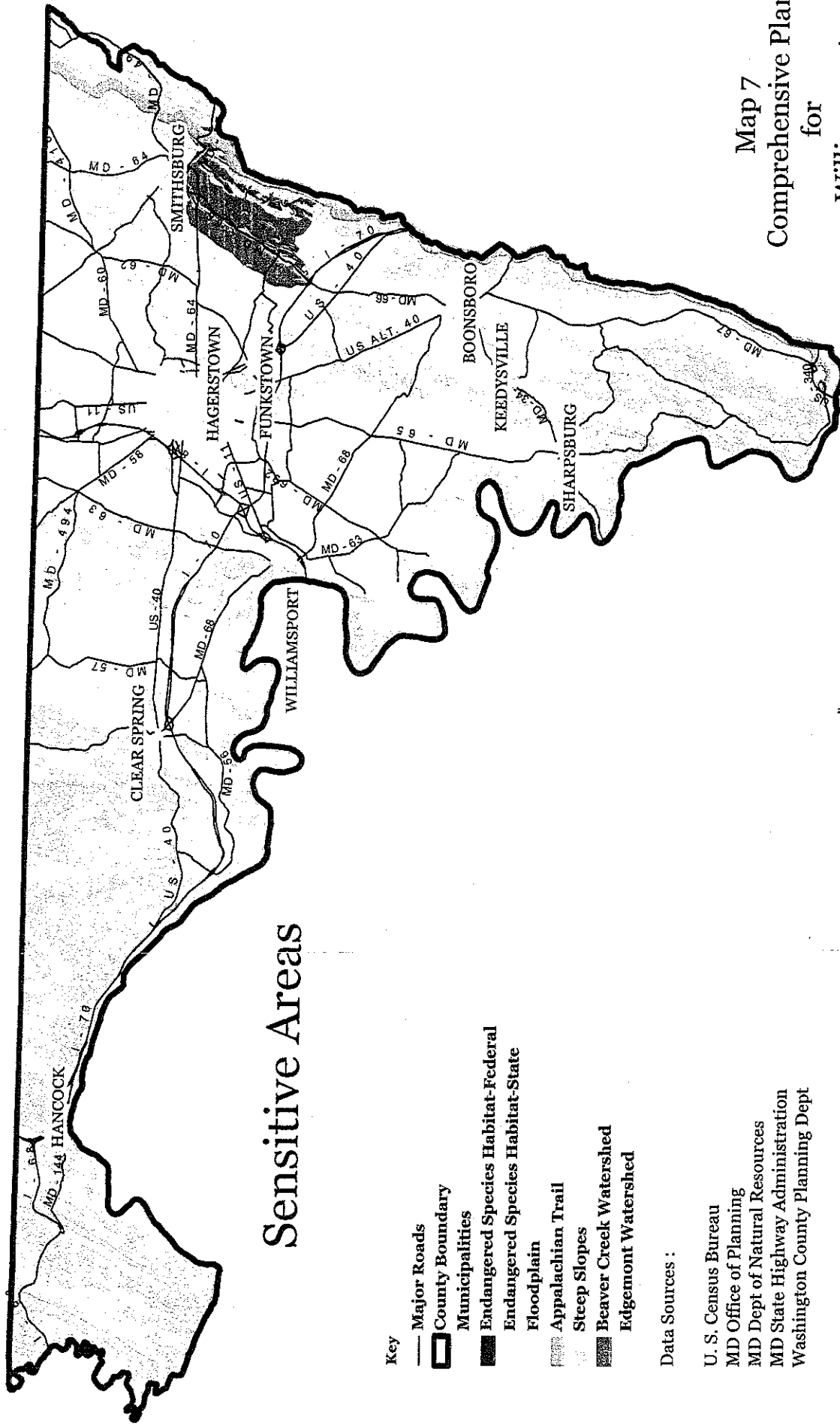
In conclusion, there are no areas of state concern of a real sensitive nature in Williamsport other than the normal runoff into streams which eventually go into the Potomac and Chesapeake Bay.³



Byron Memorial Park

³ **Note** - This comment is considered again under Chapter 12 Environment contained hereafter

Note: The following Maps are intended to graphically clarify and demonstrate the information set forth in the preceding text in this Chapter.



Sensitive Areas

- Key**
- Major Roads
 - ▭ County Boundary
 - ▭ Municipalities
 - ▨ Endangered Species Habitat-Federal
 - ▨ Endangered Species Habitat-State
 - ▨ Floodplain
 - ▨ Appalachian Trail
 - ▨ Steep Slopes
 - ▨ Beaver Creek Watershed
 - ▨ Edgemont Watershed

Data Sources :

- U. S. Census Bureau
- MD Office of Planning
- MD Dept of Natural Resources
- MD State Highway Administration
- Washington County Planning Dept

Note : This map is prepared for the sole purpose of illustrating the Comprehensive Plan. It should not be used for other purposes. Information shown on this map was compiled from various original sources as listed and is subject to change as source data changes.

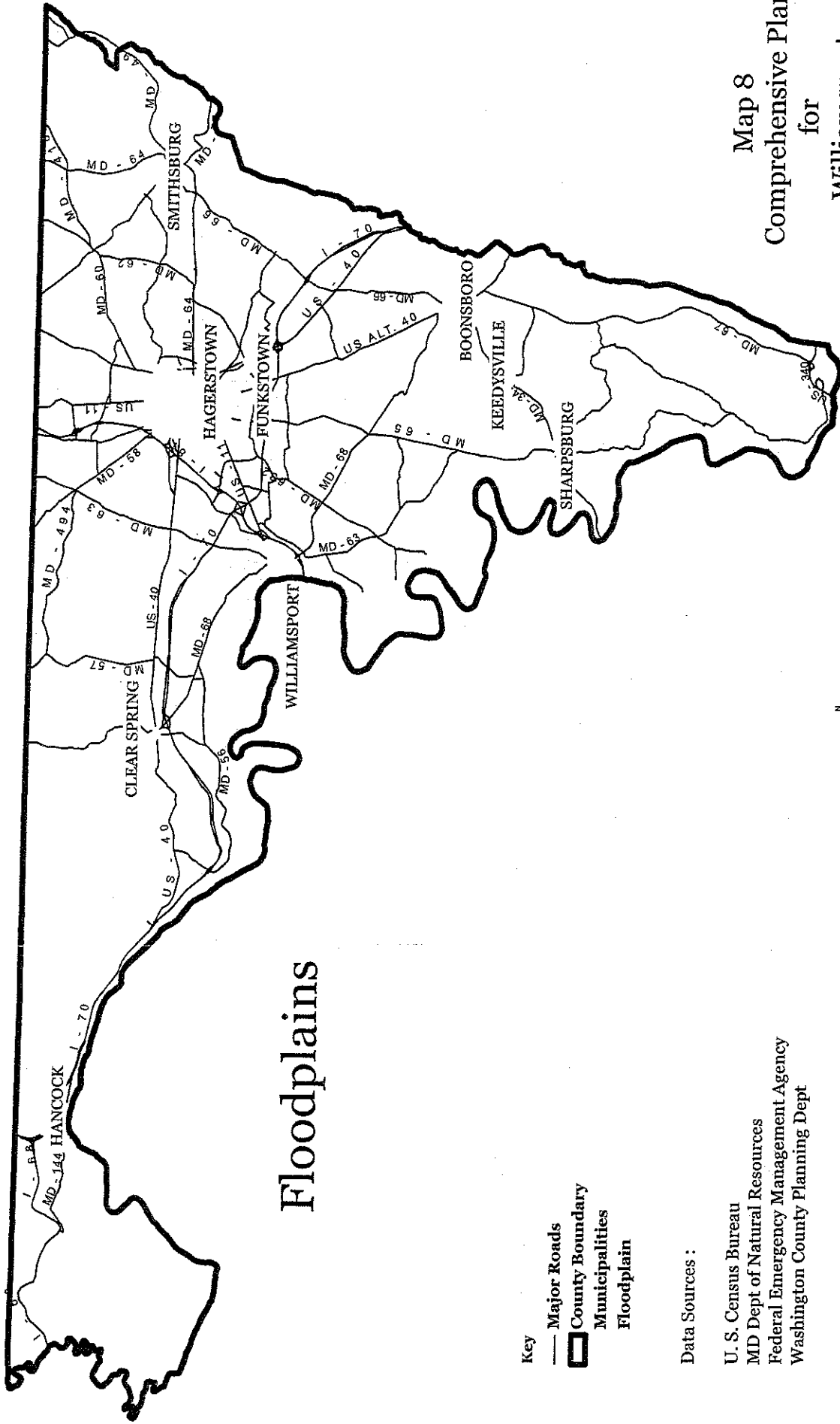
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Map 7 Comprehensive Plan for Williamsport, Maryland 2010

Prepared by the
Washington County
Planning Department
Geographic Information System



6-25-2010



Floodplains

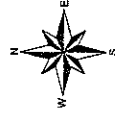
- Key**
- Major Roads
 - ▭ County Boundary
 - ▭ Municipalities
 - ▭ Floodplain

Data Sources :

- U. S. Census Bureau
- MD Dept of Natural Resources
- Federal Emergency Management Agency
- Washington County Planning Dept

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6-25-2010

Map 8 Comprehensive Plan for Williamsport, Maryland 2010

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