

---

## Appendix B

## Soil Associations

Eight soil associations are found throughout Cumberland County. The soil associations are characterized as follows:

- ***Athol/Neshaminy***: This soil association is gently sloping and well drained. Typically used for cultivated crops or pasture, this soil association will support most non-farm uses as well.
- ***Berks/Weikert/Bedington***: This soil association is well drained, but ranges from gently sloping to very steep. Often found on the sides of hills and valleys, this soil is suitable for cultivated crops, pasture, and woodland, as well as home sites and industrial sites. Major limitations of this association include slope, shallow bedrock, and low water capacity.
- ***Hagerstown/Duffield***: This association is found on the floors of valleys. Slopes range from nearly level to moderately steep and it is well drained. Used primarily for cropland, pasture, and woodland, this association is also used for towns and industrial sites. Major limitations include slope, erosion, groundwater contamination, and sinkholes.
- ***Hazleton/Clymer***: This soil association found mainly on ridge tops and on side slopes of mountains, is nearly level to very steep and well drained. This soil association is used almost exclusively for woodland, although it will support pasture and home sites in some locations. Major limitations include slope and stones on the surface.
- ***Hazleton/Laidig/Buchanan***: This association ranges from nearly level to very steep and is found on side slopes of mountains and ridges. Too steep and stony for use as farmland, this association is mostly used for woodland or possibly pasture. Major limitations include stones on the surface, slope, and high water table.
- ***Highfield/Glenville***: This association is usually found on the tops and sides of mountains and ridges, with slopes ranging from nearly level to very steep. Common uses for this association are cropland, pasture, woodland, and orchard, as well as some home sites. Major limitations for this association are slope, seasonal high water table, stones on the surface, and moderate water capacity.
- ***Monongahela/Atkins/Middlebury***: Found along stream and river terraces and in the floodplain, this soil association is nearly level to gently sloping and moderately well drained to poorly drained. Pasture and woodland are the usual uses for this association; however it will support home sites and croplands. Major limitations include flooding and seasonal high water table.
- ***Murrl/Laidig/Buchanan***: This association, found at the base of mountain slopes and on rolling upland areas, consists of nearly level to moderately sloping soils that are well drained to somewhat poorly drained. Cropland, pasture, and woodland are the major uses, however, this association can also be used for home sites, industrial sites, orchards, or as a source for gravel and sand. Major limitations include slope, stones on the surface, seasonal high water table, and slow permeability.

Landowner: \_\_\_\_\_

Municipality: \_\_\_\_\_

Date of Ranking: \_\_\_\_\_

**Cumberland County Agricultural Conservation Easement Program  
Farmland Ranking System  
Score Sheet**

**Land Evaluation and Site Assessment System**

	<u>Points</u>	<u>Weighted Value</u>
Land Evaluation	100	50%
Site Assessment		
Development Potential	100	10%
Farmland Potential	100	20 %
Clustering Potential	100	20 %

**Scoring Summary**

Land Evaluation \_\_\_\_\_ (0.50) = \_\_\_\_\_

Site Assessment \_\_\_\_\_

    Development Potential \_\_\_\_\_ (0.10) = \_\_\_\_\_

    Farmland Potential \_\_\_\_\_ (0.20) = \_\_\_\_\_

    Cluster Potential \_\_\_\_\_ (0.20) = \_\_\_\_\_

**Final Weighted Score = \_\_\_\_\_**

## **SITE ASSESSMENT (Maximum 300 Points)**

### Development Potential (Maximum 100 Points)

D1. Extent of non-agricultural land use within one mile of tract

40 Points X \_\_\_\_\_ = \_\_\_\_\_ (Max 40 Points)  
(% non-agriculture land use in surrounding area)  
*Percent to be rounded to a multiple of 5*

D2. Road Frontage - Linear Measure

More than one mile	40 Points
1/2 mile – 1 mile	25 Points
Less than 1/2 mile	5 Points

D3. Availability of Public Sewer

Tract has sewer service adjacent	10 Points
Tract has sewer service within one mile	5 Points

D4. Availability of Public Water

Tract has public water service adjacent	10 Points
Tract has public water service within one mile	5 Points

**Total Points Development Potential** \_\_\_\_\_ (Max 100 Points)

### Farmland Potential (Maximum 100 Points)

F1. Size of Farm

151 acres or more	30 Points
126-150 acres	25 Points
101-125 acres	20 Points
76-100 acres	15 Points
50-75 acres	10 Points

F2. Percent of Tract Used for Cropland, Pasture or Grazing

20 Points X \_\_\_\_\_ = \_\_\_\_\_ (Max 20 Points)  
(% of tract used for crops, pasture or grazing)  
*Percent to be rounded to a multiple of 5*

F3. Tenure of Ownership

Family farm w/ two or more generations operating farm	20 Points
Full time, solo operator	15 Points
Part-time operator	10 Points
Owner, non-operator	5 Points

F4. Conservation Practices/Stewardship of Land

NRCS conservation plan fully implemented	20 Points
NRCS conservation plan implemented on at least 50% of the farm	10 Points

F5. Historic, Scenic and Environmental Qualities (*Maximum 10 Points*)

Tract is adjacent to land preserved via the National Park Service, State Game Commission, State Forest, State Park, State Fish & Boat Commission, a local government unit or other land conservation organization. 10 Points

Tract contains environmentally sensitive features including but not limited to streams, wetlands, floodplains, steep slopes, PDNI sites, etc. 10 Points

Farm is listed on the National Register of Historic Places 10 Points

**Total Points Farmland Potential** \_\_\_\_\_ **(Max 100 Points)**

Cluster Potential (Maximum 100 points)

C1. Proximity to a farm with a perpetual agricultural conservation easement recorded in the Cumberland County Recorder of Deeds Office.

Adjacent	40 Points
Within one mile	30 Points
Within two miles	20 Points

C2. Consistent with the planning and development map and the Cumberland County Comprehensive Plan.

Zone 1	30 Points
Zone 2	20 Points
Zone 3	10 Points
Planned Growth Area	0 Points

C3. Percent of land bordering tract is enrolled in an official Agricultural Security Area.

30 Points X \_\_\_\_\_ = \_\_\_\_\_ (Max 30 Points)  
(% of land bordering tract in ASA)  
*Percent to be rounded to a multiple of 5*

**Total Points Cluster Potential** \_\_\_\_\_ **(Max 100 Points)**