



**The Comprehensive Plan
Map Book
for the
Lower Lycoming Creek
Planning Area**

**Hepburn Township, Lewis Township, Loyalsock Township,
Lycoming Township, Old Lycoming Township**

Lycoming County, PA

***ADOPTED
as of 12/06/2005***

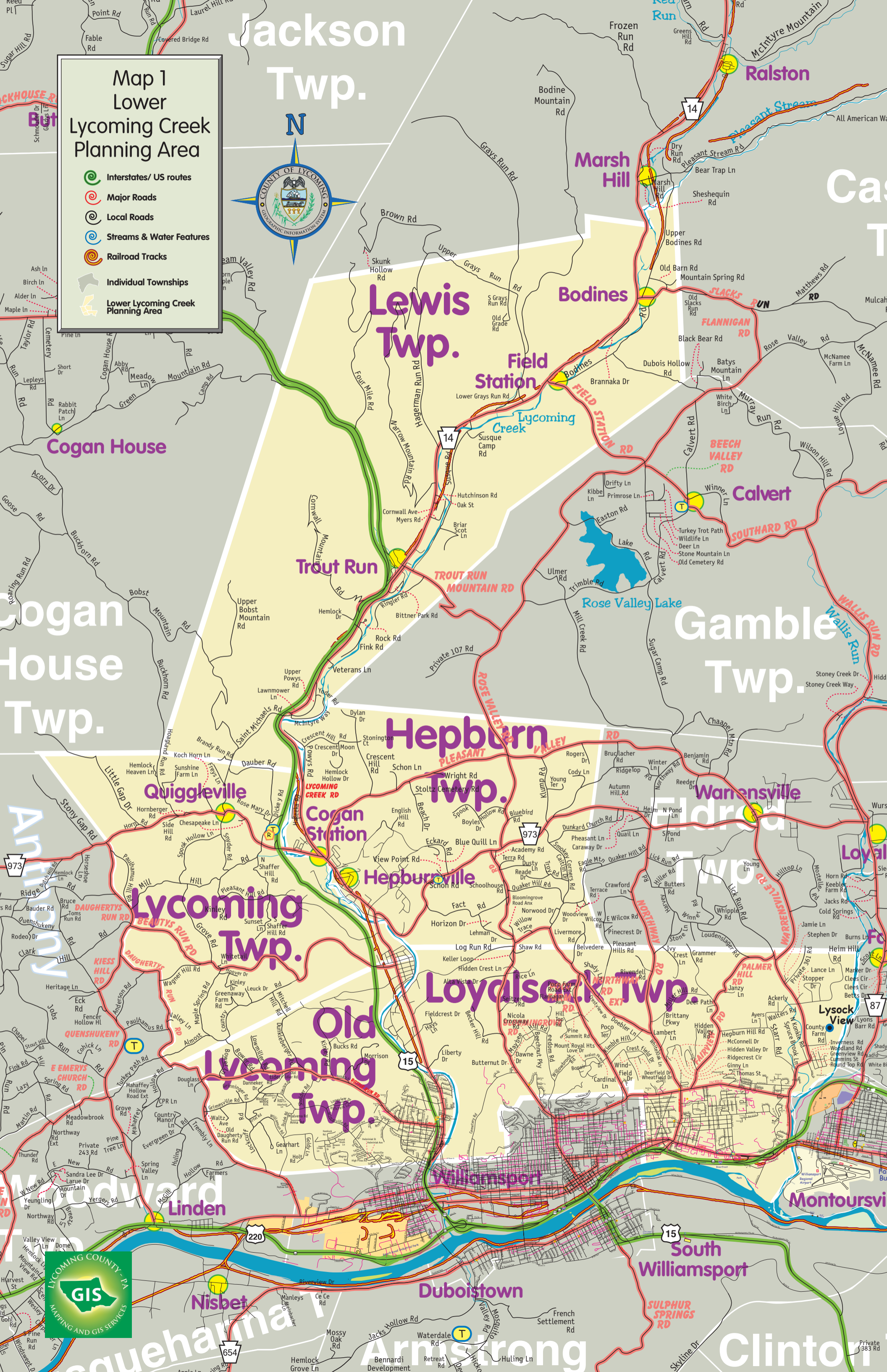
LOWER LYCOMING CREEK PLANNING AREA COMPREHENSIVE PLAN MAP BOOK INDEX

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Jackson Twp.

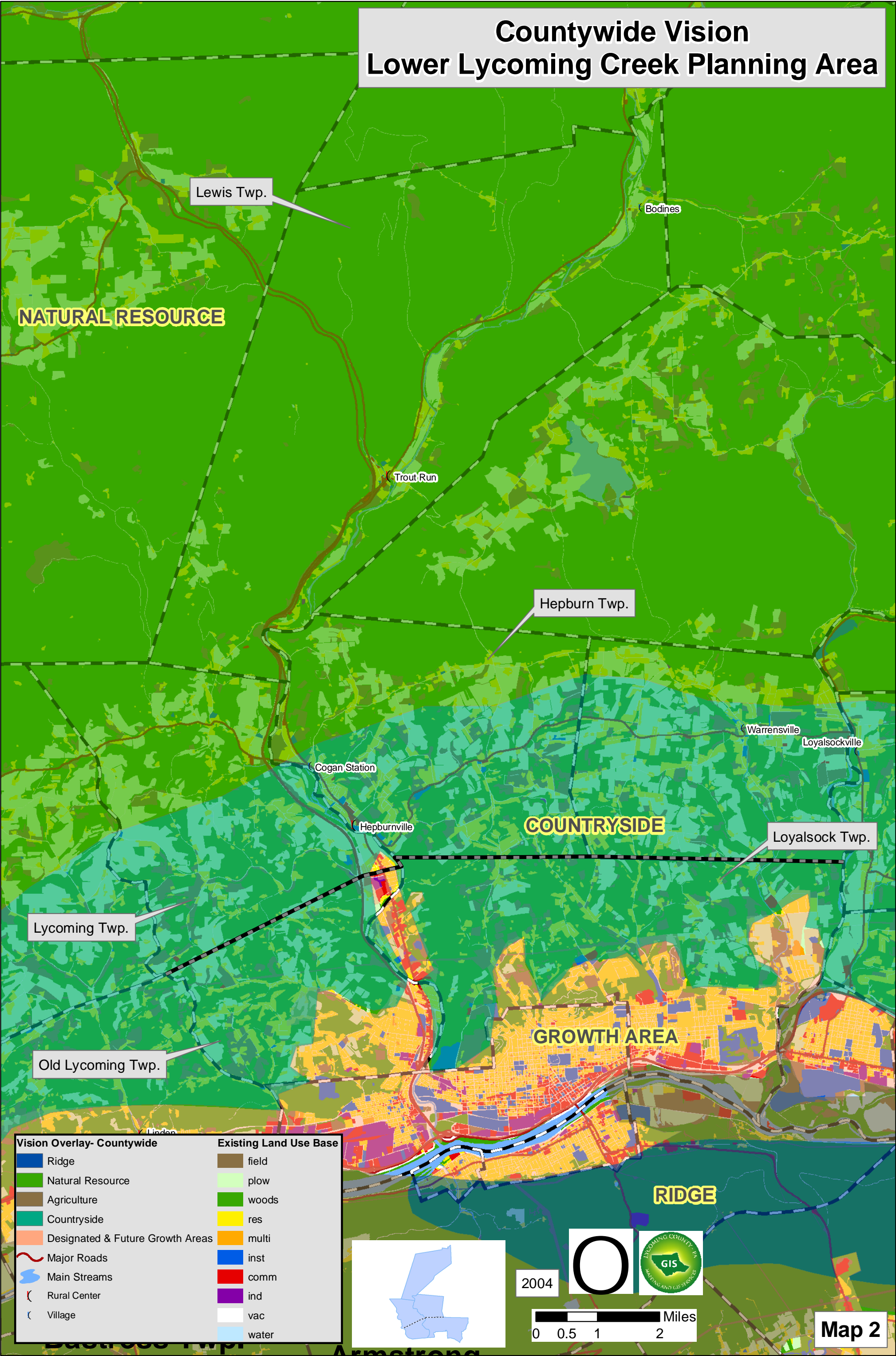
Map 1
Lower Lycoming Creek Planning Area

- Interstates/ US routes
- Major Roads
- Local Roads
- Streams & Water Features
- Railroad Tracks
- Individual Townships
- Lower Lycoming Creek Planning Area



Lycoming County PA
Mapping and GIS Services

Countywide Vision Lower Lycoming Creek Planning Area



Lewis Twp.

Bodines

NATURAL RESOURCE

Trout Run

Hepburn Twp.

Cogan Station

Warrensville

Loyalsockville

COUNTRYSIDE

Loyalsock Twp.

Hepburnville

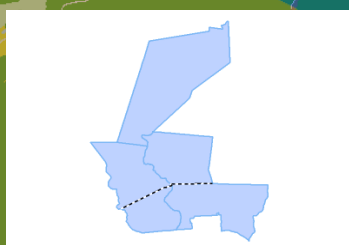
GROWTH AREA

Lycoming Twp.

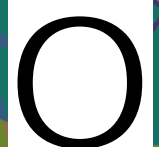
Old Lycoming Twp.

Vision Overlay- Countywide		Existing Land Use Base	
	Ridge		field
	Natural Resource		plow
	Agriculture		woods
	Countryside		res
	Designated & Future Growth Areas		multi
	Major Roads		inst
	Main Streams		comm
	Rural Center		ind
	Village		vac
			water

RIDGE

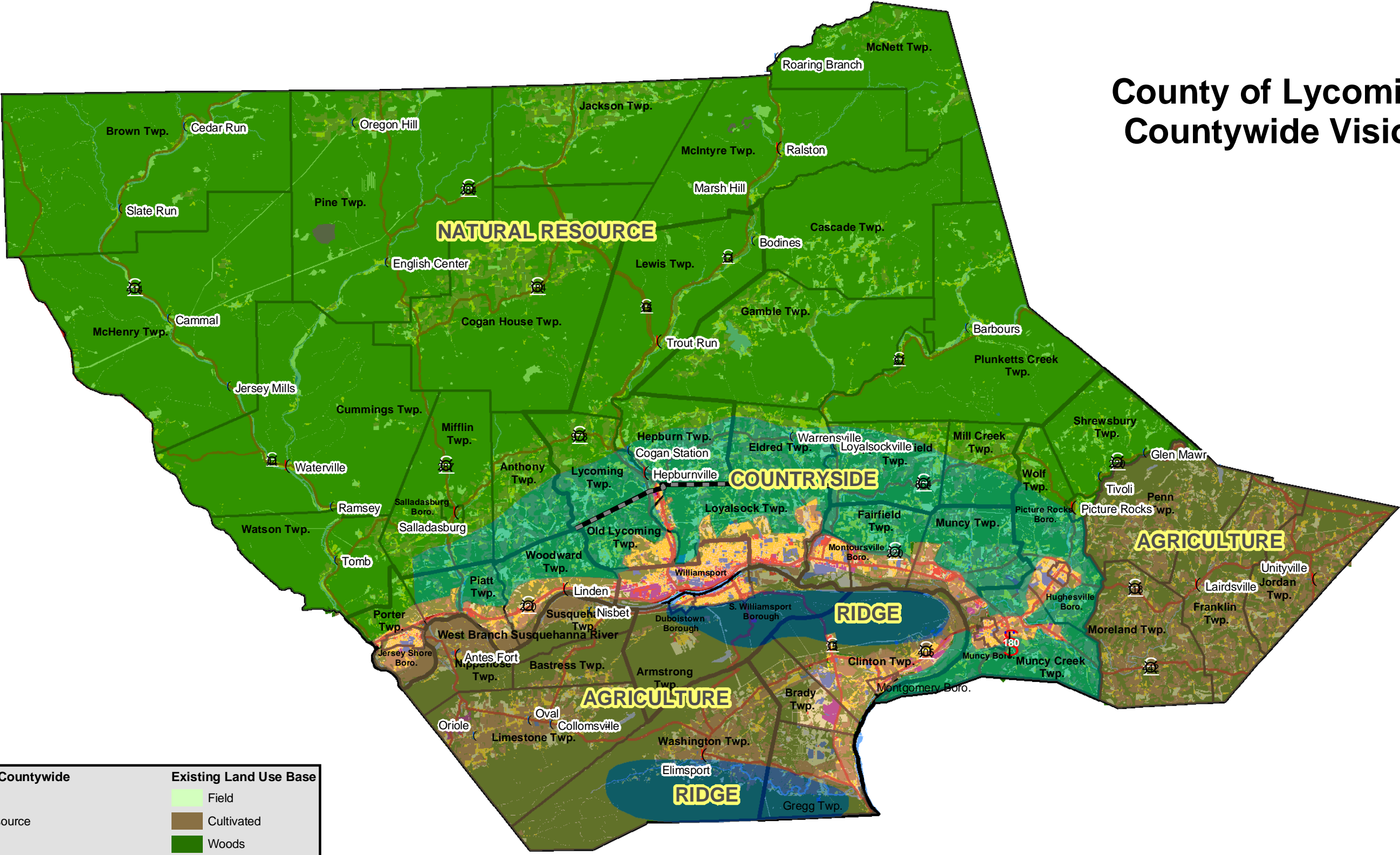


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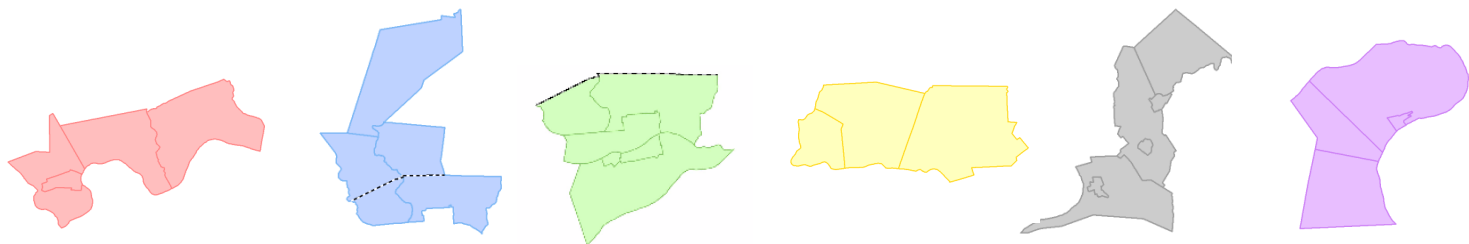


Map 2

County of Lycoming Countywide Vision

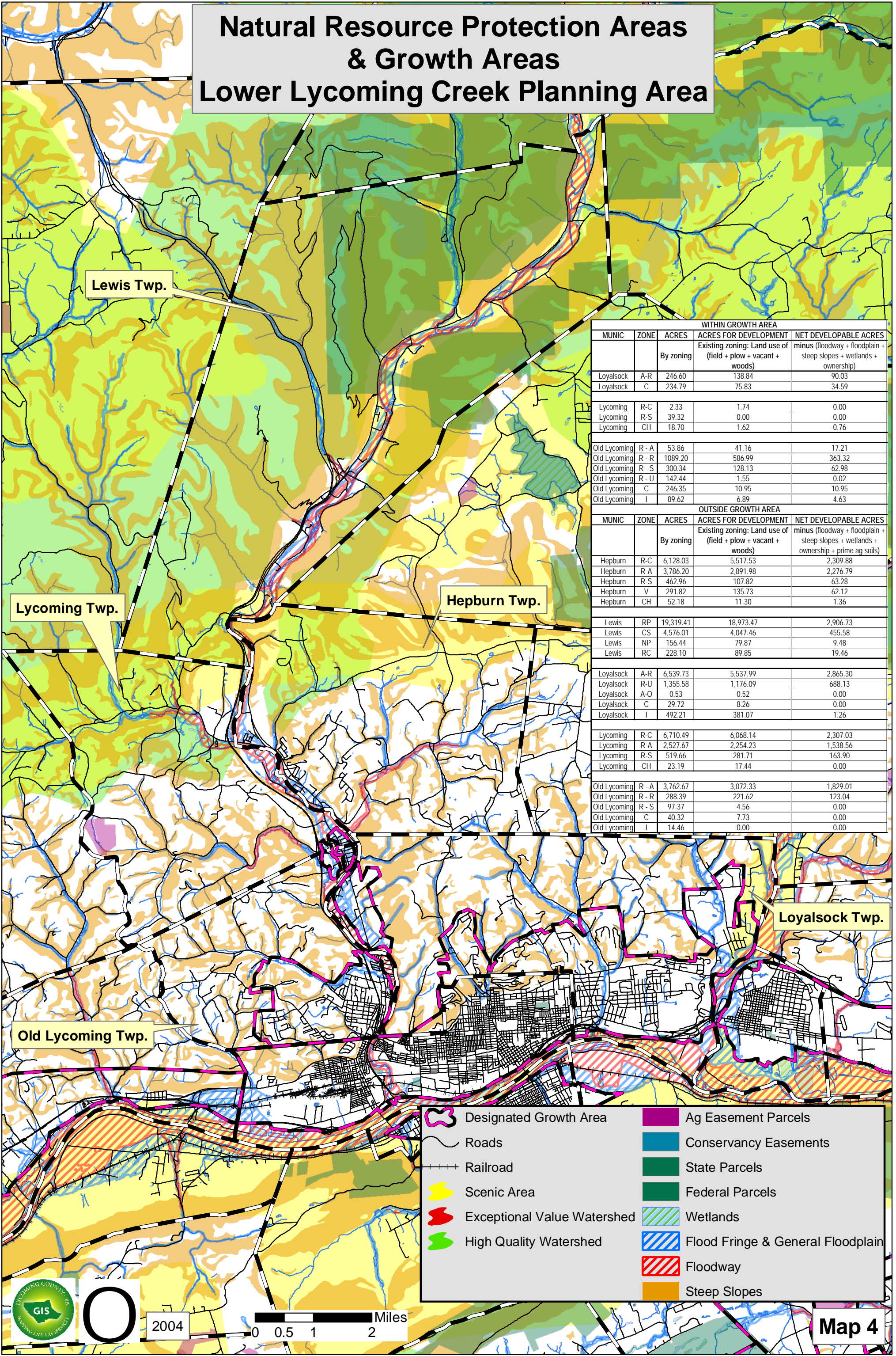


Vision Overlay- Countywide		Existing Land Use Base	
	Ridge		Field
	Natural Resource		Cultivated
	Agriculture		Woods
	Countryside		Residential
	Designated & Future Growth Areas		Multi-family
	Planning Area Boundary		Institutional
	Northern Boundary for GWA Planning Area		Commercial
	Major Roads		Industrial
	Main Streams		Vacant
	Rural Center		Water
	Village		



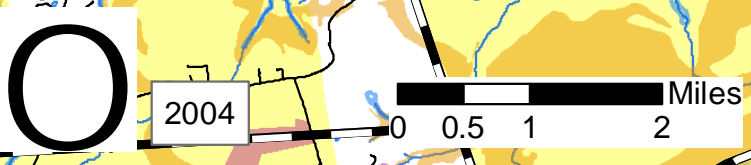
* Map includes Gregg Township, Union County

Natural Resource Protection Areas & Growth Areas Lower Lycoming Creek Planning Area




WITHIN GROWTH AREA				
MUNIC	ZONE	ACRES	ACRES FOR DEVELOPMENT	NET DEVELOPABLE ACRES
		By zoning	Existing zoning: Land use of (field + plow + vacant + woods)	minus (floodway + floodplain + steep slopes + wetlands + ownership)
Loyalsock	A-R	246.60	138.84	90.03
Loyalsock	C	234.79	75.83	34.59
Lycoming	R-C	2.33	1.74	0.00
Lycoming	R-S	39.32	0.00	0.00
Lycoming	CH	18.70	1.62	0.76
Old Lycoming	R - A	53.86	41.16	17.21
Old Lycoming	R - R	1089.20	586.99	363.32
Old Lycoming	R - S	300.34	128.13	62.98
Old Lycoming	R - U	142.44	1.55	0.02
Old Lycoming	C	246.35	10.95	10.95
Old Lycoming	I	89.62	6.89	4.63
OUTSIDE GROWTH AREA				
MUNIC	ZONE	ACRES	ACRES FOR DEVELOPMENT	NET DEVELOPABLE ACRES
		By zoning	Existing zoning: Land use of (field + plow + vacant + woods)	minus (floodway + floodplain + steep slopes + wetlands + ownership + prime ag soils)
Hepburn	R-C	6,128.03	5,517.53	2,309.88
Hepburn	R-A	3,786.20	2,891.98	2,276.79
Hepburn	R-S	462.96	107.82	63.28
Hepburn	V	291.82	135.73	62.12
Hepburn	CH	52.18	11.30	1.36
Lewis	RP	19,319.41	18,973.47	2,906.73
Lewis	CS	4,576.01	4,047.46	455.58
Lewis	NP	156.44	79.87	9.48
Lewis	RC	228.10	89.85	19.46
Loyalsock	A-R	6,539.73	5,537.99	2,865.30
Loyalsock	R-U	1,355.58	1,176.09	688.13
Loyalsock	A-O	0.53	0.52	0.00
Loyalsock	C	29.72	8.26	0.00
Loyalsock	I	492.21	381.07	1.26
Lycoming	R-C	6,710.49	6,068.14	2,307.03
Lycoming	R-A	2,527.67	2,254.23	1,538.56
Lycoming	R-S	519.66	281.71	163.90
Lycoming	CH	23.19	17.44	0.00
Old Lycoming	R - A	3,762.67	3,072.33	1,829.01
Old Lycoming	R - R	288.39	221.62	123.04
Old Lycoming	R - S	97.37	4.56	0.00
Old Lycoming	C	40.32	7.73	0.00
Old Lycoming	I	14.46	0.00	0.00













- Designated Growth Area
- Roads
- Railroad
- Scenic Area
- Exceptional Value Watershed
- High Quality Watershed
- Ag Easement Parcels
- Conservancy Easements
- State Parcels
- Federal Parcels
- Wetlands
- Flood Fringe & General Floodplain
- Floodway
- Step Slopes

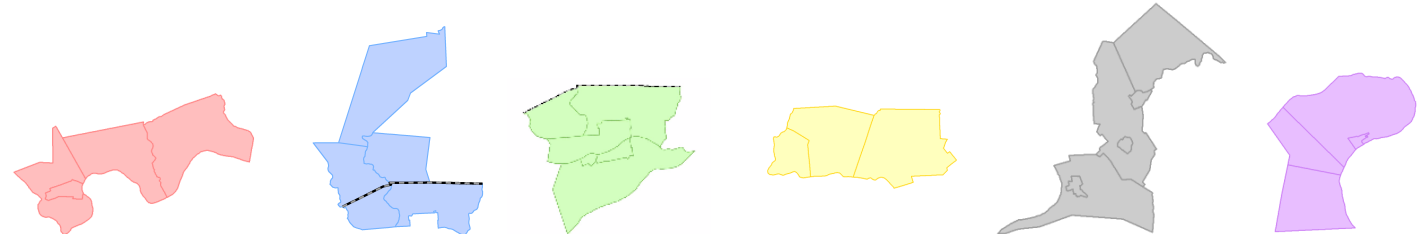
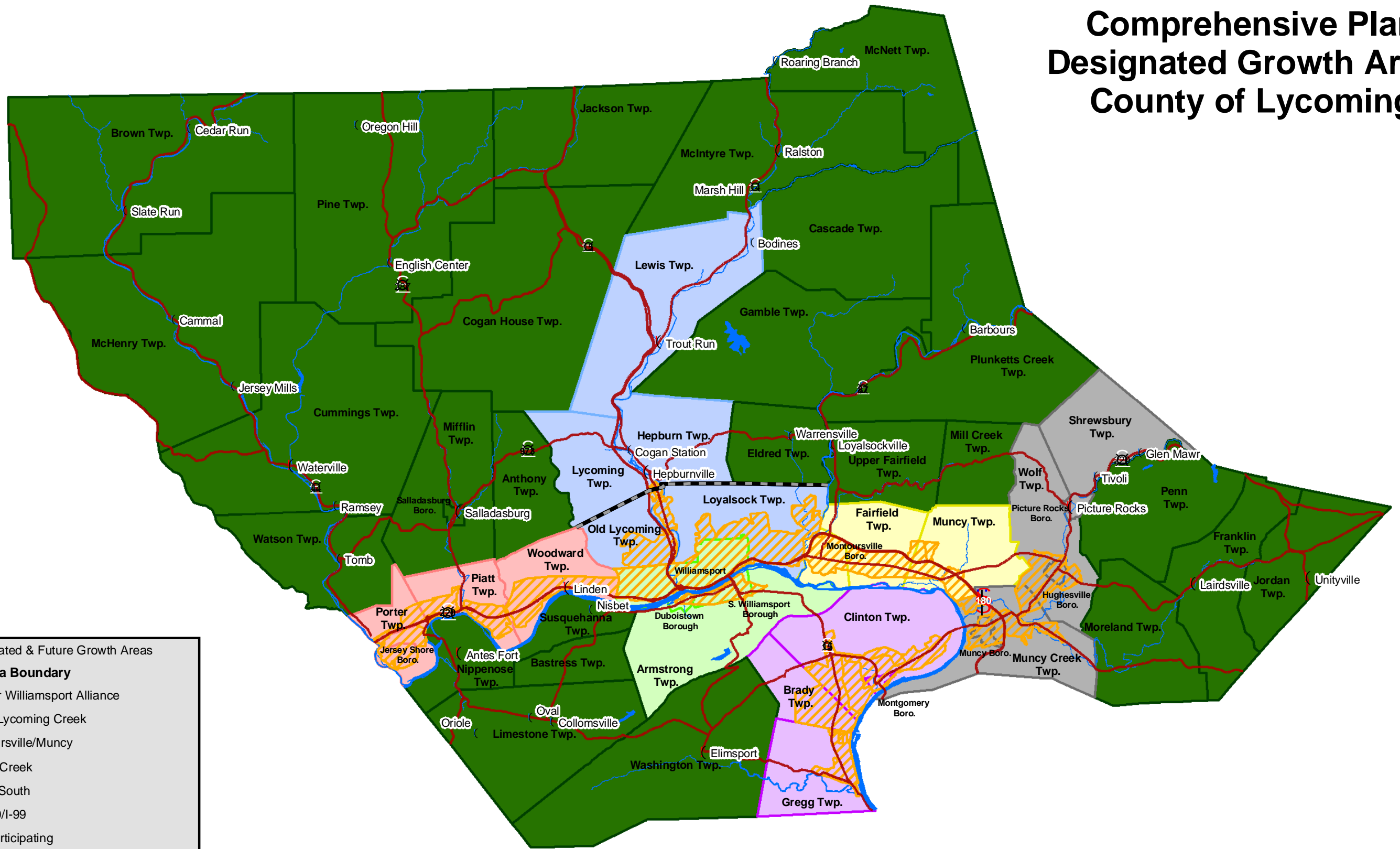


Comprehensive Plan Designated Growth Areas County of Lycoming

 Designated & Future Growth Areas

Planning Area Boundary

-  Greater Williamsport Alliance
-  Lower Lycoming Creek
-  Montoursville/Muncy
-  Muncy Creek
-  US-15 South
-  US-220/I-99
-  Non-participating
-  Northern Boundary for GWA Planning Area
-  Major Roads
-  Main Streams
-  Rural Center
-  Village



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* Map includes Gregg Township, Union County

Lower Lycoming Creek Planning Area Future Land Use Map Existing Land Use Base Map

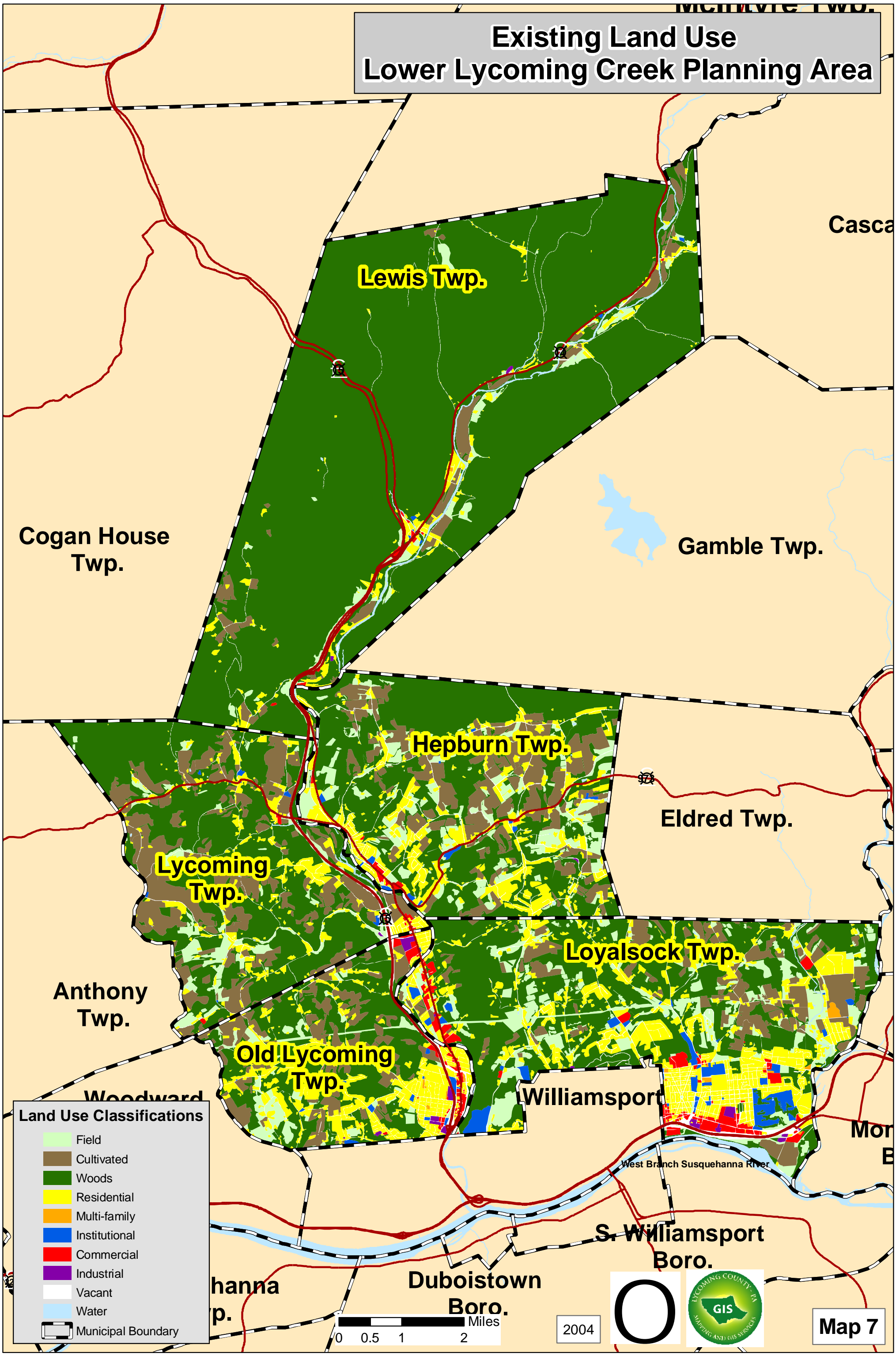


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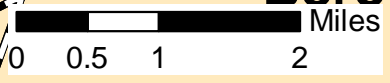
Map 6

Existing Land Use Lower Lycoming Creek Planning Area

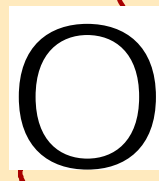


Land Use Classifications

	Field
	Cultivated
	Woods
	Residential
	Multi-family
	Institutional
	Commercial
	Industrial
	Vacant
	Water
	Municipal Boundary

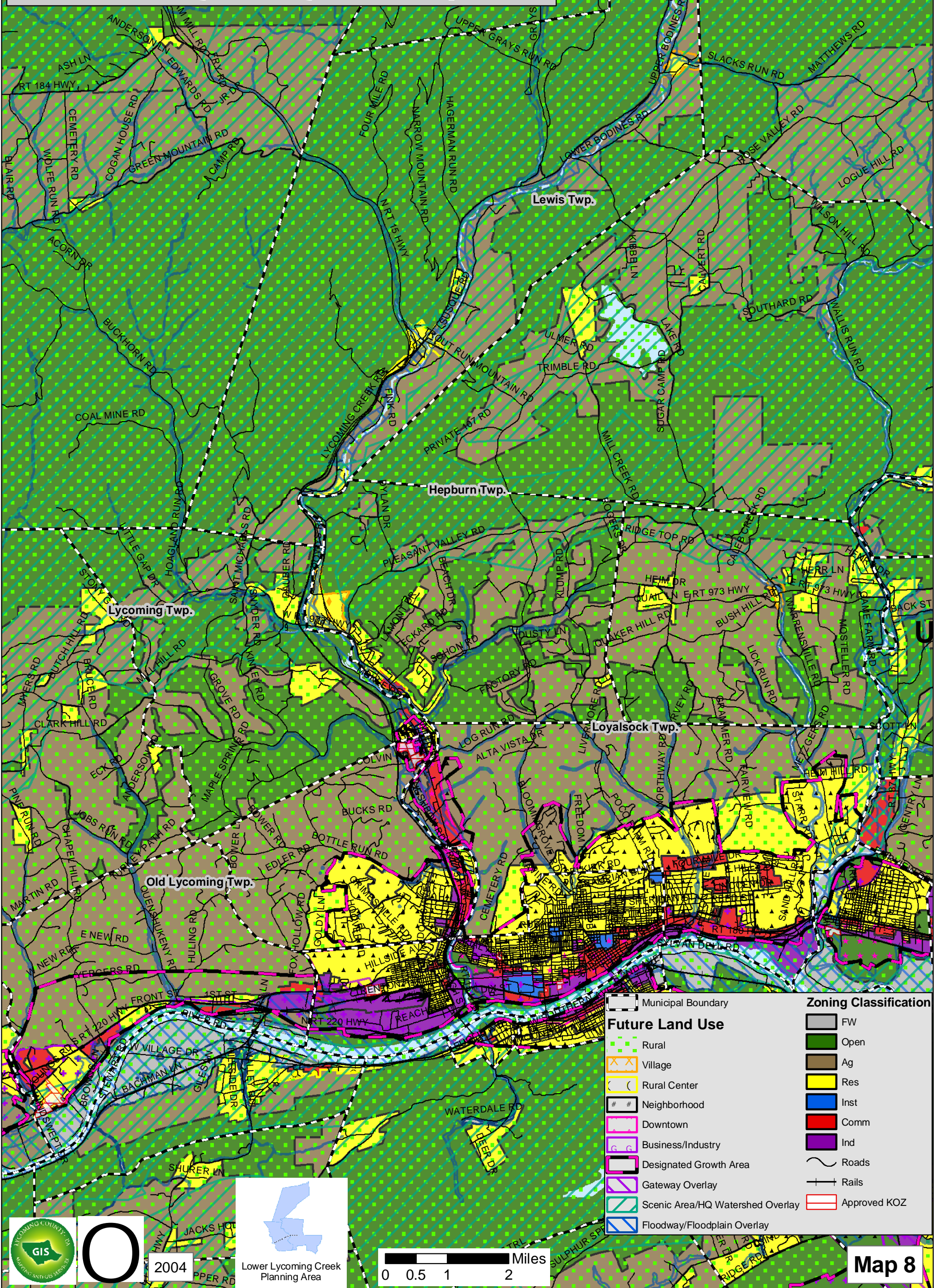


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Map 7

Lower Lycoming Creek Planning Area Future Land Use Map Existing Zoning Base Map

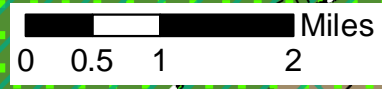


Future Land Use		Zoning Classification	
	Rural		FW
	Village		Open
	Rural Center		Ag
	Neighborhood		Res
	Downtown		Inst
	Business/Industry		Comm
	Designated Growth Area		Ind
	Gateway Overlay		Roads
	Scenic Area/HQ Watershed Overlay		Rails
	Floodway/Floodplain Overlay		Approved KOZ



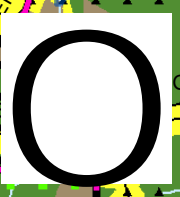
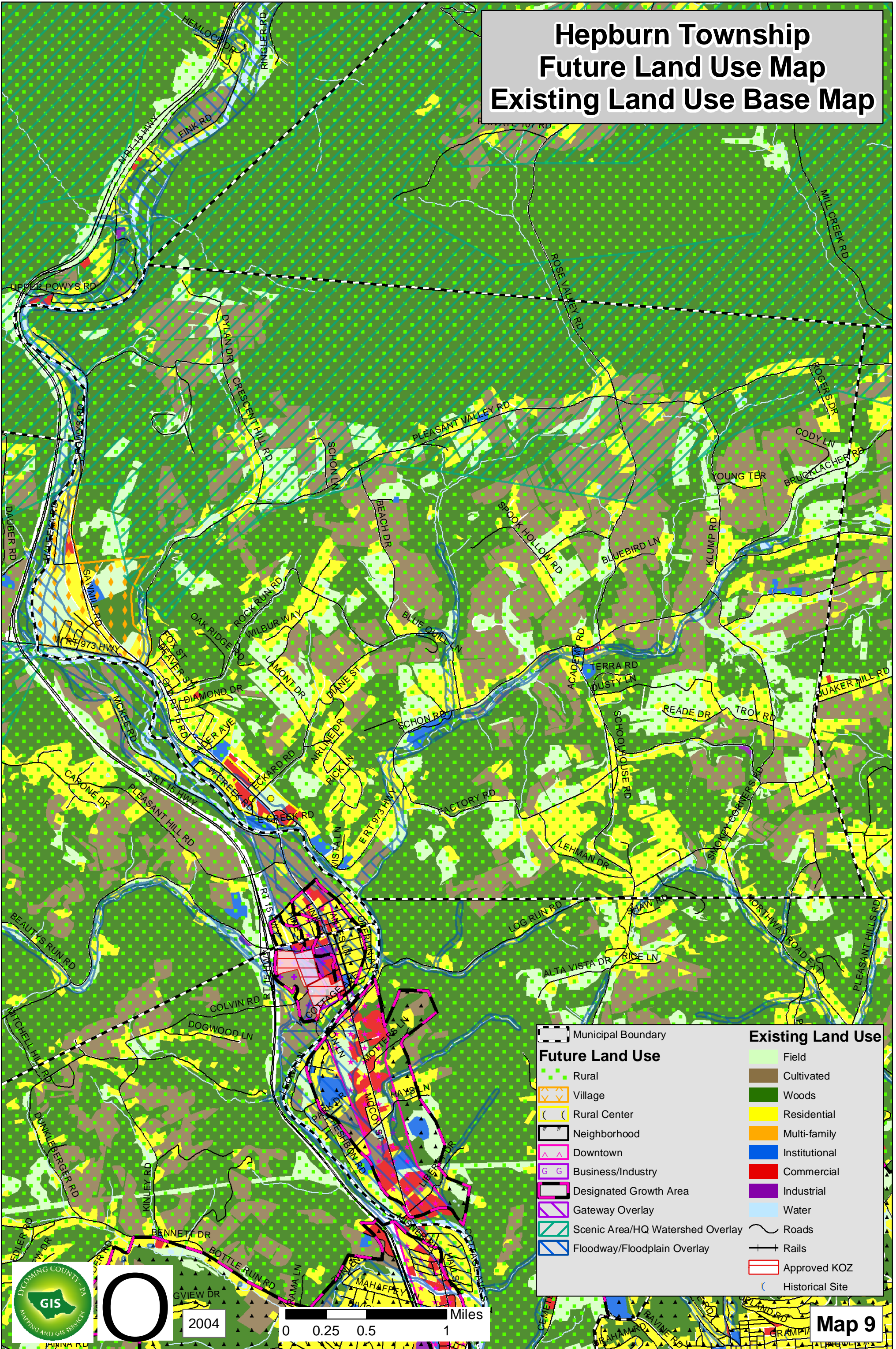
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Lower Lycoming Creek
Planning Area

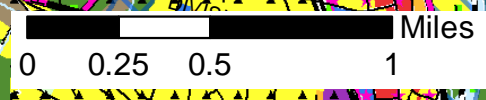


Map 8

Hepburn Township Future Land Use Map Existing Land Use Base Map

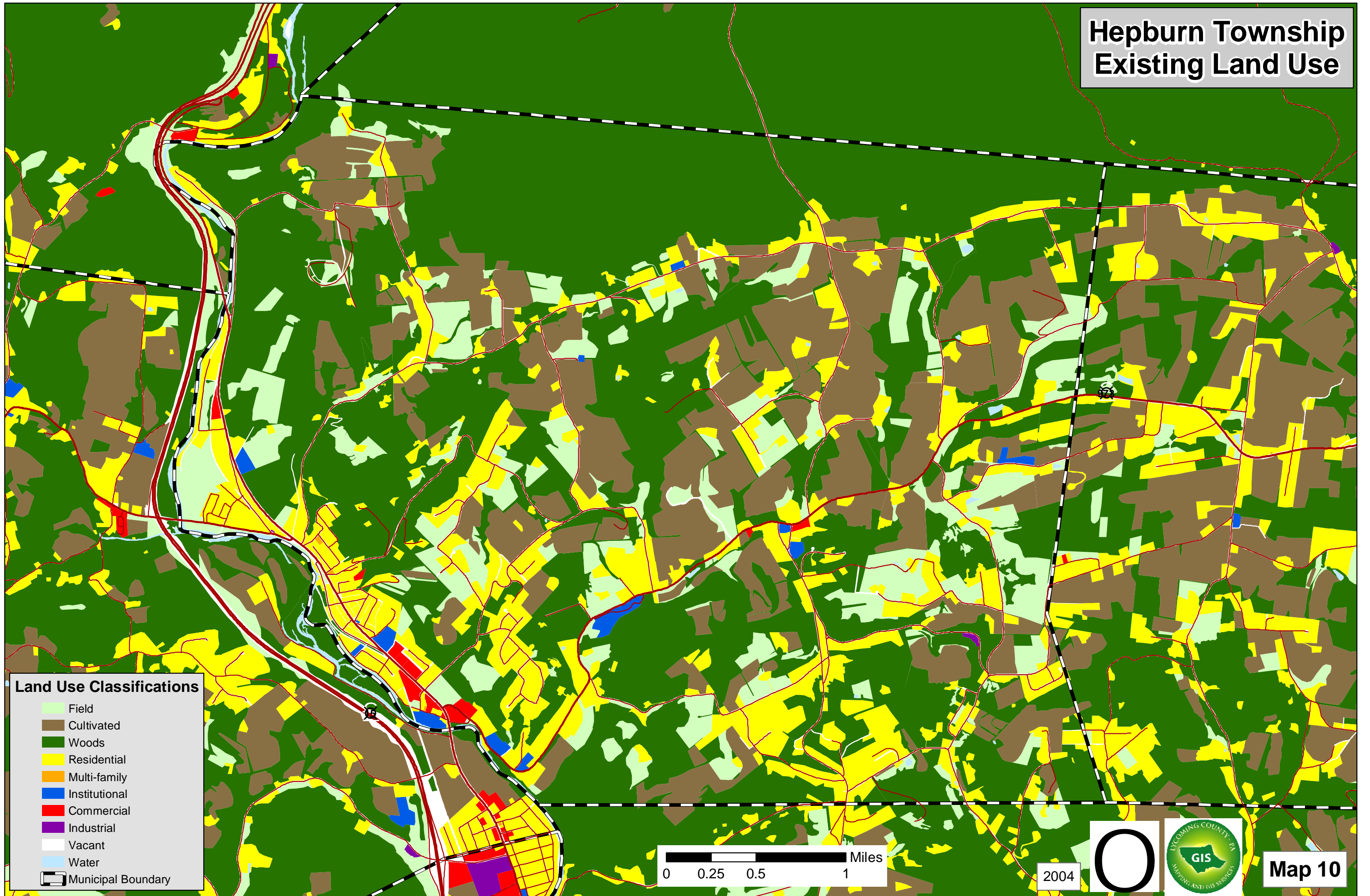


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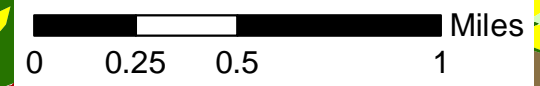
Map 9

Hepburn Township Existing Land Use



Land Use Classifications

- Field
- Cultivated
- Woods
- Residential
- Multi-family
- Institutional
- Commercial
- Industrial
- Vacant
- Water
- Municipal Boundary

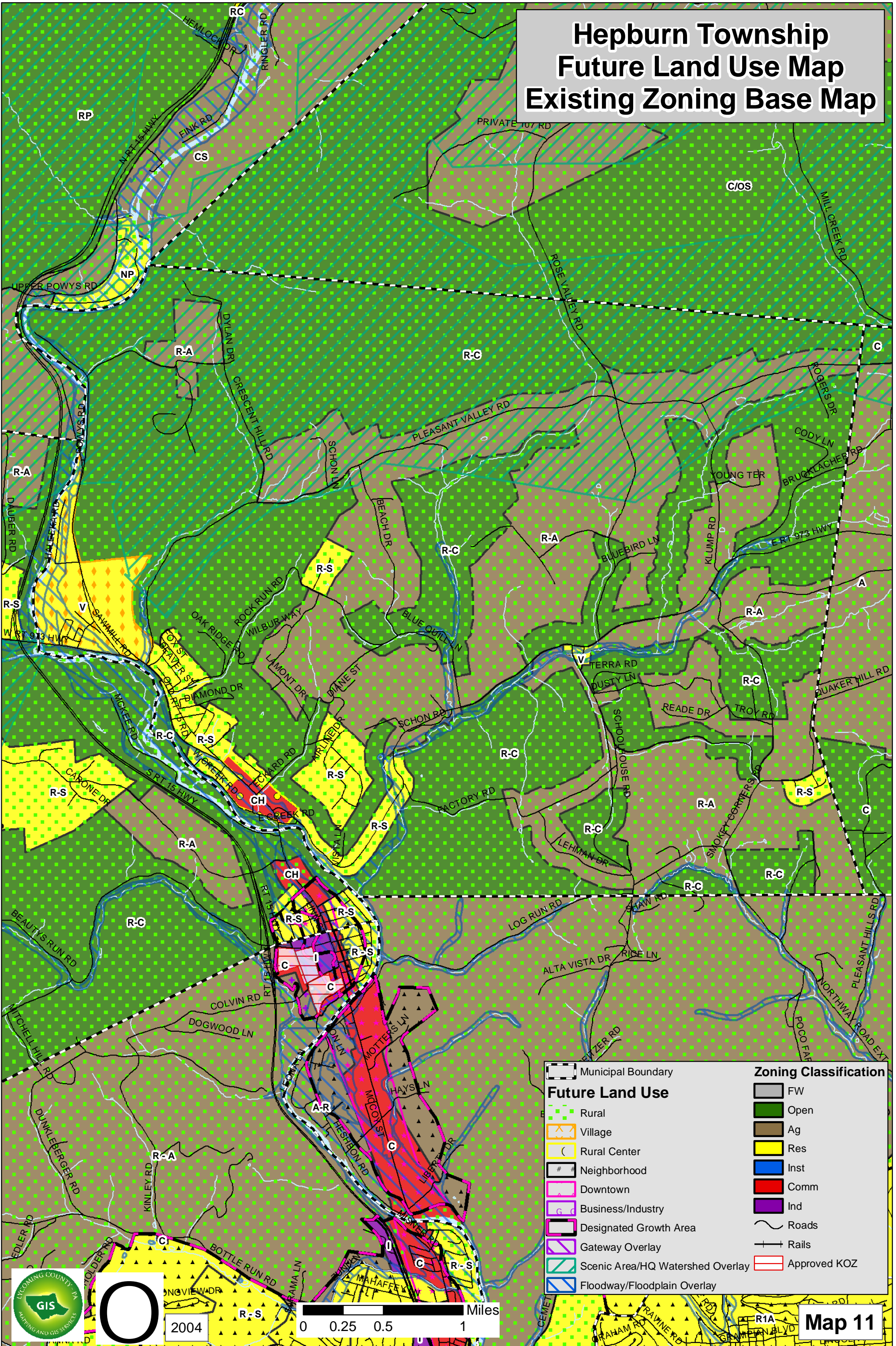


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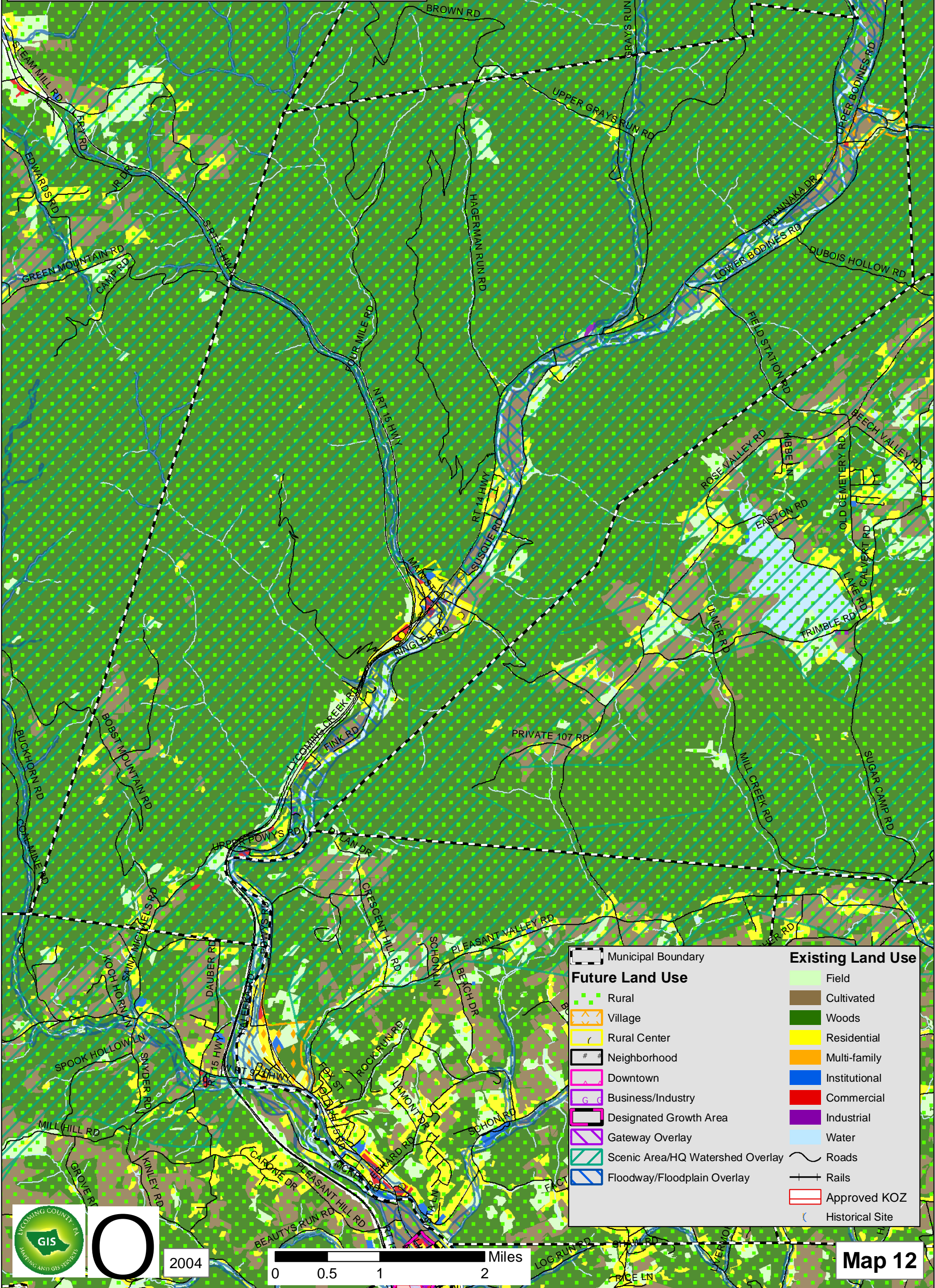
Map 10

Hepburn Township Future Land Use Map Existing Zoning Base Map



Future Land Use		Zoning Classification	
	Rural		FW
	Village		Open
	Rural Center		Ag
	Neighborhood		Res
	Downtown		Inst
	Business/Industry		Comm
	Designated Growth Area		Ind
	Gateway Overlay		Roads
	Scenic Area/HQ Watershed Overlay		Rails
	Floodway/Floodplain Overlay		Approved KOZ

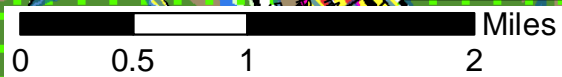
Lewis Township Future Land Use Map Existing Land Use Base Map



Future Land Use		Existing Land Use	
	Rural		Field
	Village		Cultivated
	Rural Center		Woods
	Neighborhood		Residential
	Downtown		Multi-family
	Business/Industry		Institutional
	Designated Growth Area		Commercial
	Gateway Overlay		Industrial
	Scenic Area/HQ Watershed Overlay		Water
	Floodway/Floodplain Overlay		Roads
	Municipal Boundary		Rails
	Approved KOZ		Historical Site

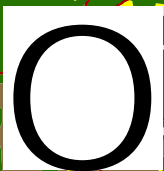
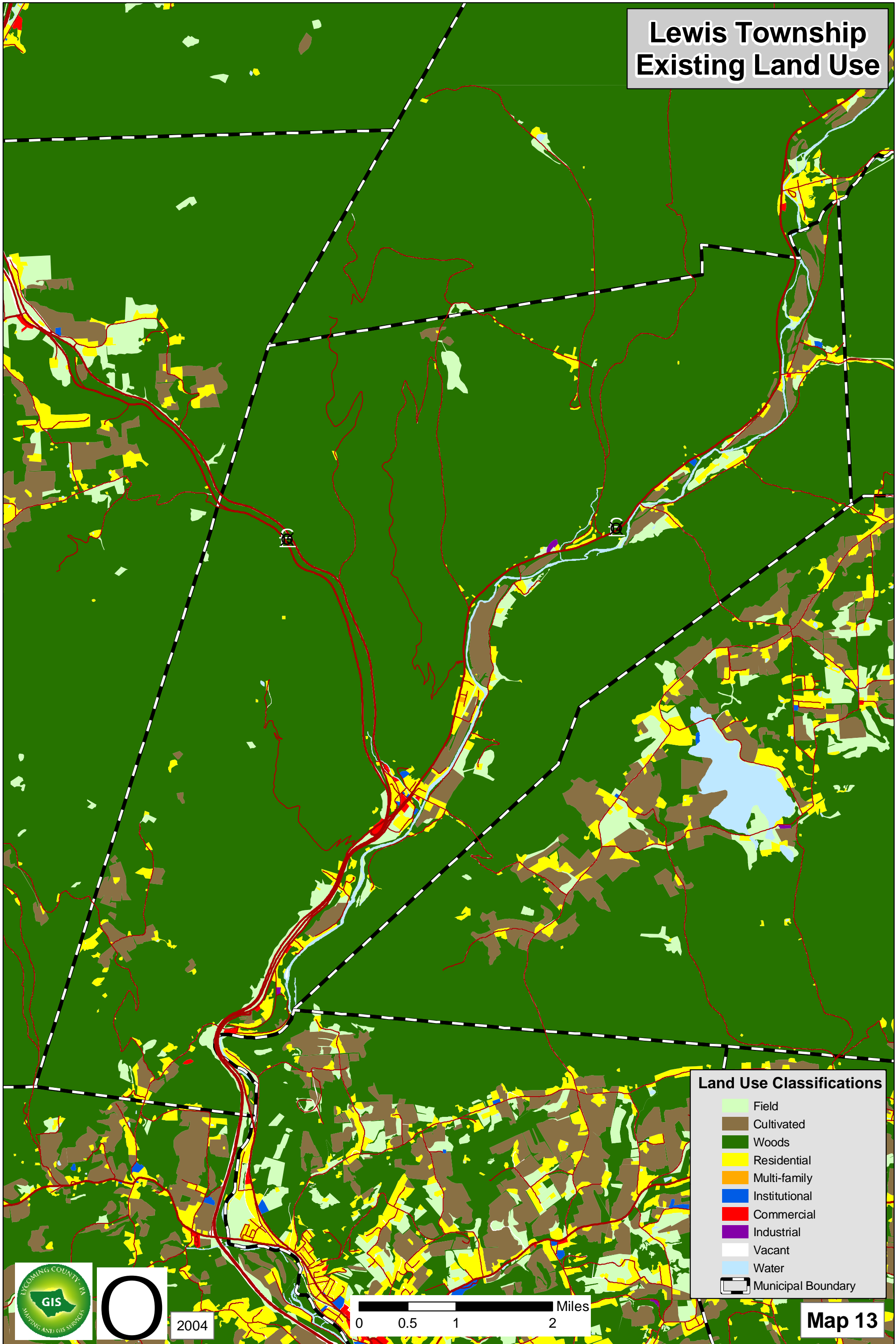


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Map 12

Lewis Township Existing Land Use

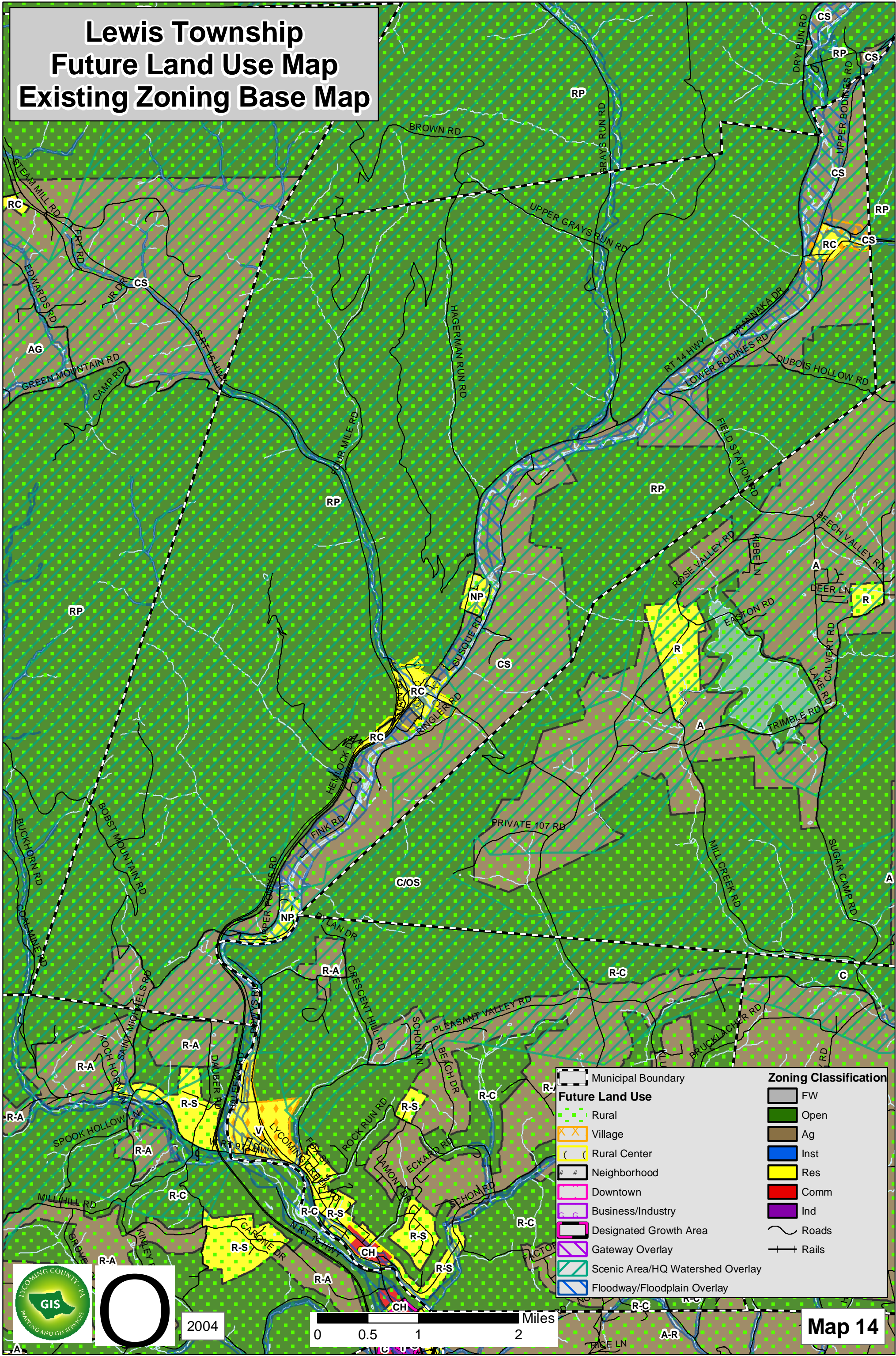


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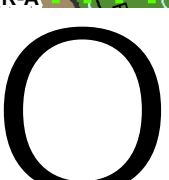
0 0.5 1 2 Miles

Map 13

Lewis Township Future Land Use Map Existing Zoning Base Map



Future Land Use		Zoning Classification	
	Rural		FW
	Village		Open
	Rural Center		Ag
	Neighborhood		Inst
	Downtown		Res
	Business/Industry		Comm
	Designated Growth Area		Ind
	Gateway Overlay		Roads
	Scenic Area/HQ Watershed Overlay		Rails
	Floodway/Floodplain Overlay		

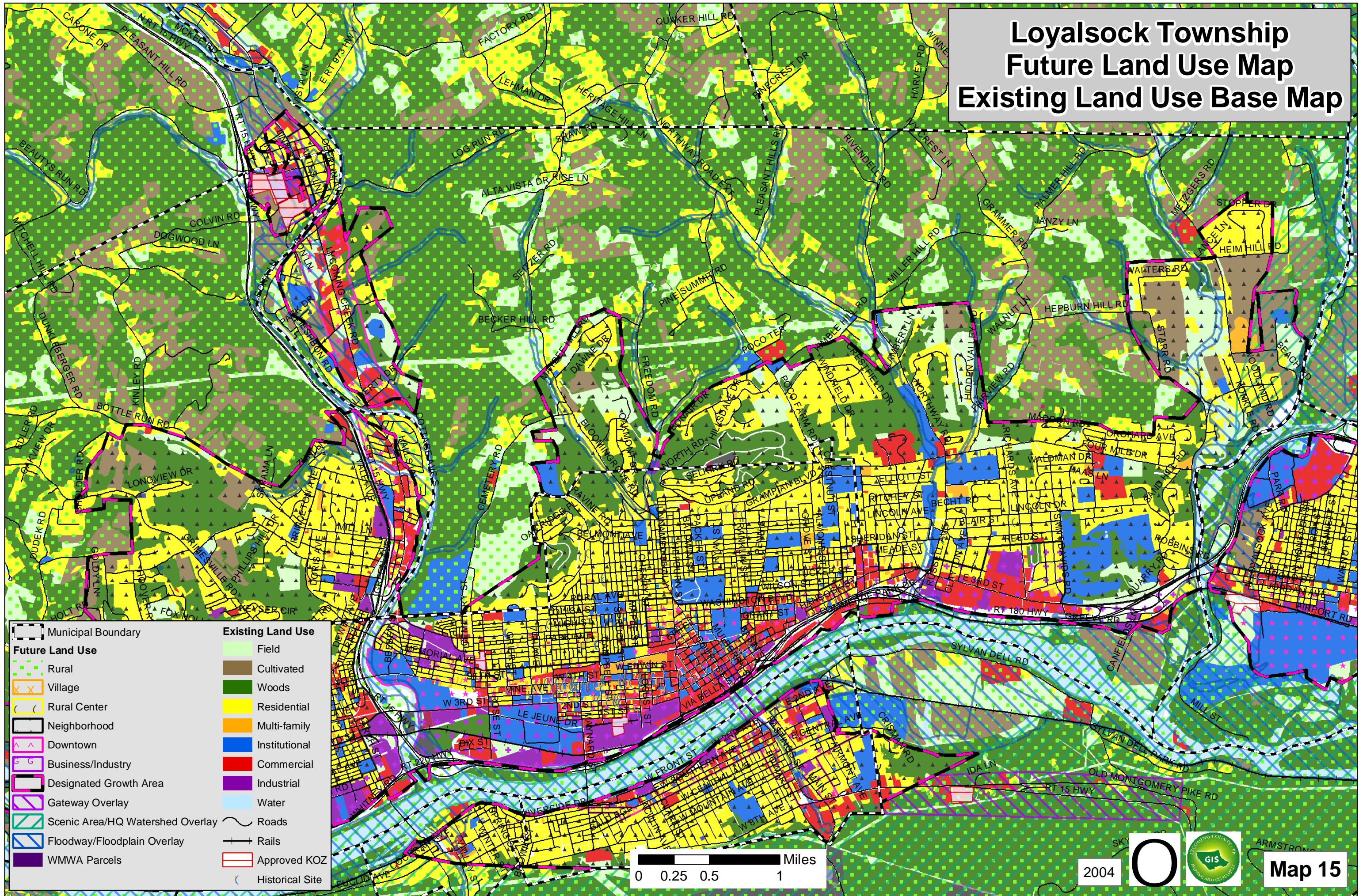


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Map 14

Loyalsock Township Future Land Use Map Existing Land Use Base Map

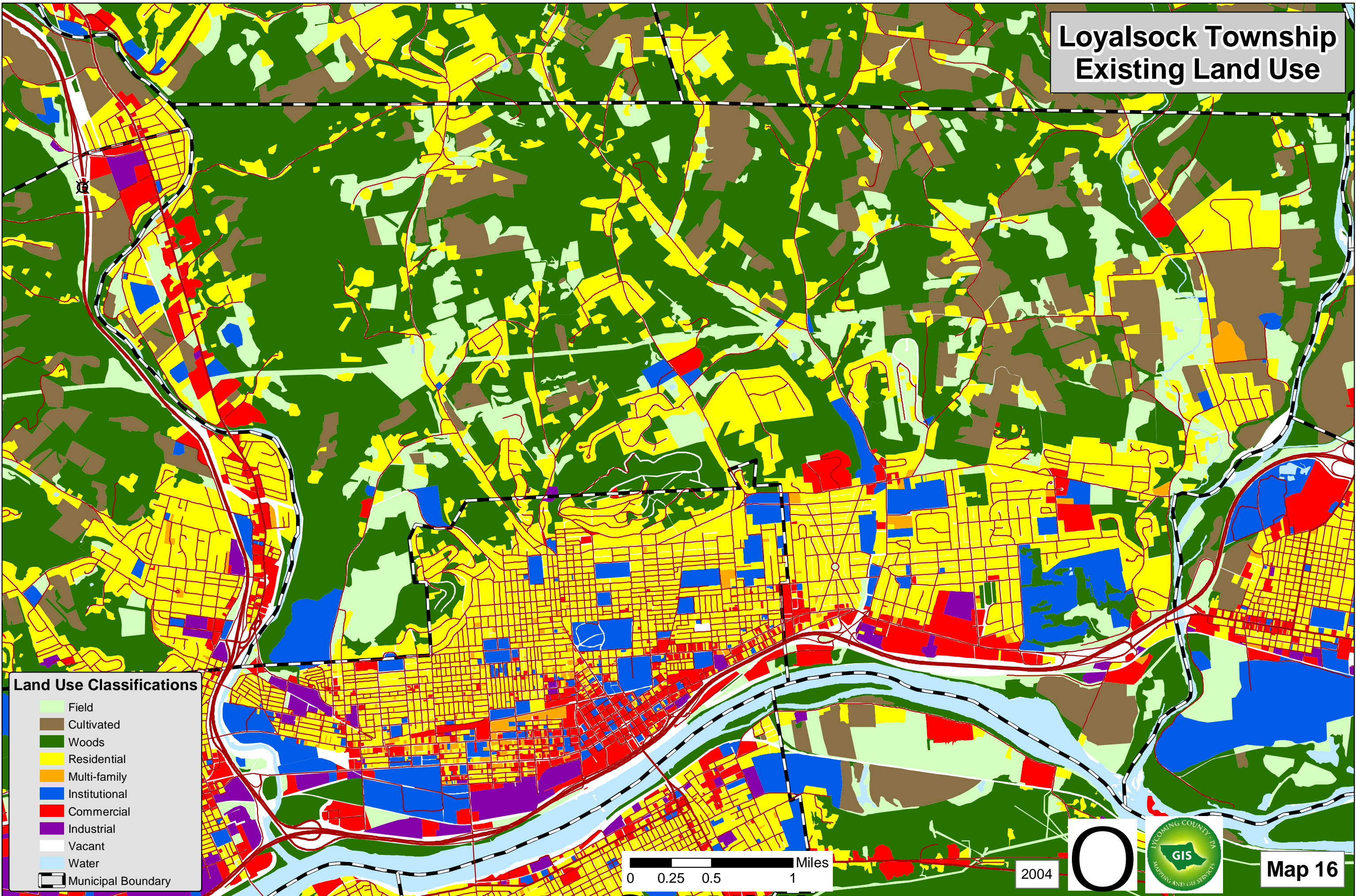


Existing Land Use	
	Field
	Cultivated
	Woods
	Residential
	Multi-family
	Institutional
	Commercial
	Industrial
	Water
	Roads
	Rails
	Approved KOZ
	Historical Site

Future Land Use	
	Rural
	Village
	Rural Center
	Neighborhood
	Downtown
	Business/Industry
	Designated Growth Area
	Gateway Overlay
	Scenic Area/HQ Watershed Overlay
	Floodway/Floodplain Overlay
	WMWA Parcels

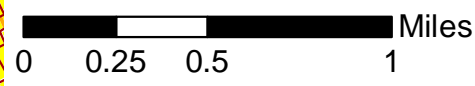


Loyalsock Township Existing Land Use



Land Use Classifications

- Field
- Cultivated
- Woods
- Residential
- Multi-family
- Institutional
- Commercial
- Industrial
- Vacant
- Water
- Municipal Boundary

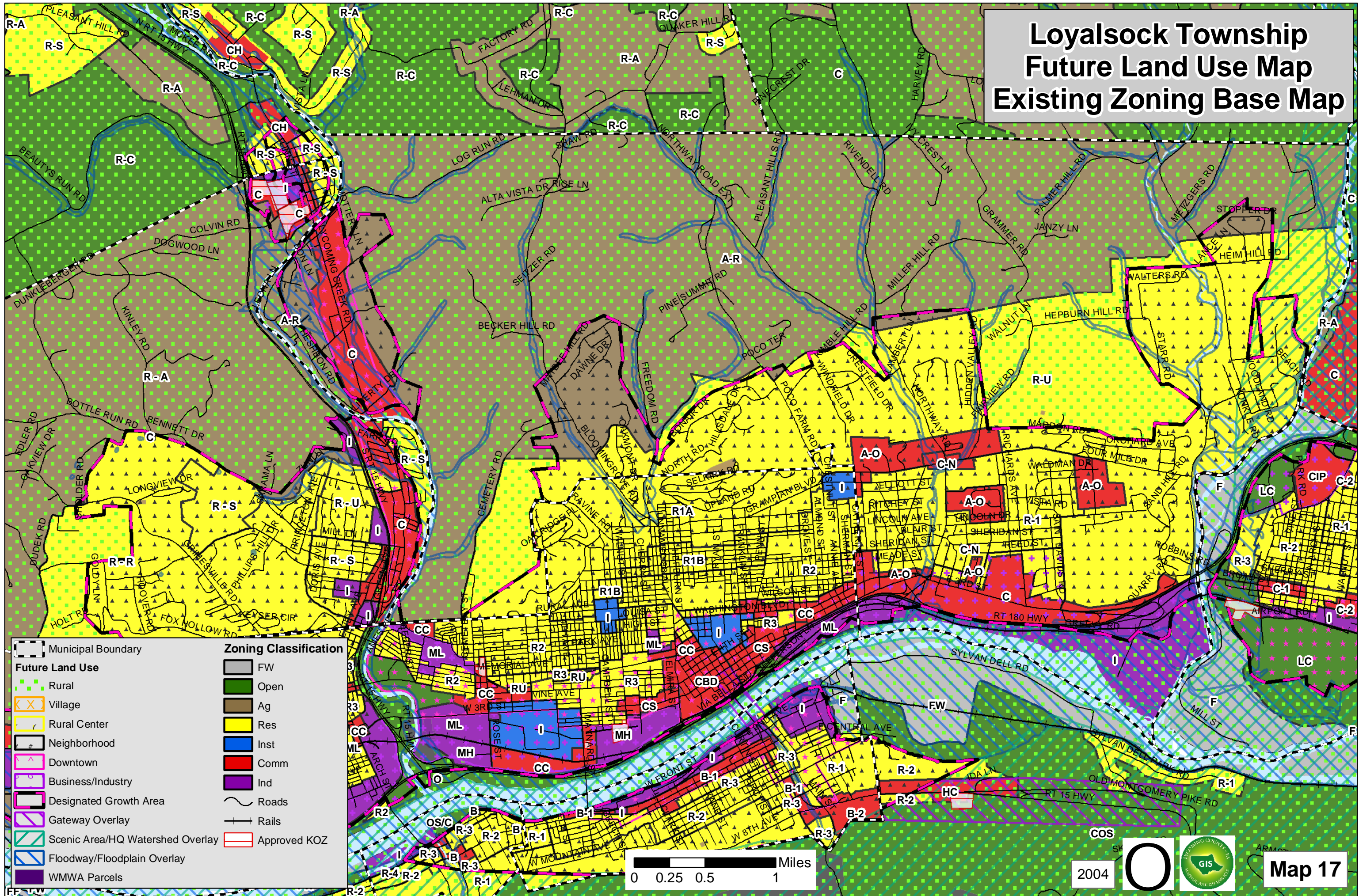


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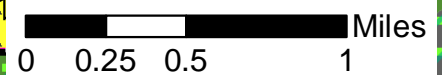


Map 16

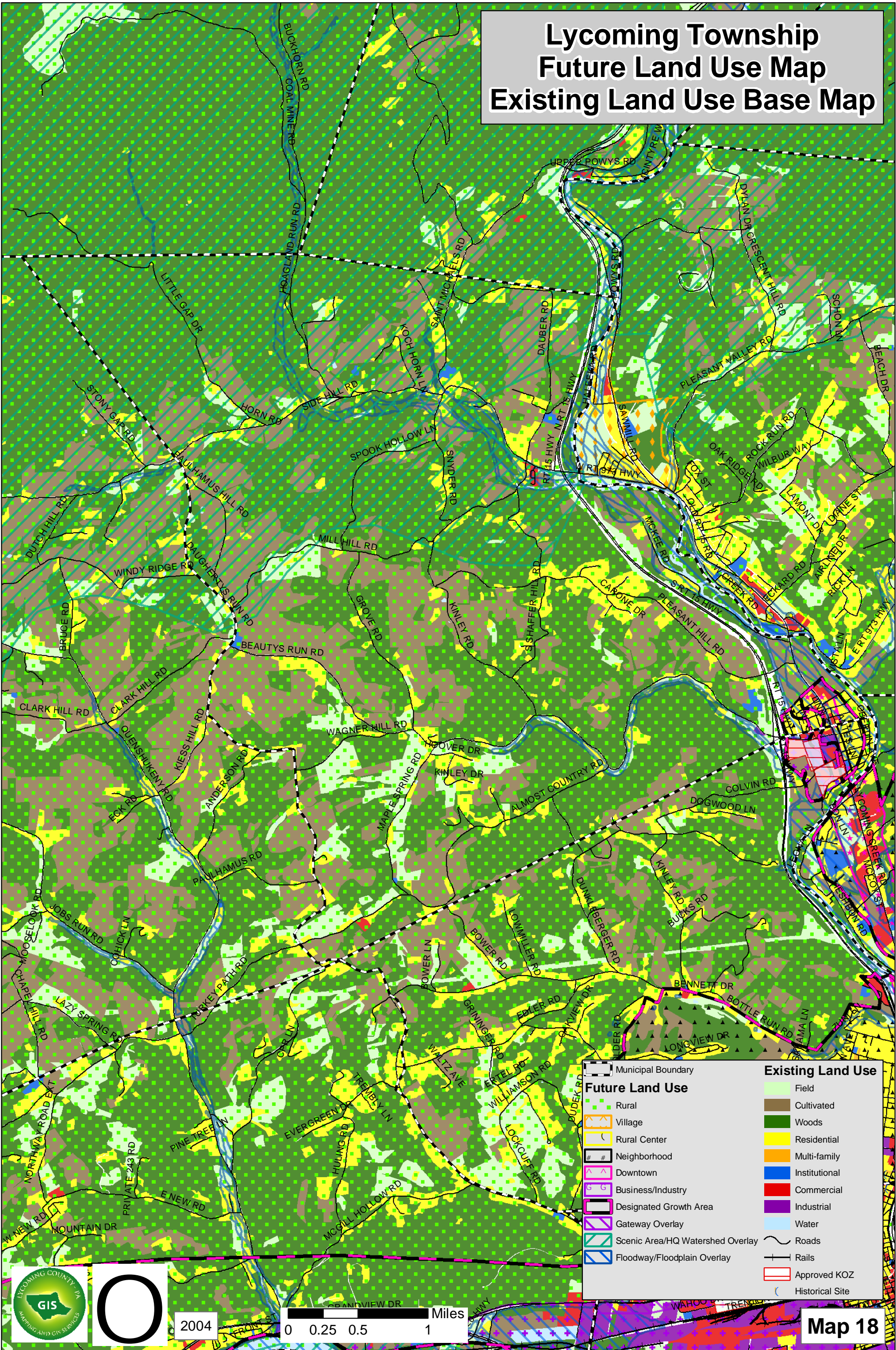
Loyalsock Township Future Land Use Map Existing Zoning Base Map



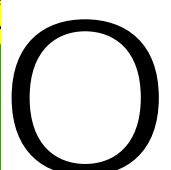
Municipal Boundary	Zoning Classification
Future Land Use	FW
Rural	Open
Village	Ag
Rural Center	Res
Neighborhood	Inst
Downtown	Comm
Business/Industry	Ind
Designated Growth Area	Roads
Gateway Overlay	Rails
Scenic Area/HQ Watershed Overlay	Approved KOZ
Floodway/Floodplain Overlay	
WMWA Parcels	



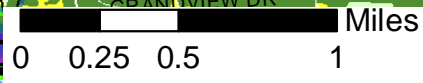
Lycoming Township Future Land Use Map Existing Land Use Base Map



Future Land Use		Existing Land Use	
[Dashed line]	Municipal Boundary	[Light Green]	Field
[Green with dots]	Rural	[Brown]	Cultivated
[Orange with dots]	Village	[Dark Green]	Woods
[Yellow with dots]	Rural Center	[Light Yellow]	Residential
[Black with #]	Neighborhood	[Orange]	Multi-family
[Pink with #]	Downtown	[Blue]	Institutional
[Purple with #]	Business/Industry	[Red]	Commercial
[Thick black line]	Designated Growth Area	[Purple]	Industrial
[Pink wavy line]	Gateway Overlay	[Light Blue]	Water
[Green wavy line]	Scenic Area/HQ Watershed Overlay	[Black line]	Roads
[Blue wavy line]	Floodway/Floodplain Overlay	[Black line with cross-ticks]	Rails
		[Red outline]	Approved KOZ
		[Blue circle]	Historical Site

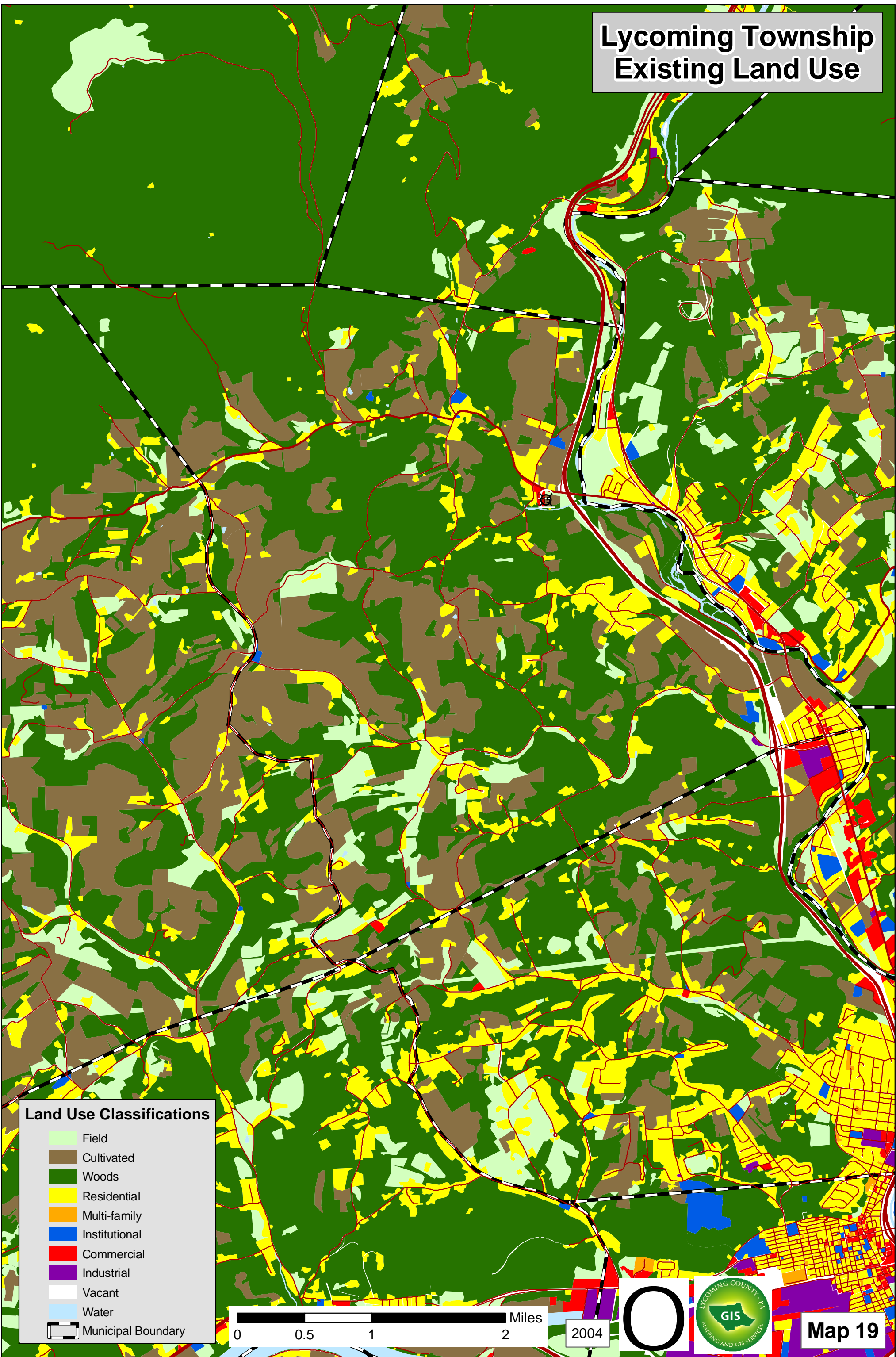


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Map 18

Lycoming Township Existing Land Use

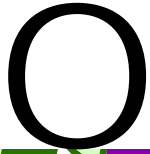


Land Use Classifications

- Field
- Cultivated
- Woods
- Residential
- Multi-family
- Institutional
- Commercial
- Industrial
- Vacant
- Water
- Municipal Boundary

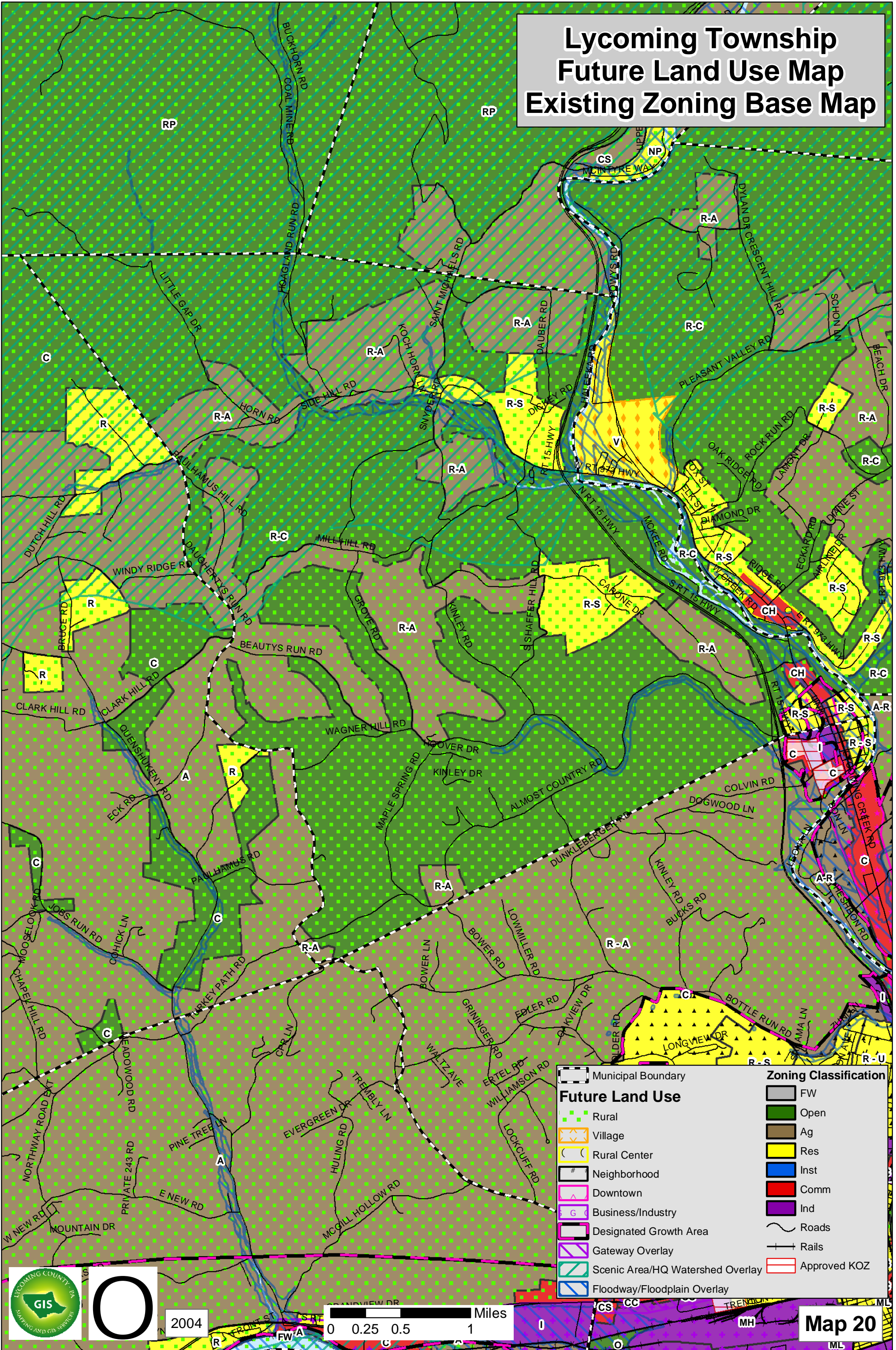
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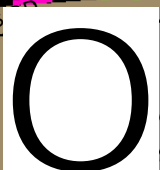


Map 19

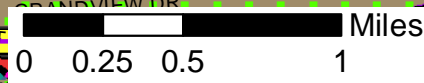
Lycoming Township Future Land Use Map Existing Zoning Base Map



Future Land Use		Zoning Classification	
	Rural		FW
	Village		Open
	Rural Center		Ag
	Neighborhood		Res
	Downtown		Inst
	Business/Industry		Comm
	Designated Growth Area		Ind
	Gateway Overlay		Roads
	Scenic Area/HQ Watershed Overlay		Rails
	Floodway/Floodplain Overlay		Approved KOZ

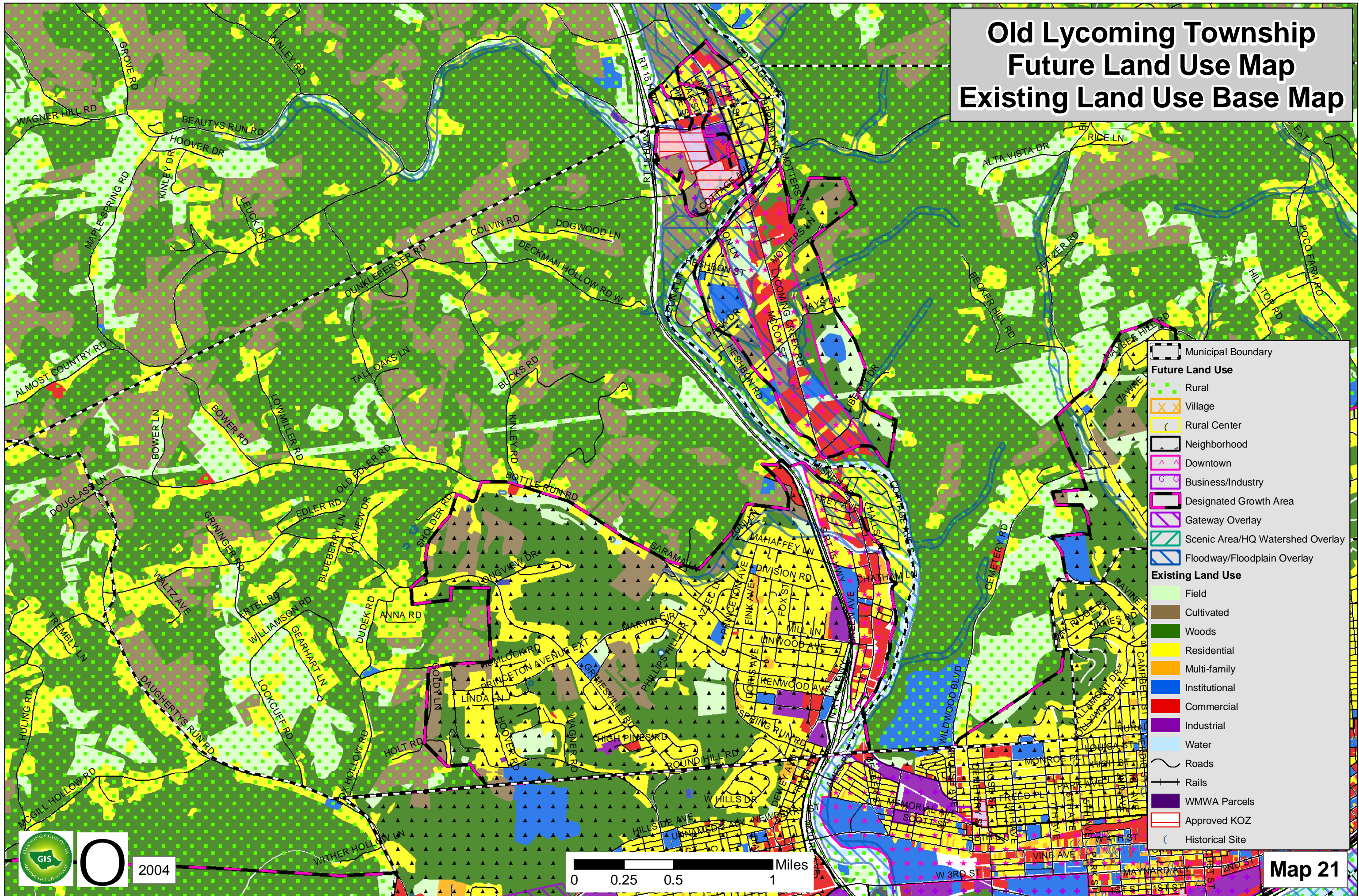


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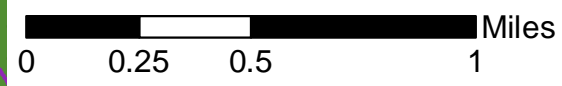


Map 20

Old Lycoming Township Future Land Use Map Existing Land Use Base Map

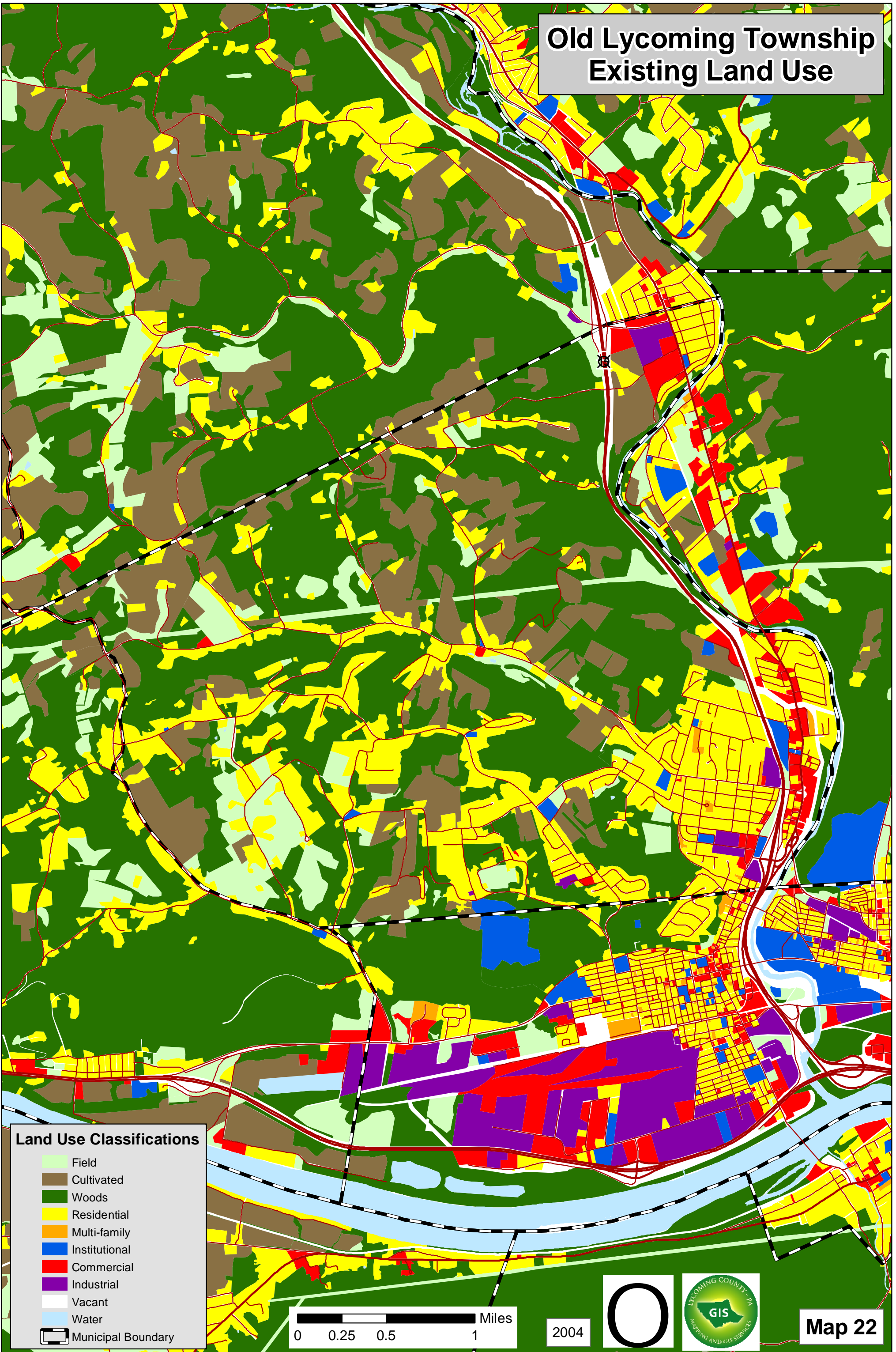


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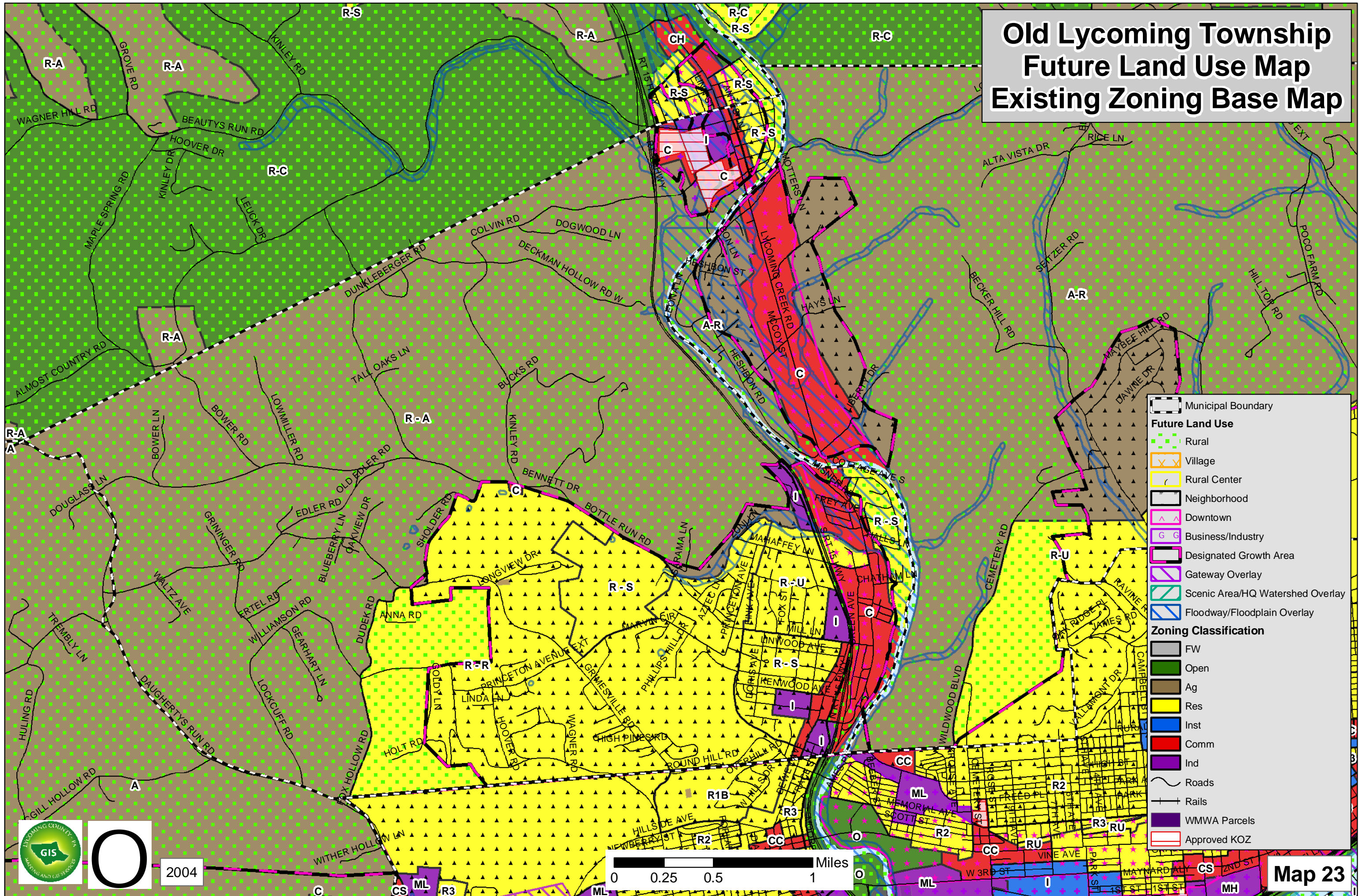


Map 21

Old Lycoming Township Existing Land Use



Old Lycoming Township Future Land Use Map Existing Zoning Base Map



- Municipal Boundary
- Future Land Use**
- Rural
- Village
- Rural Center
- Neighborhood
- Downtown
- Business/Industry
- Designated Growth Area
- Gateway Overlay
- Scenic Area/HQ Watershed Overlay
- Floodway/Floodplain Overlay
- Zoning Classification**
- FW
- Open
- Ag
- Res
- Inst
- Comm
- Ind
- Roads
- Rails
- WMWA Parcels
- Approved KOZ

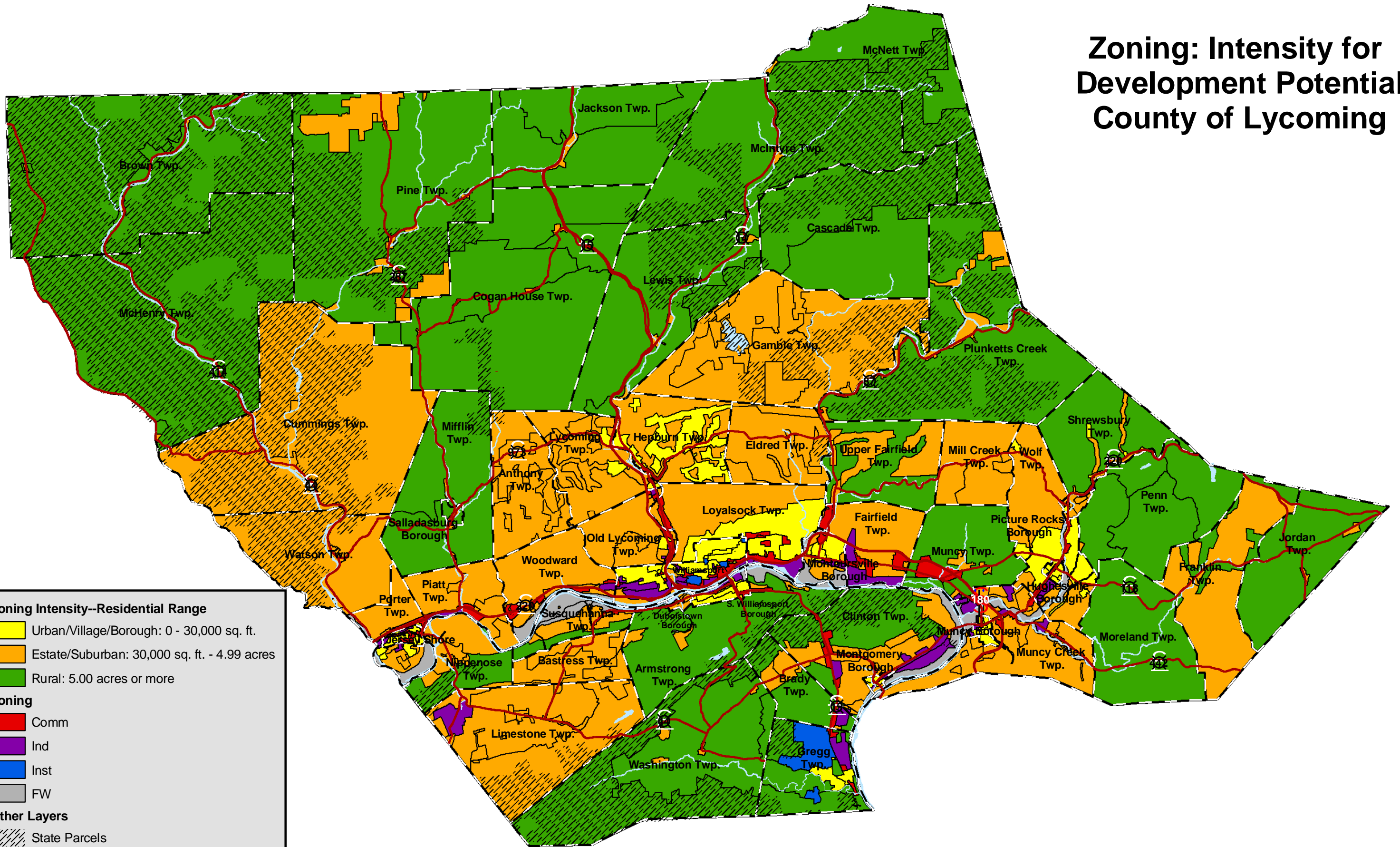


2004

0 0.25 0.5 1 Miles

Map 23

Zoning: Intensity for Development Potential County of Lycoming



Zoning Intensity--Residential Range

- Urban/Village/Borough: 0 - 30,000 sq. ft.
- Estate/Suburban: 30,000 sq. ft. - 4.99 acres
- Rural: 5.00 acres or more

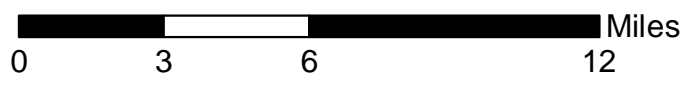
Zoning

- Comm
- Ind
- Inst
- FW

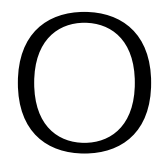
Other Layers

- State Parcels
- Main Streams
- Main Roads
- Municipal Boundary
- Zoning Boundary

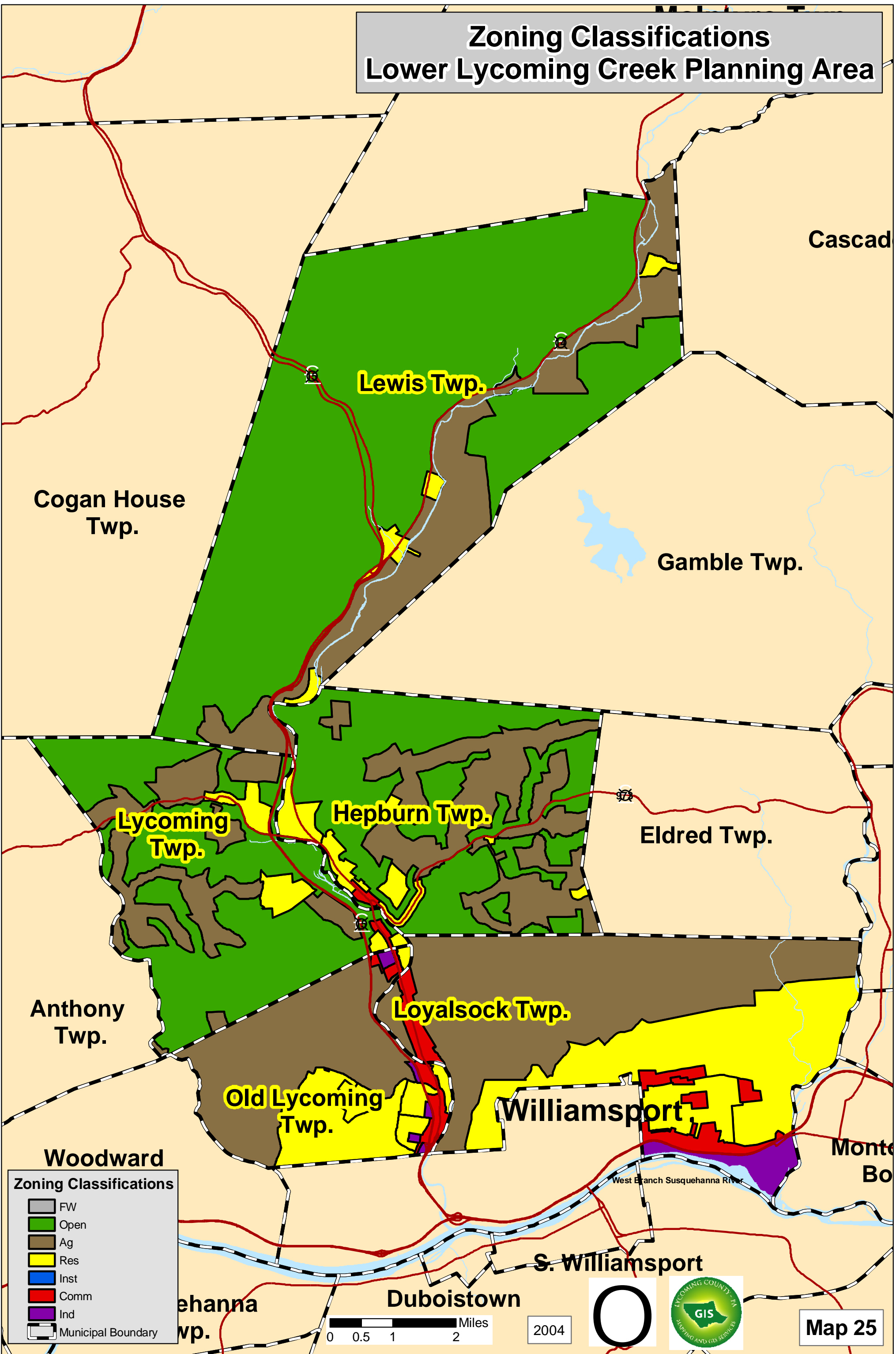
* Map includes Gregg Township, Union County



2004



Zoning Classifications Lower Lycoming Creek Planning Area



Cascad

Cogan House
Twp.

Lewis Twp.

Gamble Twp.

Lycoming
Twp.

Hepburn Twp.

Eldred Twp.

Anthony
Twp.

Loyalsock Twp.

Old Lycoming
Twp.

Williamsport

Monte
Bo

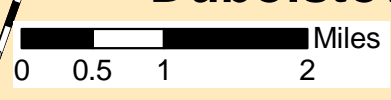
Woodward

ehanna
Twp.

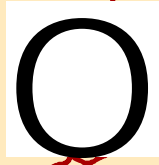
Duboistown

S. Williamsport

West Branch Susquehanna River

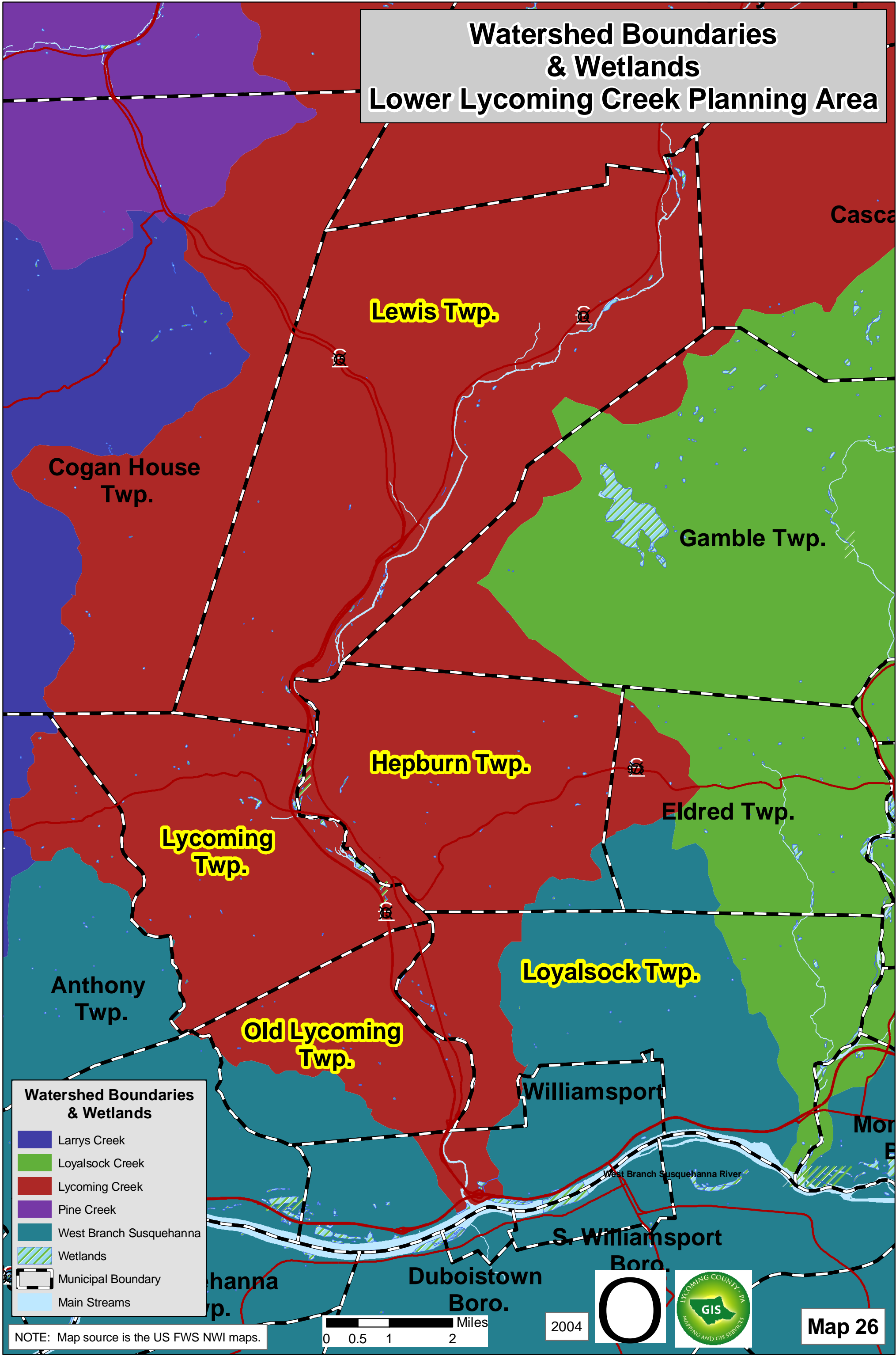


2004



Map 25

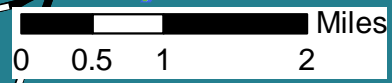
Watershed Boundaries & Wetlands Lower Lycoming Creek Planning Area



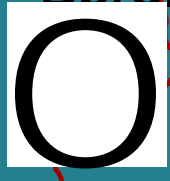
Watershed Boundaries & Wetlands

- Larrys Creek
- Loyalsock Creek
- Lycoming Creek
- Pine Creek
- West Branch Susquehanna
- Wetlands
- Municipal Boundary
- Main Streams

NOTE: Map source is the US FWS NWI maps.

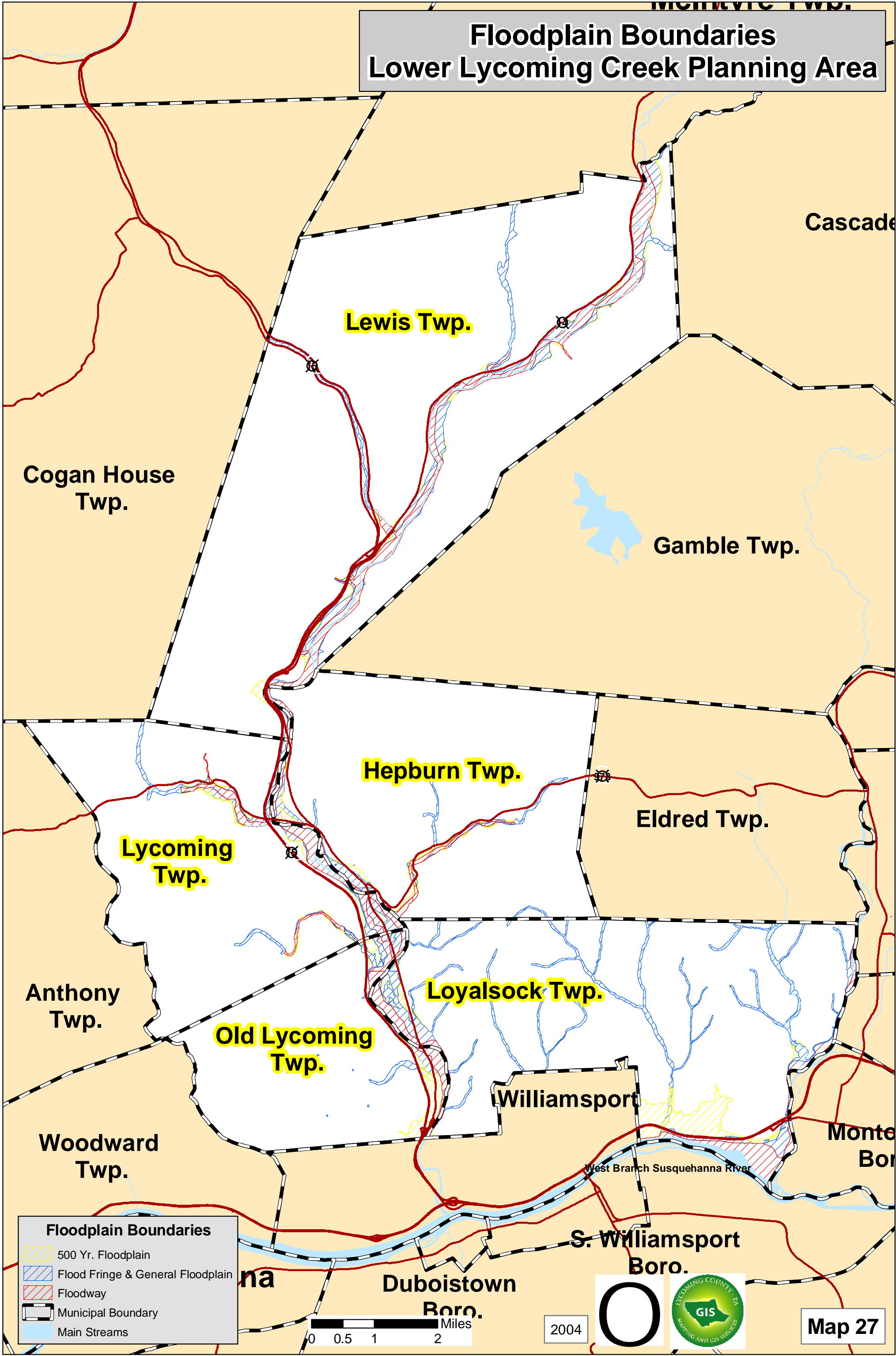


2004



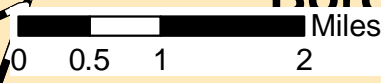
Map 26

Floodplain Boundaries Lower Lycoming Creek Planning Area

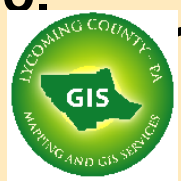
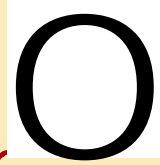


Floodplain Boundaries

- 500 Yr. Floodplain
- Flood Fringe & General Floodplain
- Floodway
- Municipal Boundary
- Main Streams

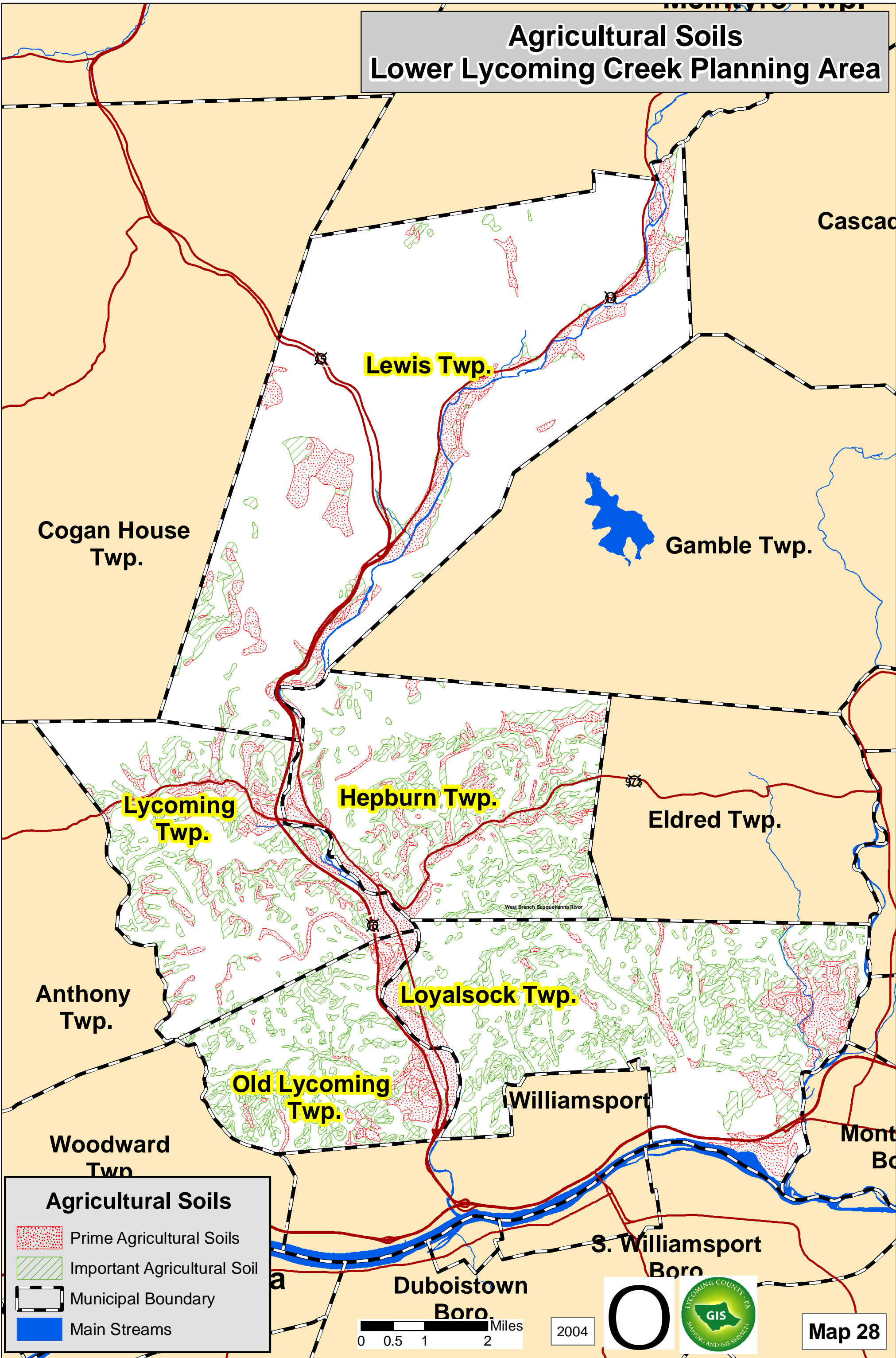


2004

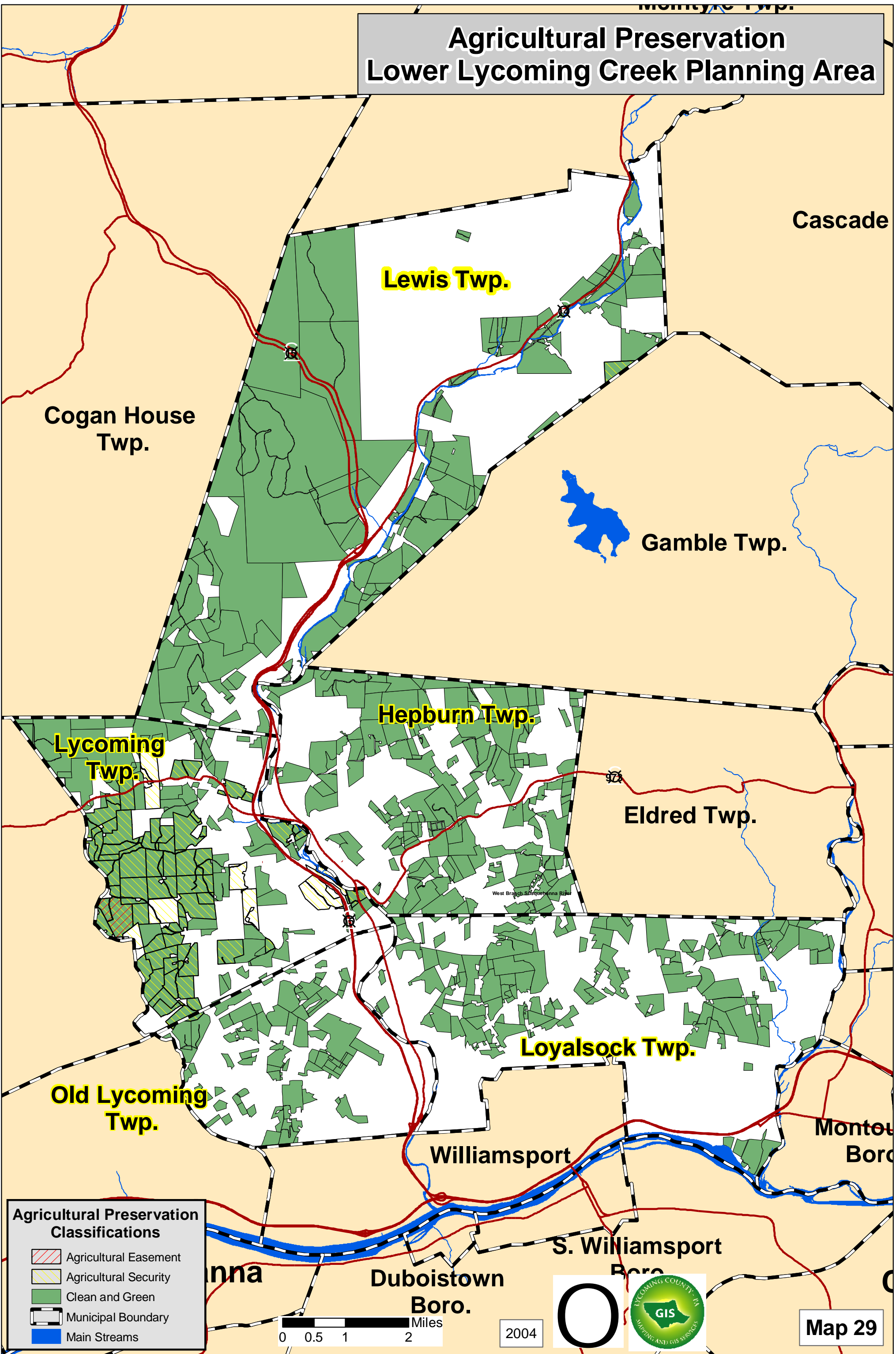


Map 27

Agricultural Soils Lower Lycoming Creek Planning Area



Agricultural Preservation Lower Lycoming Creek Planning Area



Cogan House
Twp.

Lewis Twp.

Gamble Twp.

Hepburn Twp.

Lycoming
Twp.

Eldred Twp.

Old Lycoming
Twp.

Loyalsock Twp.

Williamsport

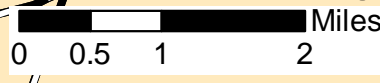
Montou
Boro

S. Williamsport
Boro

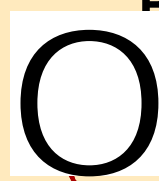
Dubois
Boro.

Agricultural Preservation Classifications

- Agricultural Easement
- Agricultural Security
- Clean and Green
- Municipal Boundary
- Main Streams

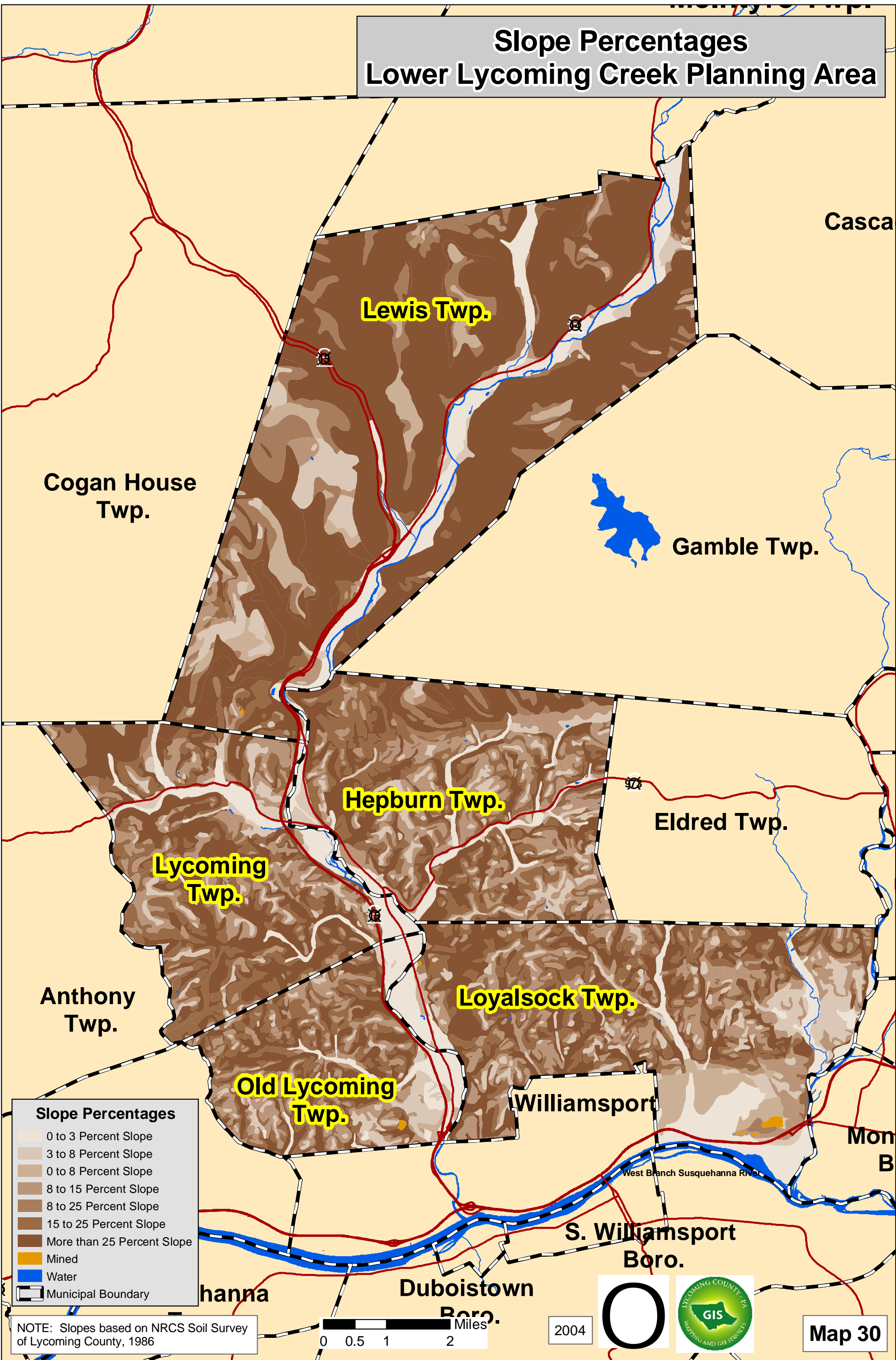


2004



Map 29

Slope Percentages Lower Lycoming Creek Planning Area



Cogan House Twp.

Lewis Twp.

Casca

Gamble Twp.

Hepburn Twp.

Eldred Twp.

Lycoming Twp.

Anthony Twp.

Loyalsock Twp.

Old Lycoming Twp.

Williamsport

Mon B

S. Williamsport Boro.

hanna

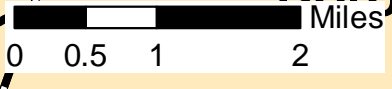
Duboistown Boro.

West Branch Susquehanna River

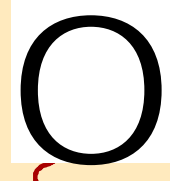
Slope Percentages

- 0 to 3 Percent Slope
- 3 to 8 Percent Slope
- 0 to 8 Percent Slope
- 8 to 15 Percent Slope
- 8 to 25 Percent Slope
- 15 to 25 Percent Slope
- More than 25 Percent Slope
- Mined
- Water
- Municipal Boundary

NOTE: Slopes based on NRCS Soil Survey of Lycoming County, 1986

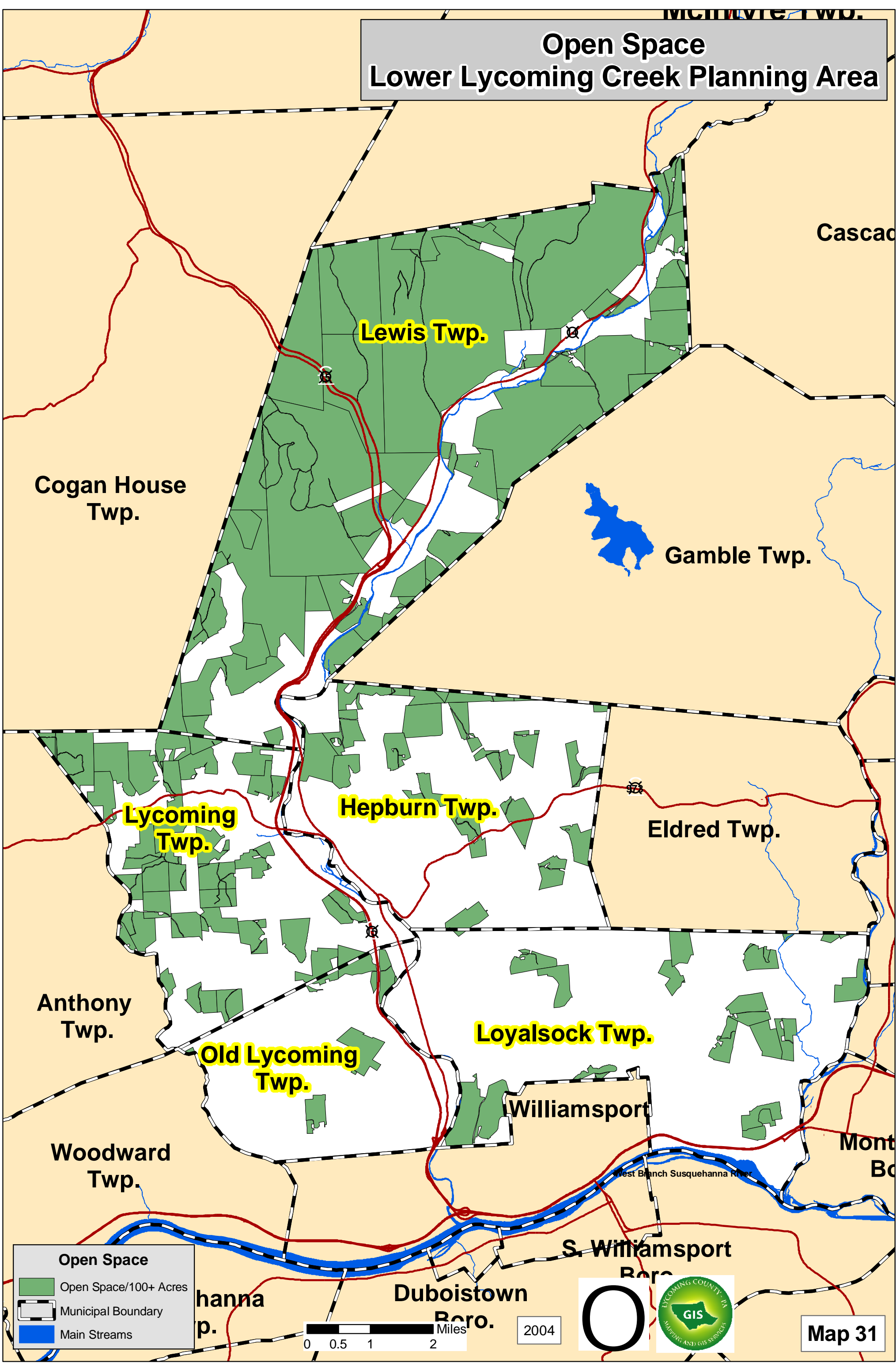


2004



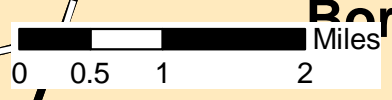
Map 30

Open Space Lower Lycoming Creek Planning Area

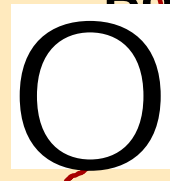


Open Space

- Open Space/100+ Acres
- Municipal Boundary
- Main Streams

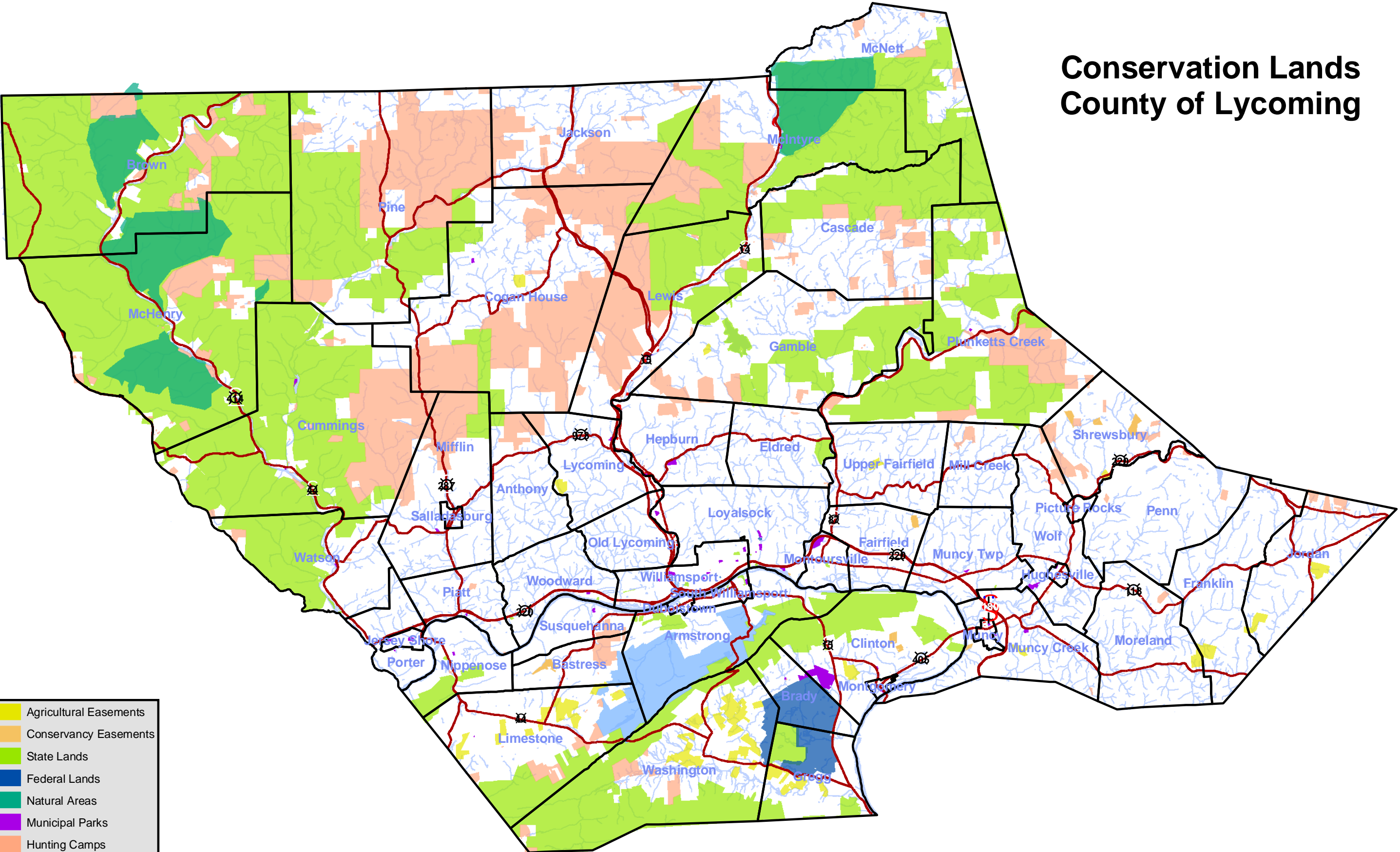


2004



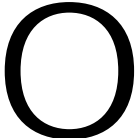
Map 31

Conservation Lands County of Lycoming

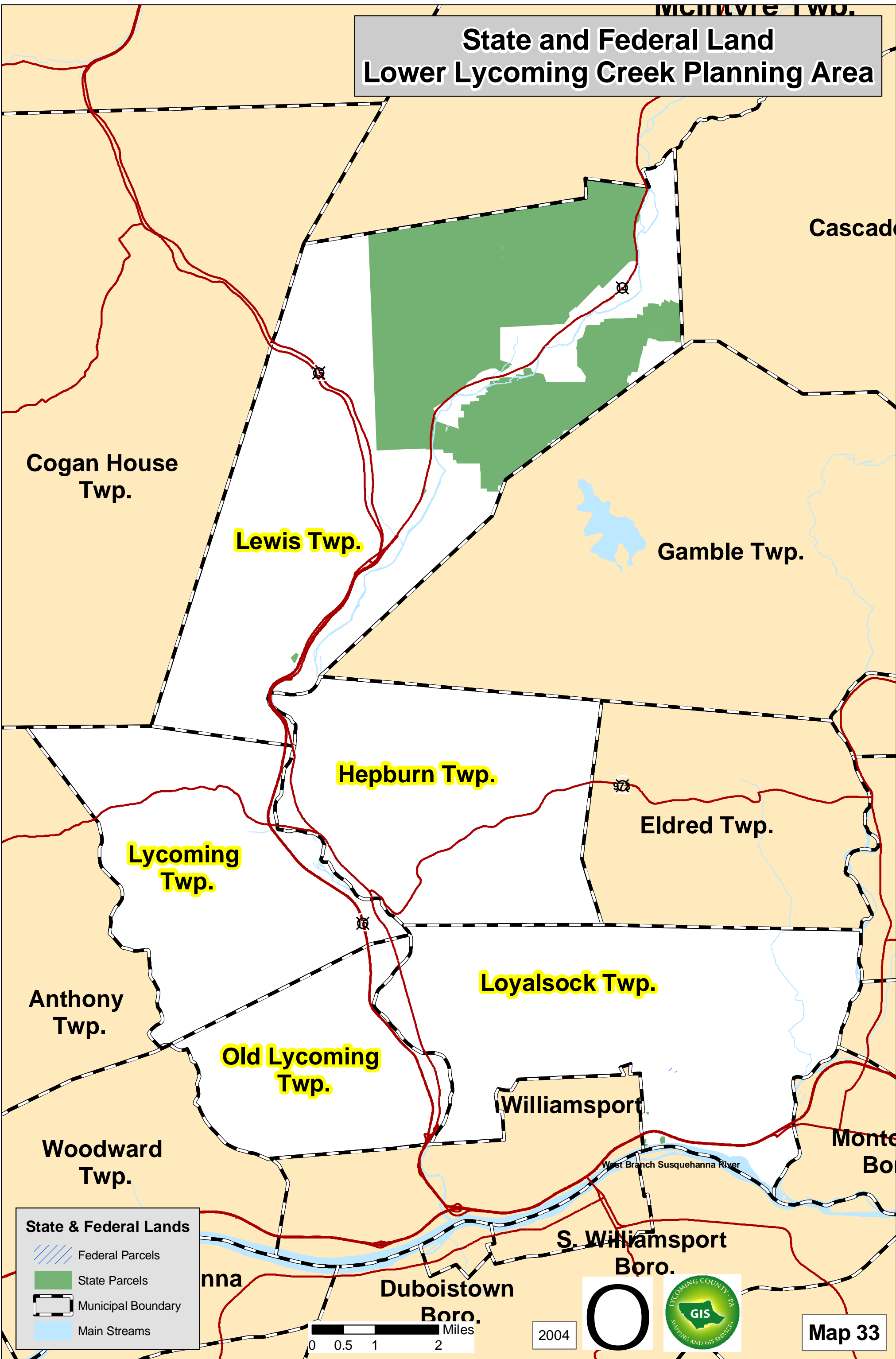


- Agricultural Easements
- Conservancy Easements
- State Lands
- Federal Lands
- Natural Areas
- Municipal Parks
- Hunting Camps
- WMWA parcels
- Flood Buyouts
- Main Roads
- Streams

*Map includes Gregg Township, Union County



State and Federal Land Lower Lycoming Creek Planning Area

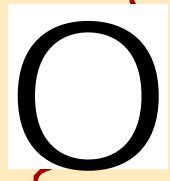


State & Federal Lands

- Federal Parcels
- State Parcels
- Municipal Boundary
- Main Streams

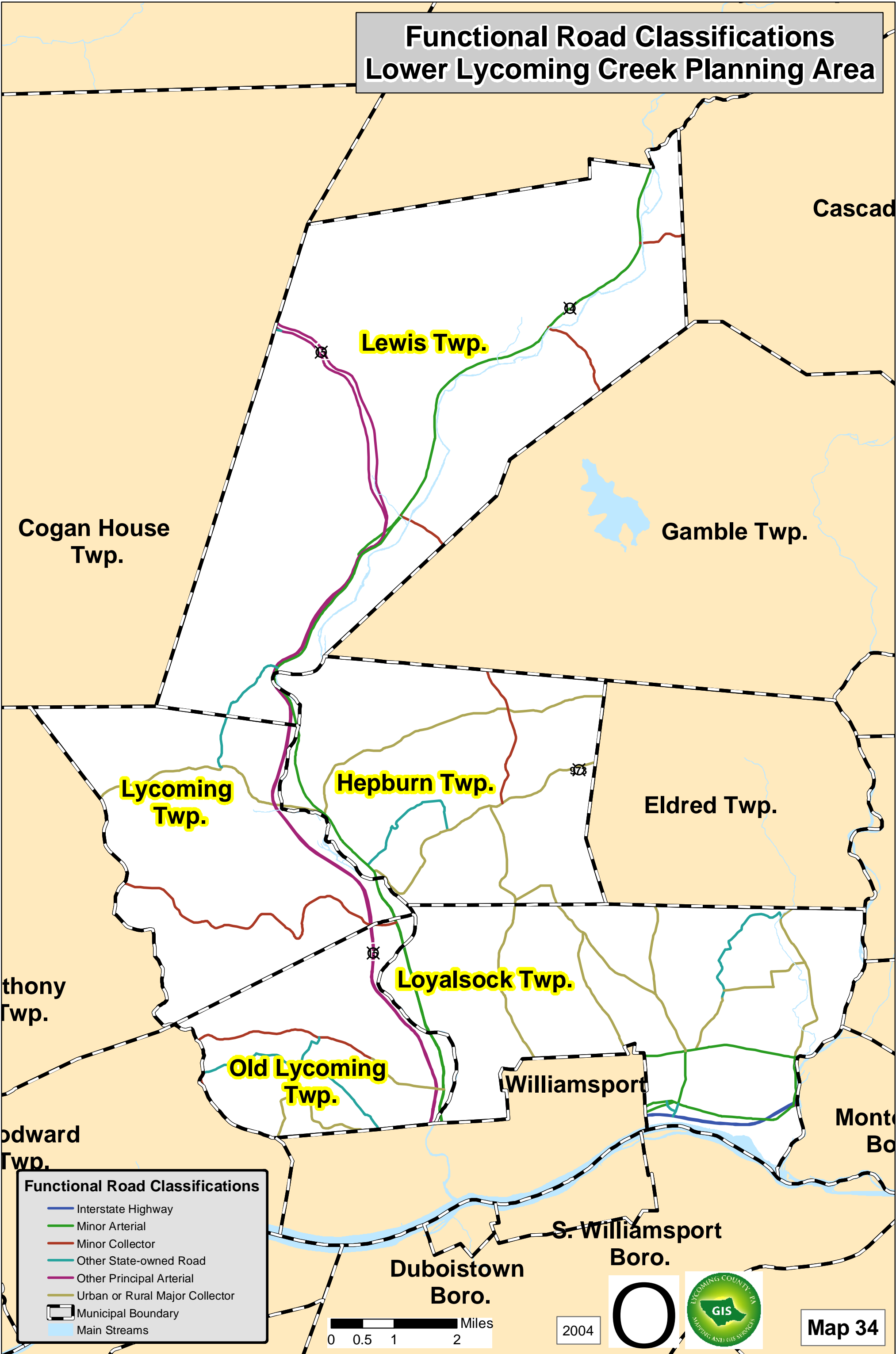


2004



Map 33

Functional Road Classifications Lower Lycoming Creek Planning Area

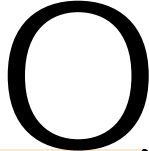


Functional Road Classifications

- Interstate Highway
- Minor Arterial
- Minor Collector
- Other State-owned Road
- Other Principal Arterial
- Urban or Rural Major Collector
- Municipal Boundary
- Main Streams

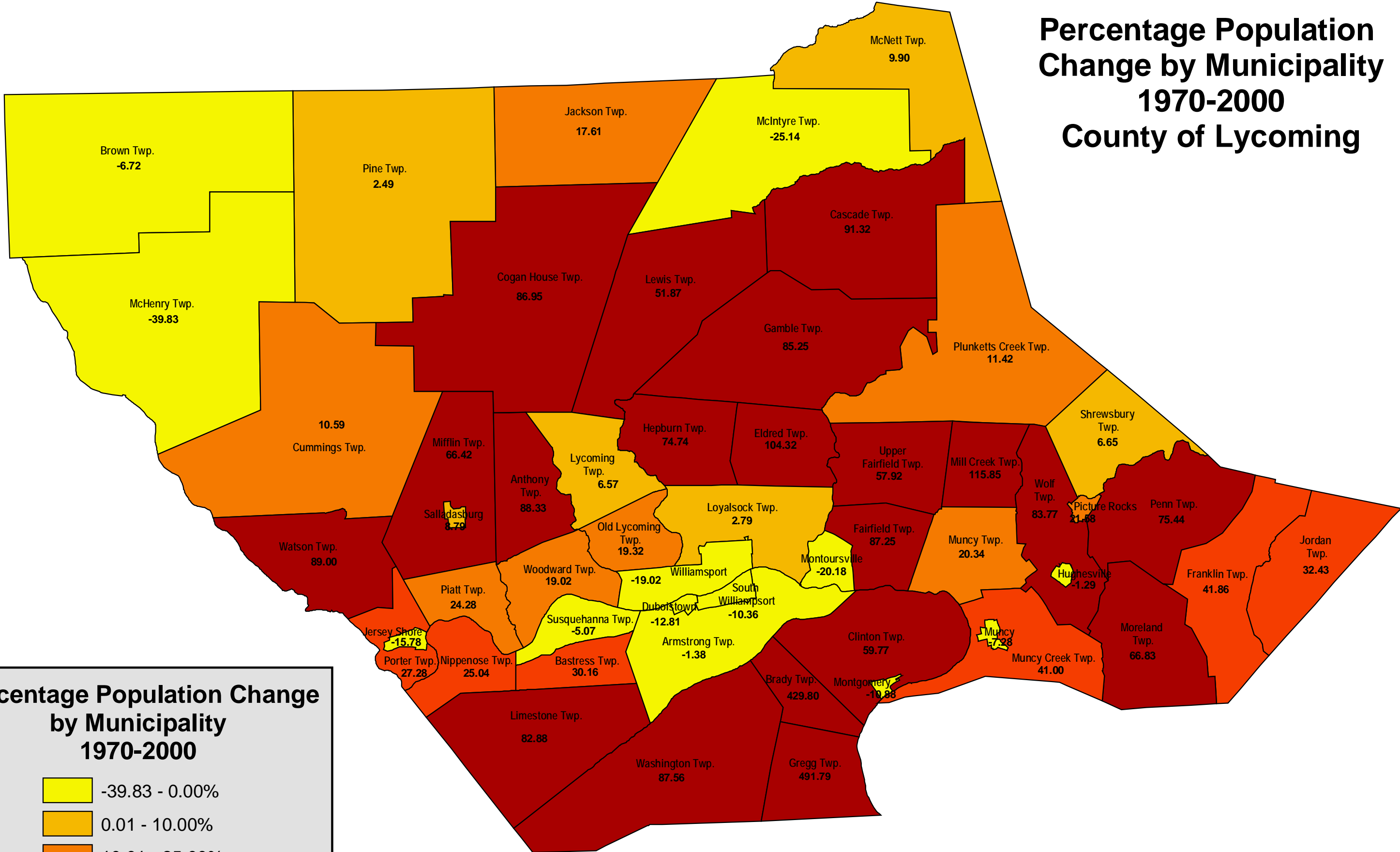


2004



Map 34

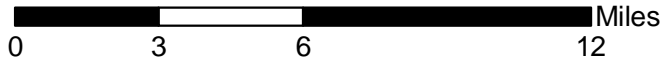
Percentage Population Change by Municipality 1970-2000 County of Lycoming



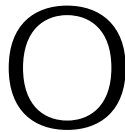
Percentage Population Change by Municipality 1970-2000

- 39.83 - 0.00%
- 0.01 - 10.00%
- 10.01 - 25.00%
- 25.01 - 50.00%
- 50.01 - 491.79%

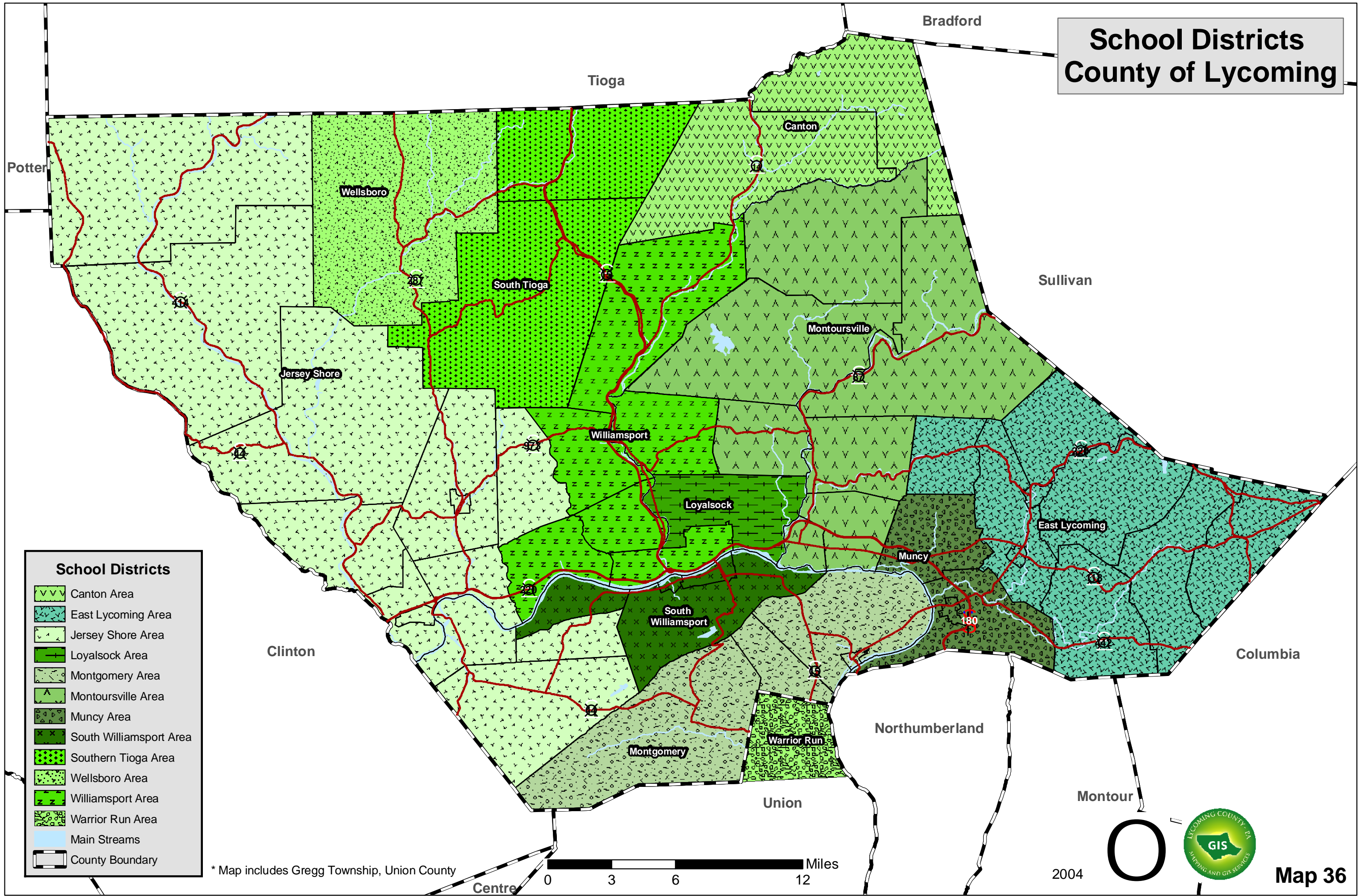
* Map includes Gregg Township, Union County

















2004



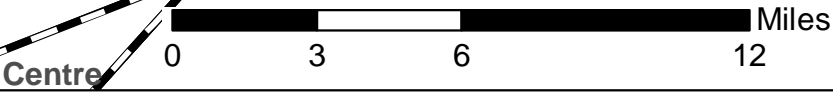
School Districts County of Lycoming



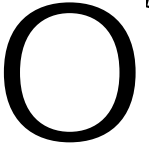
School Districts

-  Canton Area
-  East Lycoming Area
-  Jersey Shore Area
-  Loyalsock Area
-  Montgomery Area
-  Montoursville Area
-  Muncy Area
-  South Williamsport Area
-  Southern Tioga Area
-  Wellsboro Area
-  Williamsport Area
-  Warrior Run Area
-  Main Streams
-  County Boundary

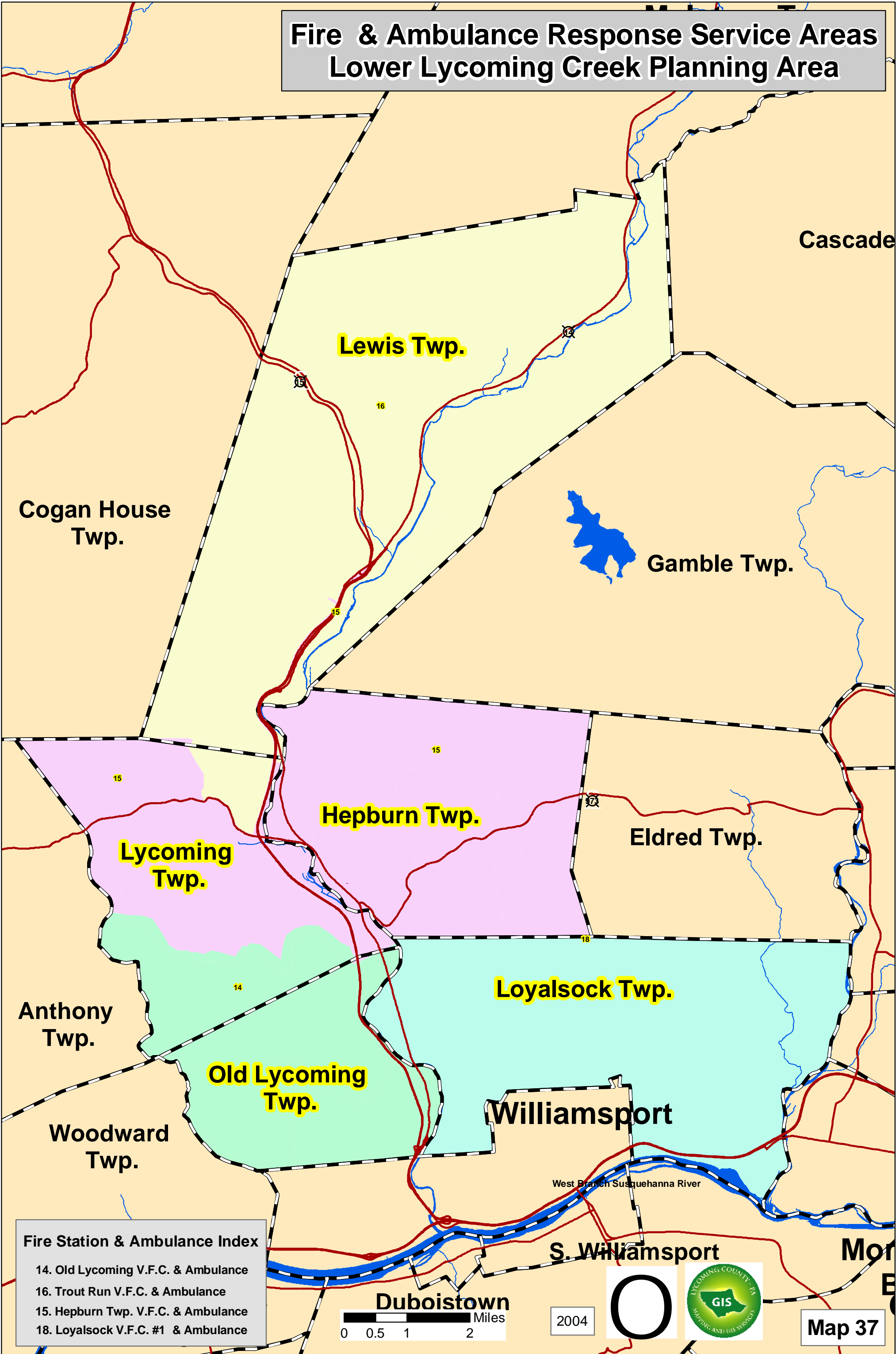
* Map includes Gregg Township, Union County



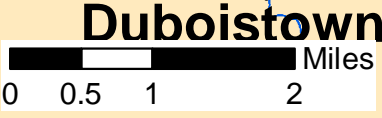
2004



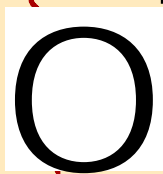
Fire & Ambulance Response Service Areas Lower Lycoming Creek Planning Area



- Fire Station & Ambulance Index**
- 14. Old Lycoming V.F.C. & Ambulance
 - 16. Trout Run V.F.C. & Ambulance
 - 15. Hepburn Twp. V.F.C. & Ambulance
 - 18. Loyalsock V.F.C. #1 & Ambulance

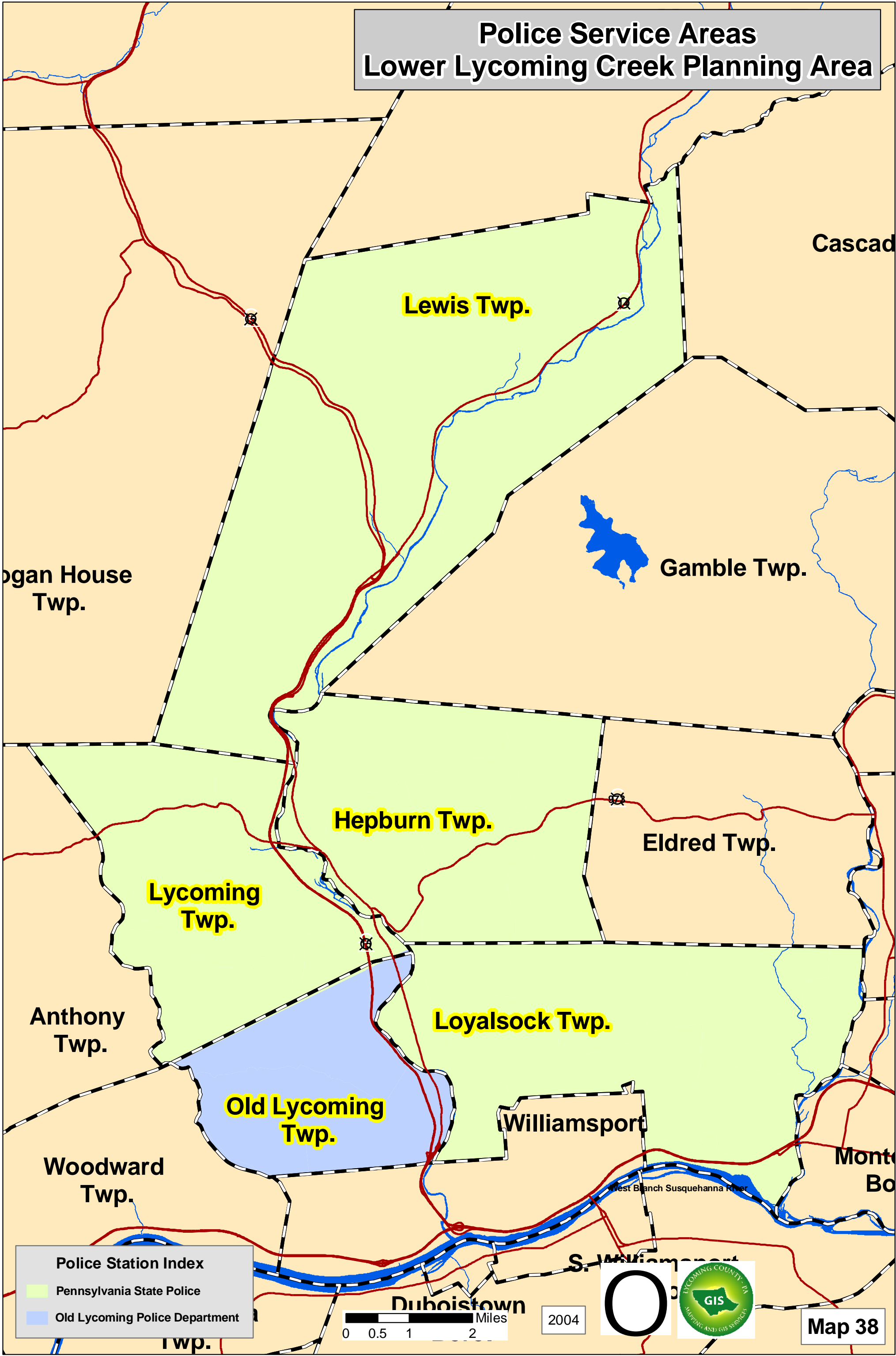


2004

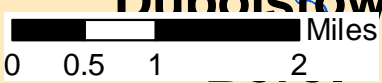


Map 37

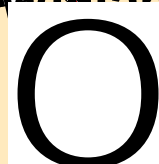
Police Service Areas Lower Lycoming Creek Planning Area



Police Station Index
■ Pennsylvania State Police
■ Old Lycoming Police Department

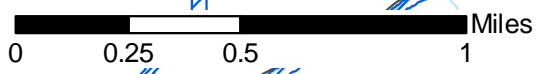
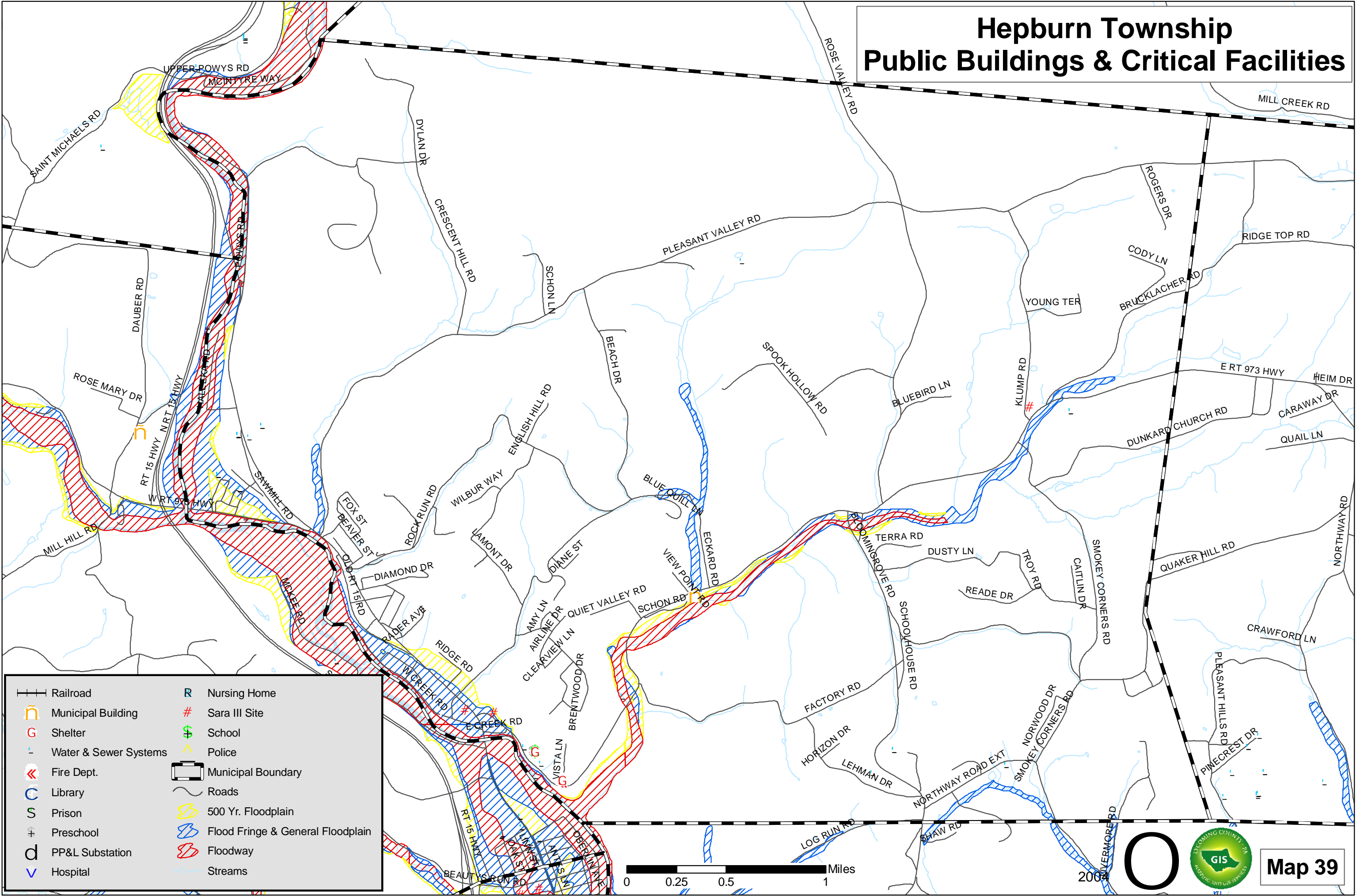


2004

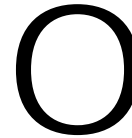


Map 38

Hepburn Township Public Buildings & Critical Facilities

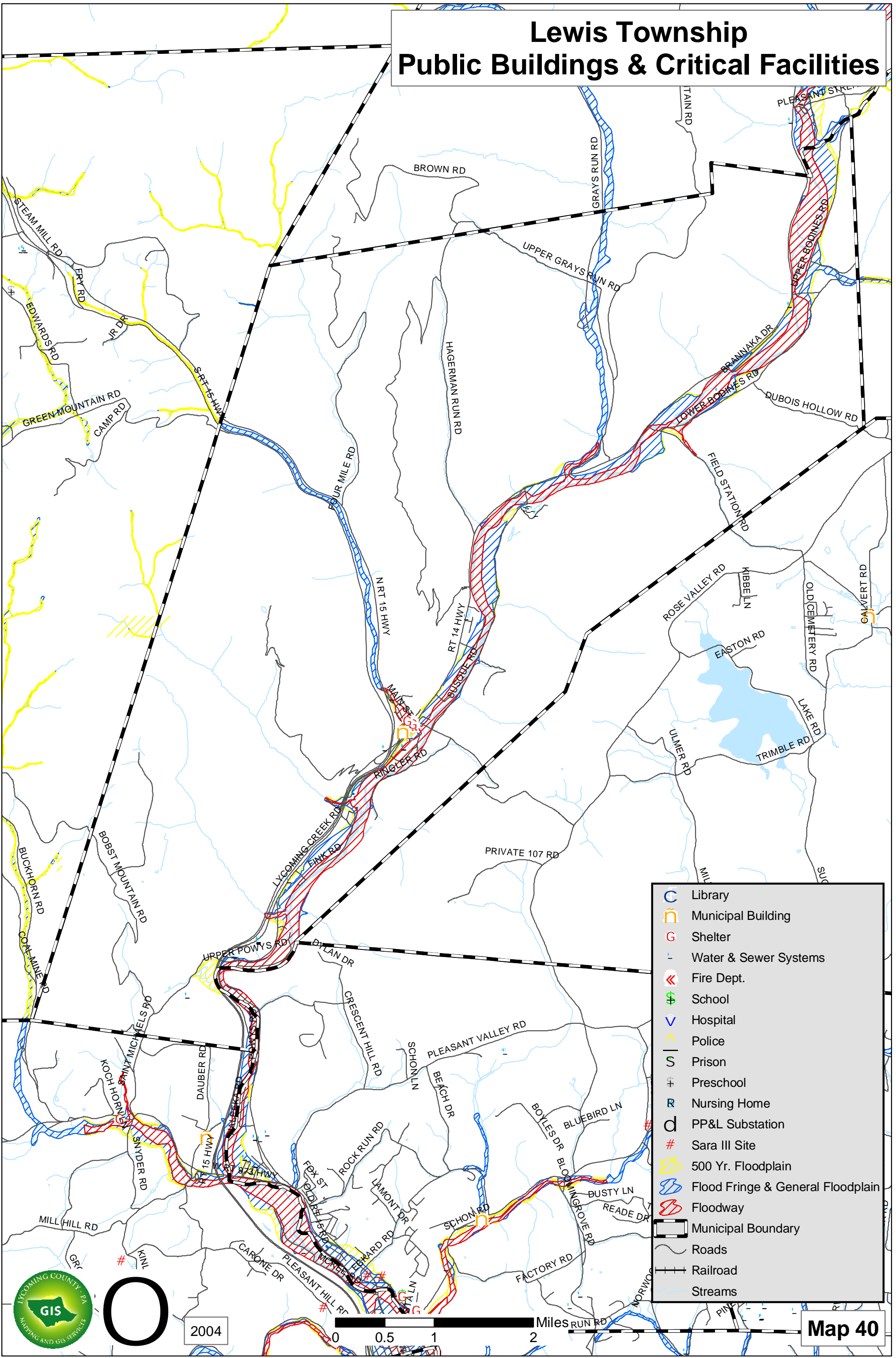


2004

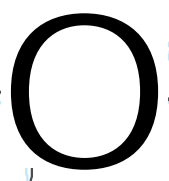


Map 39

Lewis Township Public Buildings & Critical Facilities



- Library
- Municipal Building
- Shelter
- Water & Sewer Systems
- Fire Dept.
- School
- Hospital
- Police
- Prison
- Preschool
- Nursing Home
- PP&L Substation
- Sara III Site
- 500 Yr. Floodplain
- Flood Fringe & General Floodplain
- Floodway
- Municipal Boundary
- Roads
- Railroad
- Streams

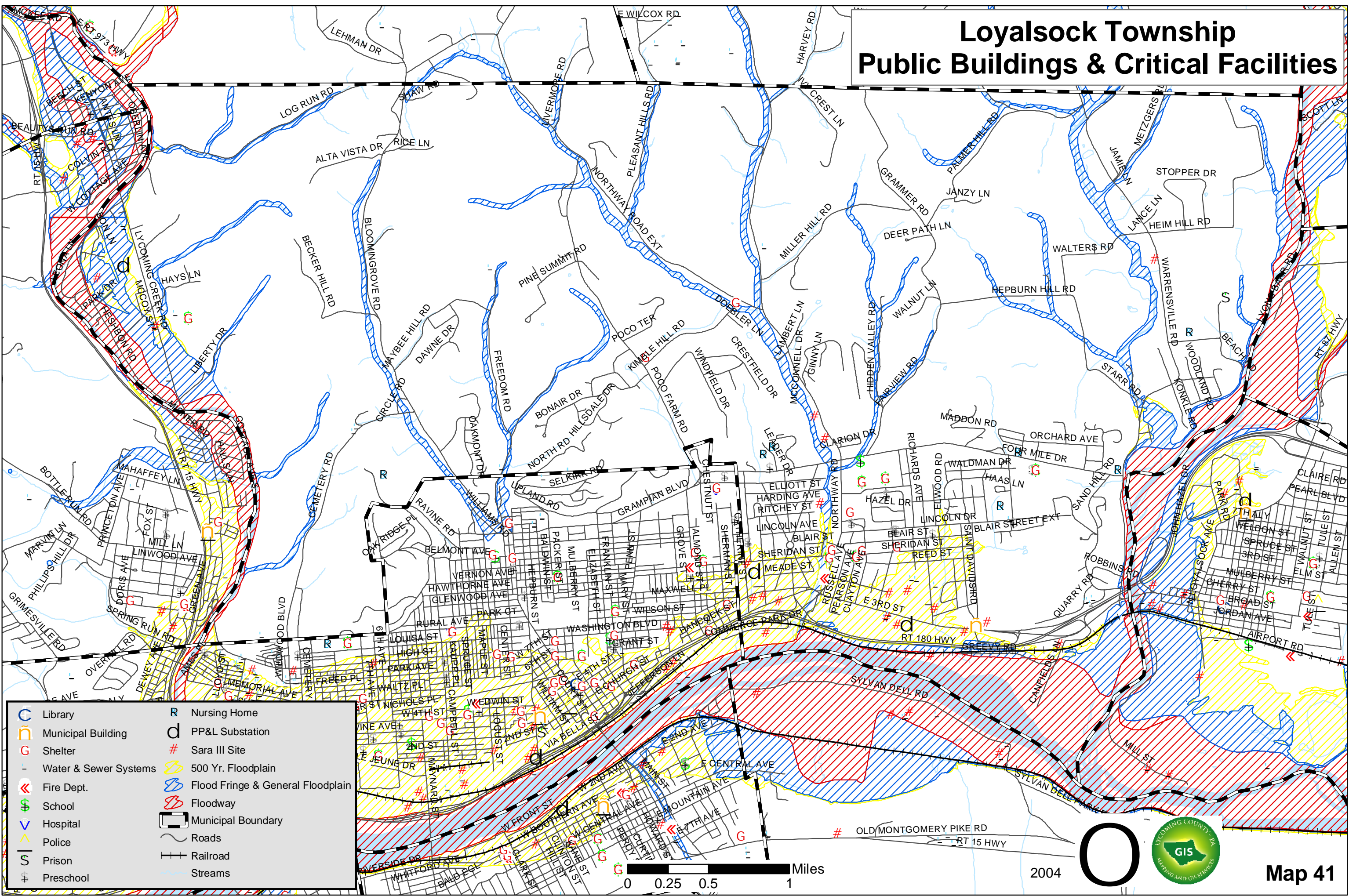


2004

0 0.5 1 2 Miles

Map 40

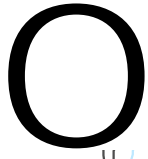
Loyalsock Township Public Buildings & Critical Facilities



- | | | | |
|--|-----------------------|--|-----------------------------------|
| | Library | | Nursing Home |
| | Municipal Building | | PP&L Substation |
| | Shelter | | Sara III Site |
| | Water & Sewer Systems | | 500 Yr. Floodplain |
| | Fire Dept. | | Flood Fringe & General Floodplain |
| | School | | Floodway |
| | Hospital | | Municipal Boundary |
| | Police | | Roads |
| | Prison | | Railroad |
| | Preschool | | Streams |

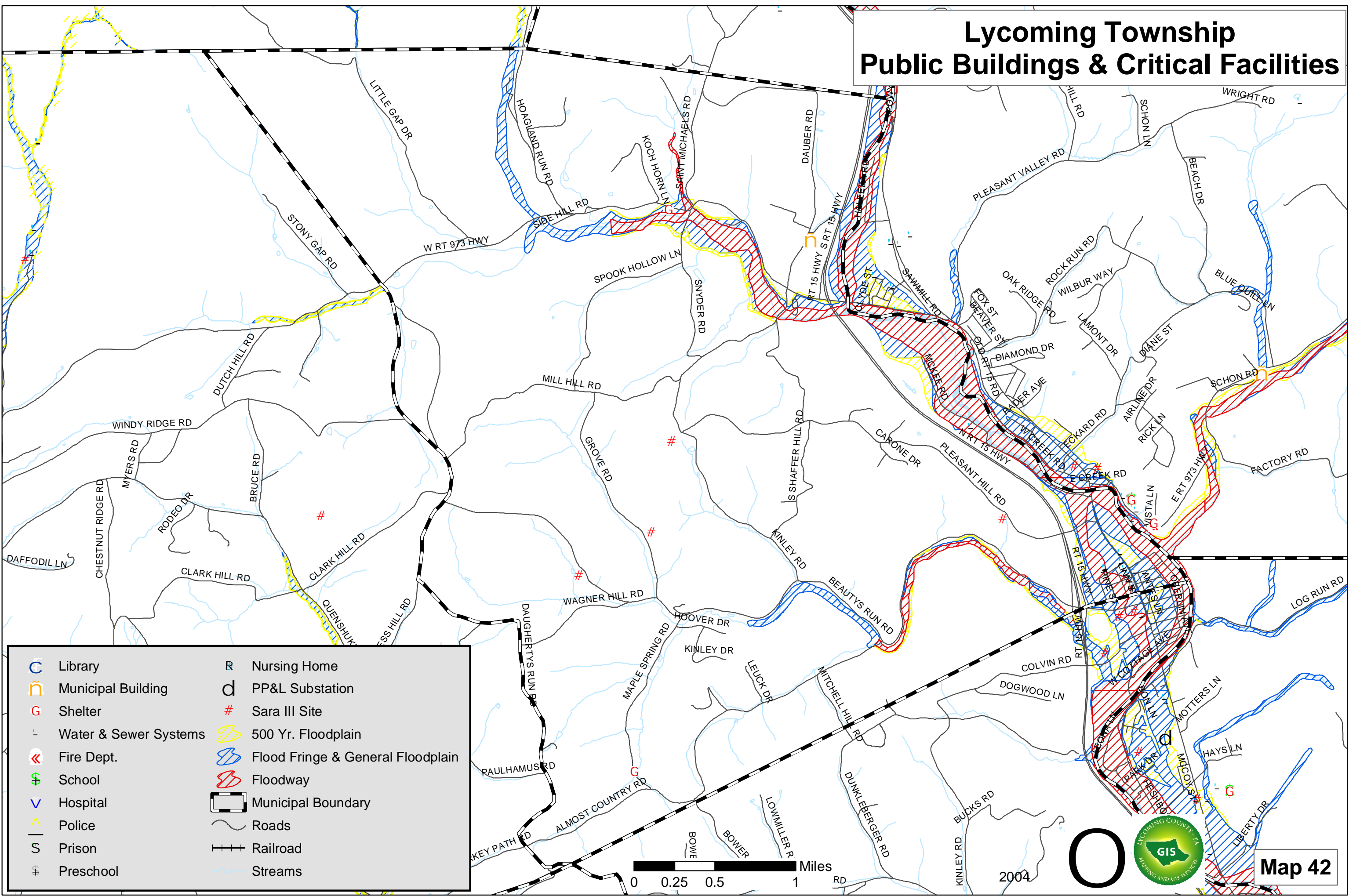
0 0.25 0.5 1 Miles

2004



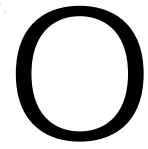
Map 41

Lycoming Township Public Buildings & Critical Facilities



- | | | | |
|--|-----------------------|--|-----------------------------------|
| | Library | | Nursing Home |
| | Municipal Building | | PP&L Substation |
| | Shelter | | Sara III Site |
| | Water & Sewer Systems | | 500 Yr. Floodplain |
| | Fire Dept. | | Flood Fringe & General Floodplain |
| | School | | Floodway |
| | Hospital | | Municipal Boundary |
| | Police | | Roads |
| | Prison | | Railroad |
| | Preschool | | Streams |

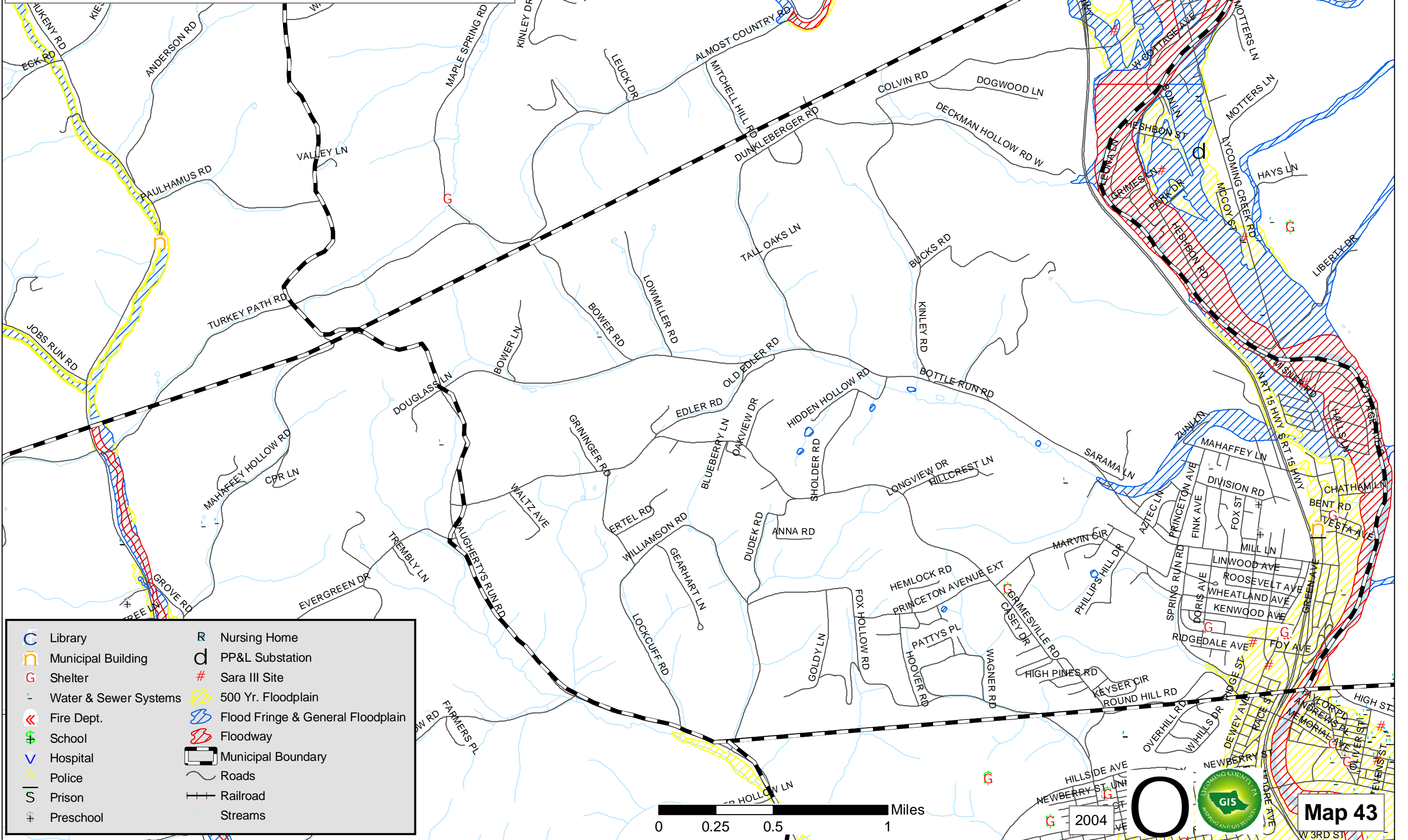
0 0.25 0.5 1 Miles



Map 42

2004

Old Lycoming Township Public Buildings & Critical Facilities



- | | | | |
|--|-----------------------|--|-----------------------------------|
| | Library | | Nursing Home |
| | Municipal Building | | PP&L Substation |
| | Shelter | | Sara III Site |
| | Water & Sewer Systems | | 500 Yr. Floodplain |
| | Fire Dept. | | Flood Fringe & General Floodplain |
| | School | | Floodway |
| | Hospital | | Municipal Boundary |
| | Police | | Roads |
| | Prison | | Railroad |
| | Preschool | | Streams |

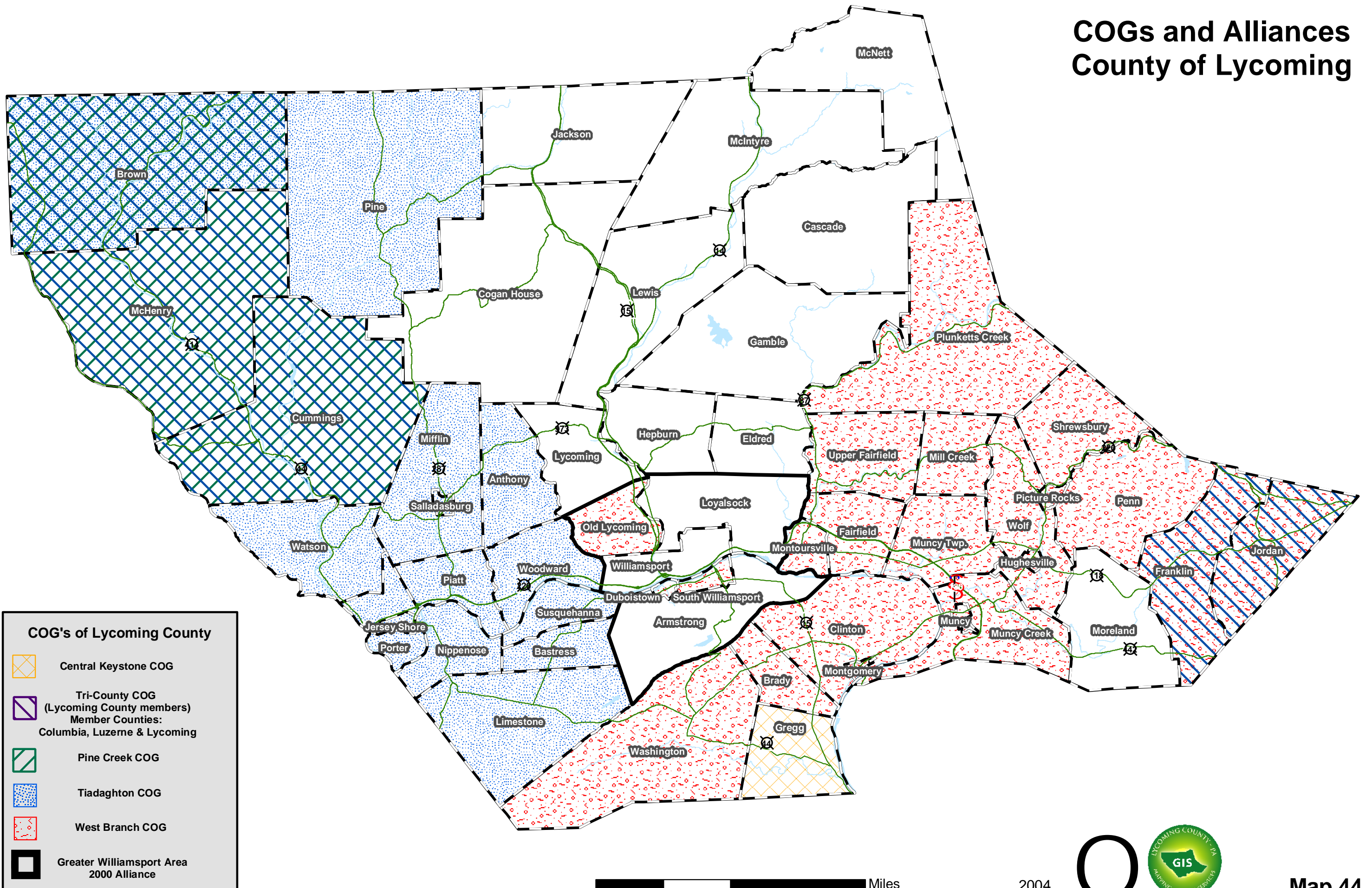
0 0.25 0.5 1 Miles

2004









Map 43

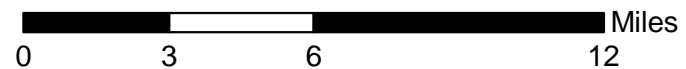
COGs and Alliances County of Lycoming



COG's of Lycoming County

-  Central Keystone COG
-  Tri-County COG
(Lycoming County members)
Member Counties:
Columbia, Luzerne & Lycoming
-  Pine Creek COG
-  Tiadaghton COG
-  West Branch COG
-  Greater Williamsport Area
2000 Alliance

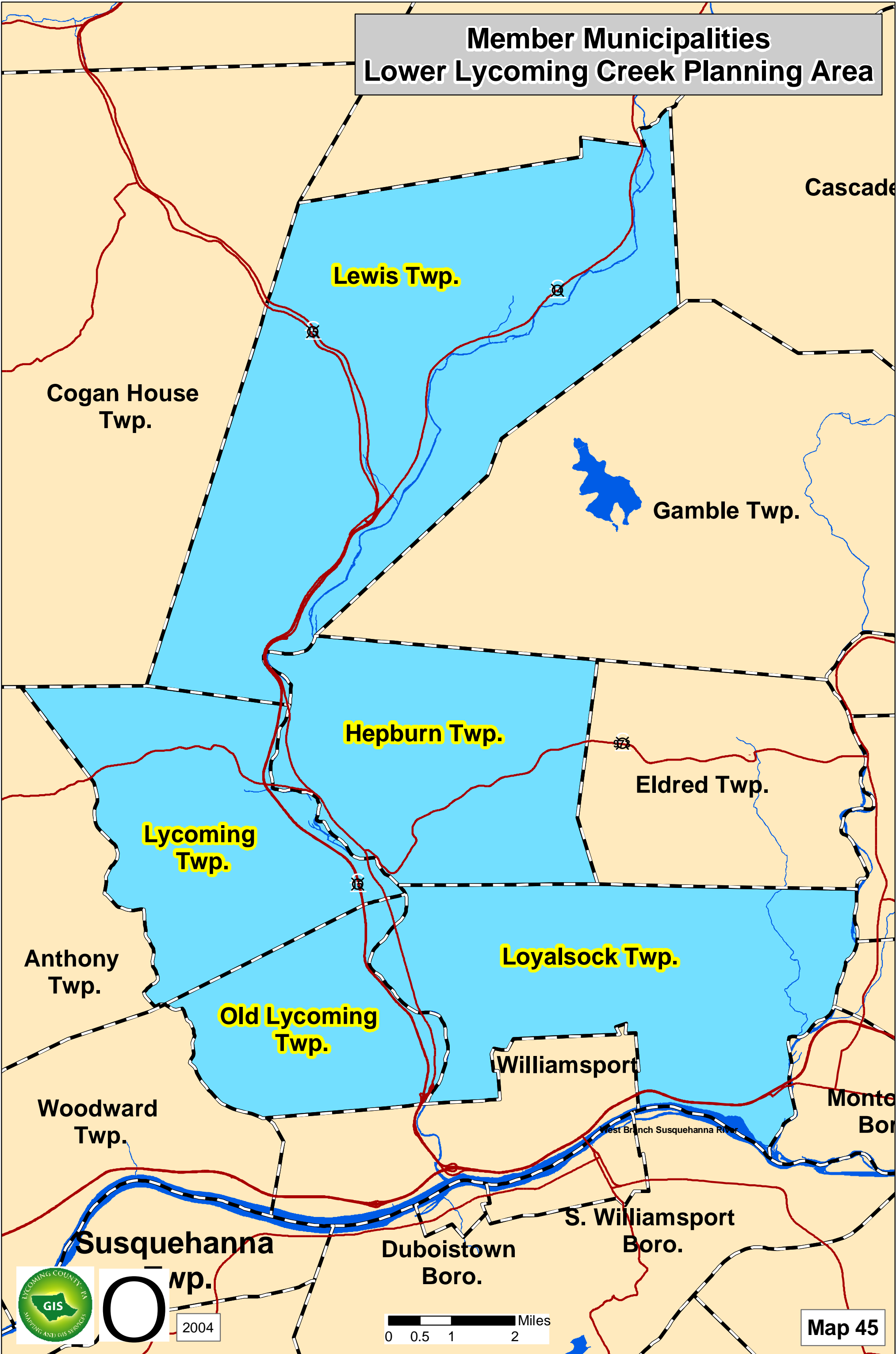
* Map includes Gregg Township, Union County



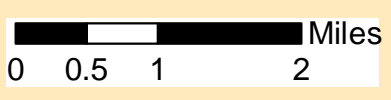
2004



Member Municipalities Lower Lycoming Creek Planning Area



2004



Map 45