

The Comprehensive Plan Map Book for the Montoursville–Muncy Planning Area

Fairfield Township, Montoursville Borough, Muncy Township

Lycoming County, PA

Adopted January 17, 2005



FAIRFIELD TOWNSHIP, LYCOMING COUNTY


RESOLUTION 123004 – LYCOMING COUNTY COMPREHENSIVE PLAN FOR THE
MONTOURSVILLE-MUNCY PLANNING AREA

BE IT RESOLVED that, on this 30th day of December, 2004, the Supervisors of
Fairfield Township, Lycoming County, after review of the plan, notice of a public
hearing, and the holding of a public hearing to accept public comment, do hereby adopt
the Lycoming County Comprehensive Plan for the Montoursville-Muncy Planning Area.

FAIRFIELD TOWNSHIP, LYCOMING COUNTY



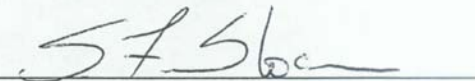
Robert Wein, Chairman



Grant Hetler, Vice-Chairman



Ronald Springman, Secretary



Scott Slocum, Supervisor

RESOLUTION NO. 2005-03

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF
MONTOURSVILLE IN THE COMMONWEALTH OF PENNSYLVANIA
ADOPTING FOR THE MONTOURSVILLE / MUNCY MULTI-MUNICIPAL
COMPREHENSIVE PLAN**

WHEREAS, The Montoursville Borough Planning Commission serves as the official planning agency for the Borough of Montoursville; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances, and

WHEREAS, the Lycoming County Planning Commission, the Borough Council and the Planning Commission wanted to encourage maximum community input and thereby appointed the Montoursville / Muncy Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests, and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Montoursville / Muncy Multi-municipal Comprehensive Plan consisting of Fairfield Township, Muncy Township, and Montoursville; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and has ensured that general consistency was achieved between the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

RECEIVED

JAN 24 2005

Lycoming County
Economic Development &
Planning Services

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Multi-municipal Comprehensive Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Montoursville Borough Council of the Borough of Montoursville, under the laws of the Commonwealth of Pennsylvania,

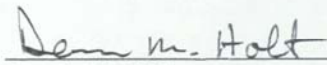
AND IT IS HEREBY RESOLVED:

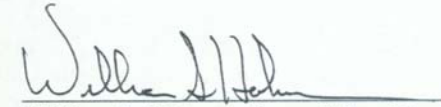
1. That the Montoursville Borough Council recognize the Planning Commission of Montoursville as the official planning commission for the Borough of Montoursville and that such agency promote public interest in, and understanding of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Montoursville Borough Council.

ADOPTED THIS 17th DAY OF JANUARY, 2005, by the Council of Montoursville Borough, Lycoming County, Pennsylvania.

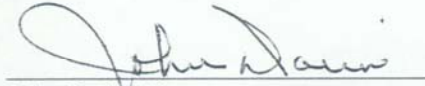
ATTEST:

BOROUGH OF MONTOURSVILLE


Dennis M. Holt,
Borough Secretary/Treasurer


William S. Holmes, Council President

BY:


John Dorin, Mayor

RESOLUTION NO. 120804B

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUNCY THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE MONTOURSVILLE / MUNCY MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Muncy Township Planning Commission serves as the official planning agency for Muncy Township; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances, and

WHEREAS, the Lycoming County Planning Commission, the Board of Supervisors and the Planning Commission wanted to encourage maximum community input and thereby appointed the Montoursville / Muncy Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests, and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Montoursville / Muncy Multi-municipal Comprehensive Plan consisting of Fairfield Township, Muncy Township, and Montoursville Borough; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and has ensured that general consistency was achieved between the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Multi-municipal Comprehensive Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Muncy, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Muncy Township Board of Supervisors recognize the Planning Commission of Muncy Township as the official planning commission for Muncy Township and that such agency promote public interest in, and understanding of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Muncy Township Board of Supervisors.

ADOPTED THIS 8 TH DAY OF December 2004.

BOARD OF SUPERVISORS OF MUNCY TOWNSHIP

Paul C. Wentzler (chairman)
Name, Title

(SEAL)

Jack S. McCoy Vice Chairman
Name, Title

ATTEST:

Wendy J. Baster
Name, Secretary

Kenneth D. Ampler
Name, Title

Garth D. Everett
Name, Solicitor **GARTH D. EVERETT**

MONTOURSVILLE/MUNCY PLANNING AREA COMPREHENSIVE PLAN MAP BOOK INDEX

MAP #	MAP NAME
1	PAT map--County map format
2	Countywide Vision--PAT
3	Countywide Vision--Countywide
4	Natural Resource Protection & Growth Areas--PAT
5	PATs & Growth Areas--Countywide
6	Future Land Use--Existing Land Use Base--PAT
7	Existing Land Use--PAT
8	Future Land Use--Existing Zoning Base--PAT
9	Future Land Use--Existing Land Use Base--Fairfield Township
10	Existing Land Use--Fairfield Township
11	Future Land Use--Existing Zoning Base--Fairfield Township
12	Future Land Use--Existing Land Use Base--Montoursville Borough
13	Existing Land Use--Montoursville Borough
14	Future Land Use--Existing Zoning Base--Montoursville Borough
15	Future Land Use--Existing Land Use Base--Muncy Township
16	Existing Land Use--Muncy Township
17	Future Land Use--Existing Zoning Base--Muncy Township
18	Zoning Intensity
19	Zoning Classifications
20	Watershed Boundaries/Wetlands
21	Floodplain Boundaries
22	Agricultural Soils
23	Agricultural Preservation Classifications
24	Slope Percentages
25	Open Space
26	Conservation Lands
27	State & Federal Lands
28	Functional Road Classifications
29	Percentage Population Change 1970-2000--Countywide
30	School Districts--Countywide
31	Fire & Ambulance Response Service Areas
32	Police Service Areas
33	Public Buildings & Critical Facilities--Fairfield Township
34	Public Buildings & Critical Facilities--Montoursville Borough
35	Public Buildings & Critical Facilities--Muncy Township
36	COGs--Countywide
37	Member Municipalities



Map 1
Montoursville/
Muncy
Planning area

- Interstates/ US routes
- Major Roads
- Local Roads
- Streams & Water Features
- Railroad Tracks
- Individual Townships
- Montoursville/ Muncy Planning Area



Clinton Twp.

LYCOMING MALL

Muncy Twp.

Montoursville

Fairfield Twp.

Wolf Twp.

Creek Twp.

Lysock View

Perisdaile

220

180

220

87

864

405

180

44

Countywide Vision Montoursville/Muncy Planning Area

COUNTRYSIDE

Fairfield Twp.

Muncy Twp.

Montoursville Boro.

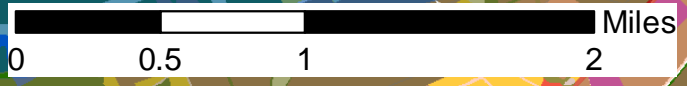
RIDGE

AGRICULTURE

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

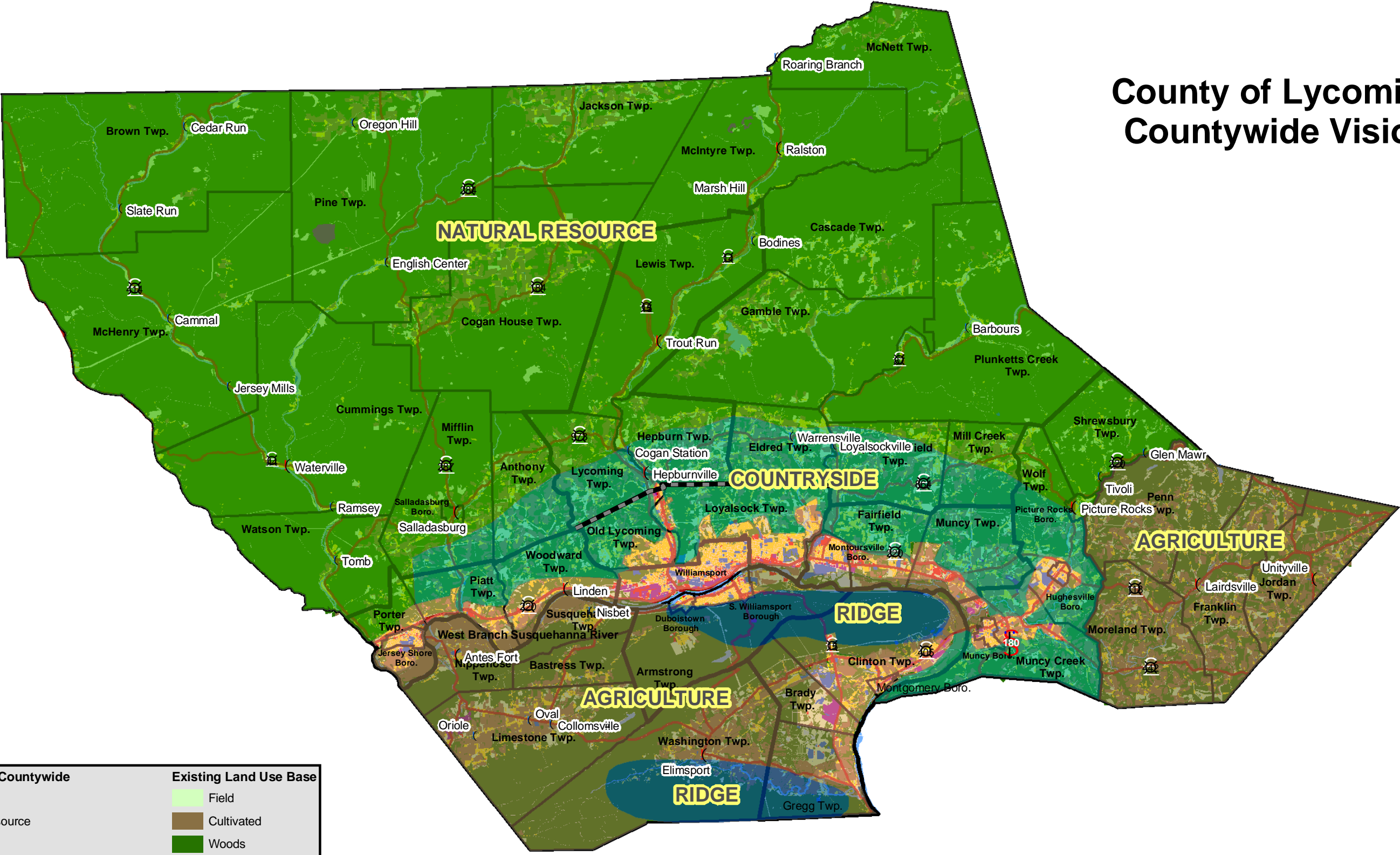


2004

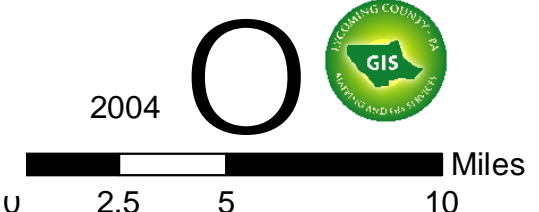
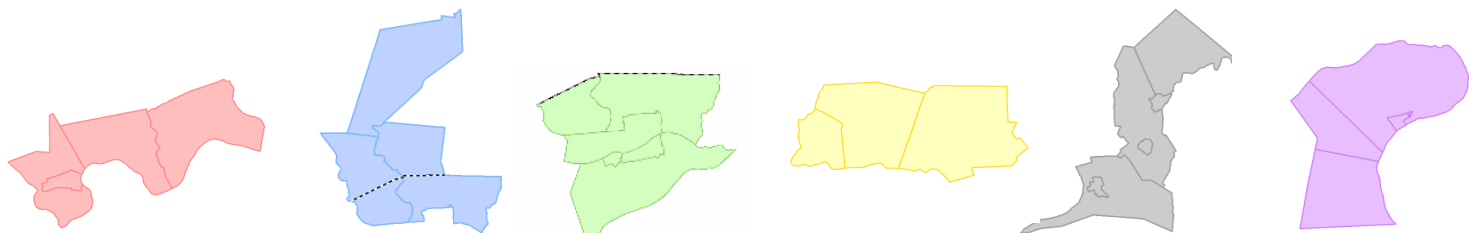


Map 2

County of Lycoming Countywide Vision

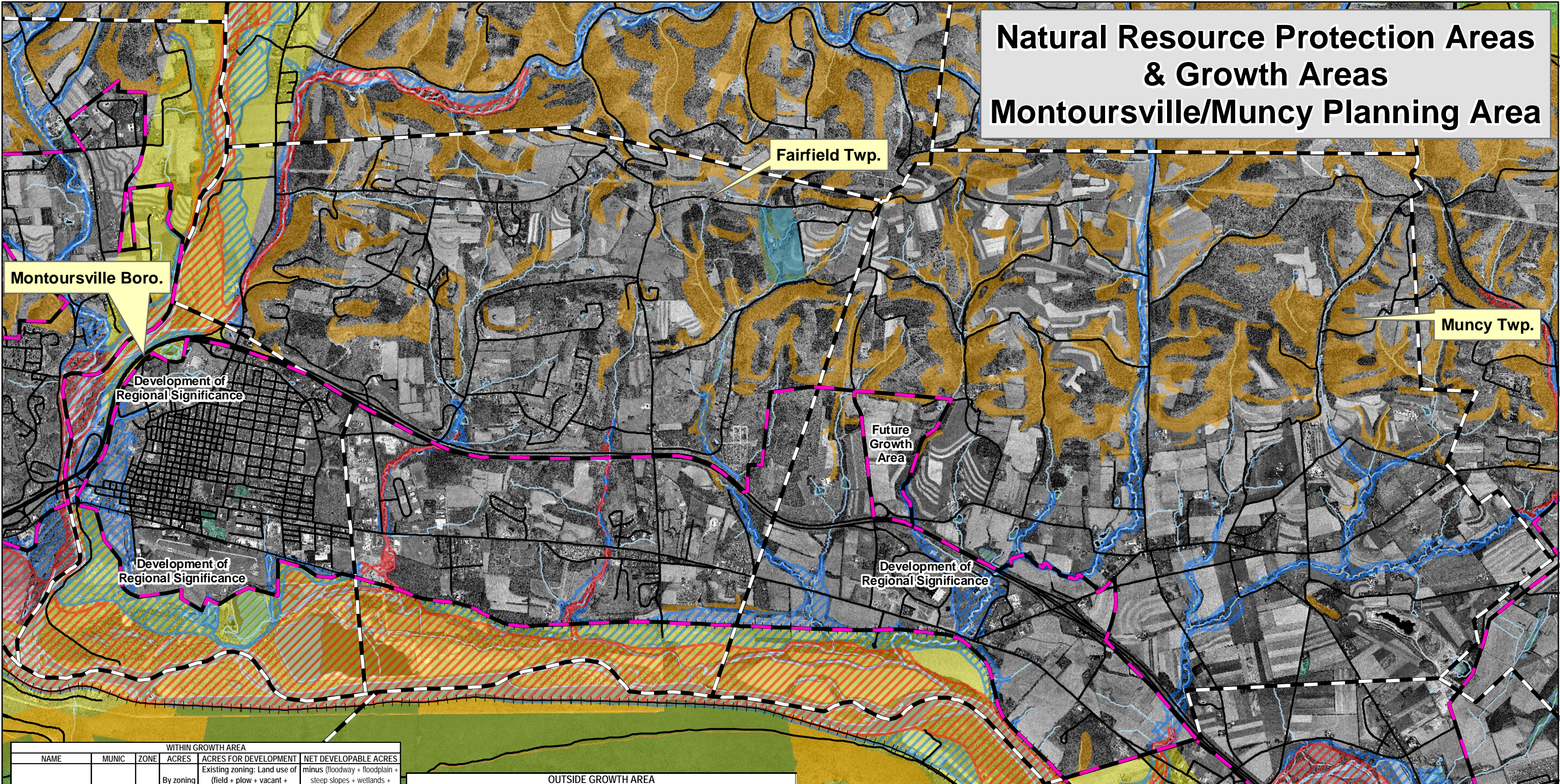


Vision Overlay- Countywide		Existing Land Use Base	
	Ridge		Field
	Natural Resource		Cultivated
	Agriculture		Woods
	Countryside		Residential
	Designated & Future Growth Areas		Multi-family
	Planning Area Boundary		Institutional
	Northern Boundary for GWA Planning Area		Commercial
	Major Roads		Industrial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



* Map includes Gregg Township, Union County

Natural Resource Protection Areas & Growth Areas Montoursville/Muncy Planning Area



WITHIN GROWTH AREA					
NAME	MUNIC	ZONE	ACRES		NET DEVELOPABLE ACRES minus (floodway + floodplain + steep slopes + wetlands + ownership)
			By zoning	Existing zoning: Land use of (field + plow + vacant + woods)	
Designated Growth Area	Fairfield	R-A	967.03	694.78	616.15
Designated Growth Area	Fairfield	C	695.29	451.20	438.34
Designated Growth Area	Fairfield	I	317.27	148.23	132.84
Designated Growth Area	Montoursville	LC	463.00	96.98	44.25
Designated Growth Area	Montoursville	F	2.90	0.98	0.00
Designated Growth Area	Montoursville	R-1	494.12	26.31	26.31
Designated Growth Area	Montoursville	R-2	252.97	0.23	0.19
Designated Growth Area	Montoursville	R-3	46.40	42.89	9.74
Designated Growth Area	Montoursville	C-1	21.36	0.00	0.00
Designated Growth Area	Montoursville	C-2	54.41	1.28	1.28
Designated Growth Area	Montoursville	CIP	74.99	0.00	0.00
Designated Growth Area	Montoursville	I	127.58	15.02	14.95
Designated Growth Area	Muncy Twp.	CS	853.14	745.13	650.15
Designated Growth Area	Muncy Twp.	SE	61.51	42.01	40.37
Designated Growth Area	Muncy Twp.	SM	271.66	140.03	124.47
Designated Growth Area	Muncy Twp.	CR	485.73	281.11	229.41
Designated Growth Area	Muncy Twp.	I	42.25	41.52	30.74
Future Growth Area	Muncy Twp.	CS	164.19	150.14	138.99
Future Growth Area	Muncy Twp.	CR	34.29	29.66	26.58

OUTSIDE GROWTH AREA					
MUNIC	ZONE	ACRES	ACRES FOR DEVELOPMENT		NET DEVELOPABLE ACRES minus (floodway + floodplain + steep slopes + wetlands + ownership + prime ag soils)
			Existing zoning: Land use of (field + plow + vacant + woods)	By zoning	
Fairfield	R-A	4,633.97	3,399.61	2,302.92	
Fairfield	C	273.60	245.75	0.00	
Fairfield	I	843.77	666.11	57.16	
Montoursville	LC	268.44	141.44	25.64	
Montoursville	F	814.93	498.30	2.57	
Montoursville	R-1	17.90	5.13	2.60	
Muncy Twp.	AG	596.02	493.20	3.00	
Muncy Twp.	CS	7,361.53	6,466.37	3,412.39	
Muncy Twp.	E	236.45	126.33	24.72	
Muncy Twp.	NP	53.46	10.83	1.94	
Muncy Twp.	RC	116.70	38.82	10.45	



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

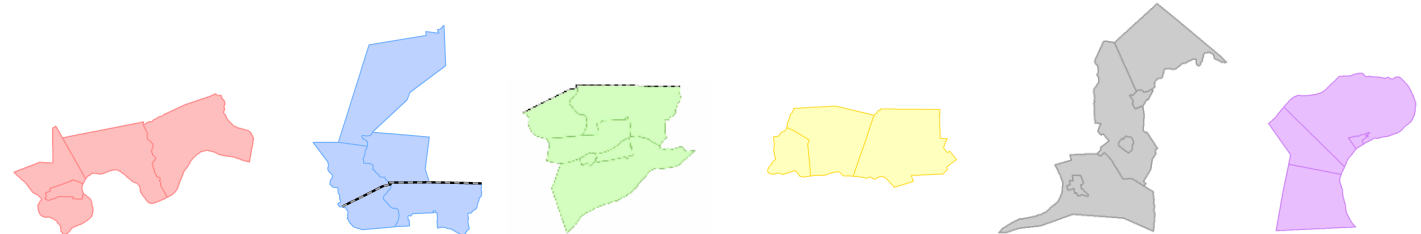
Comprehensive Plan Designated Growth Areas County of Lycoming



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

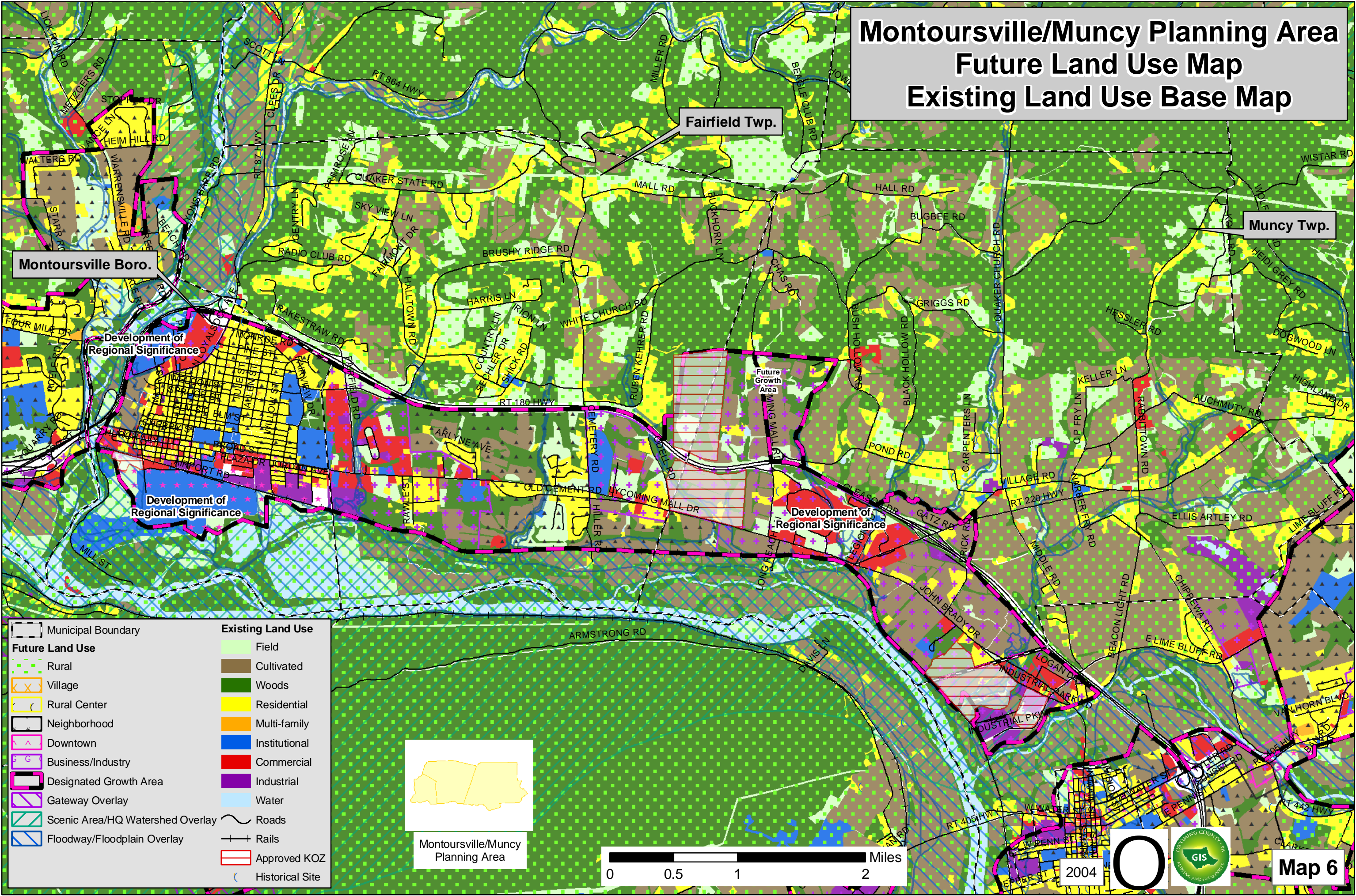


2004

Miles

* Map includes Gregg Township, Union County

Montoursville/Muncy Planning Area Future Land Use Map Existing Land Use Base Map



Montoursville Boro.

Fairfield Twp.

Muncy Twp.

Development of Regional Significance

Development of Regional Significance

Development of Regional Significance

Future Growth Area

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



Montoursville/Muncy Planning Area

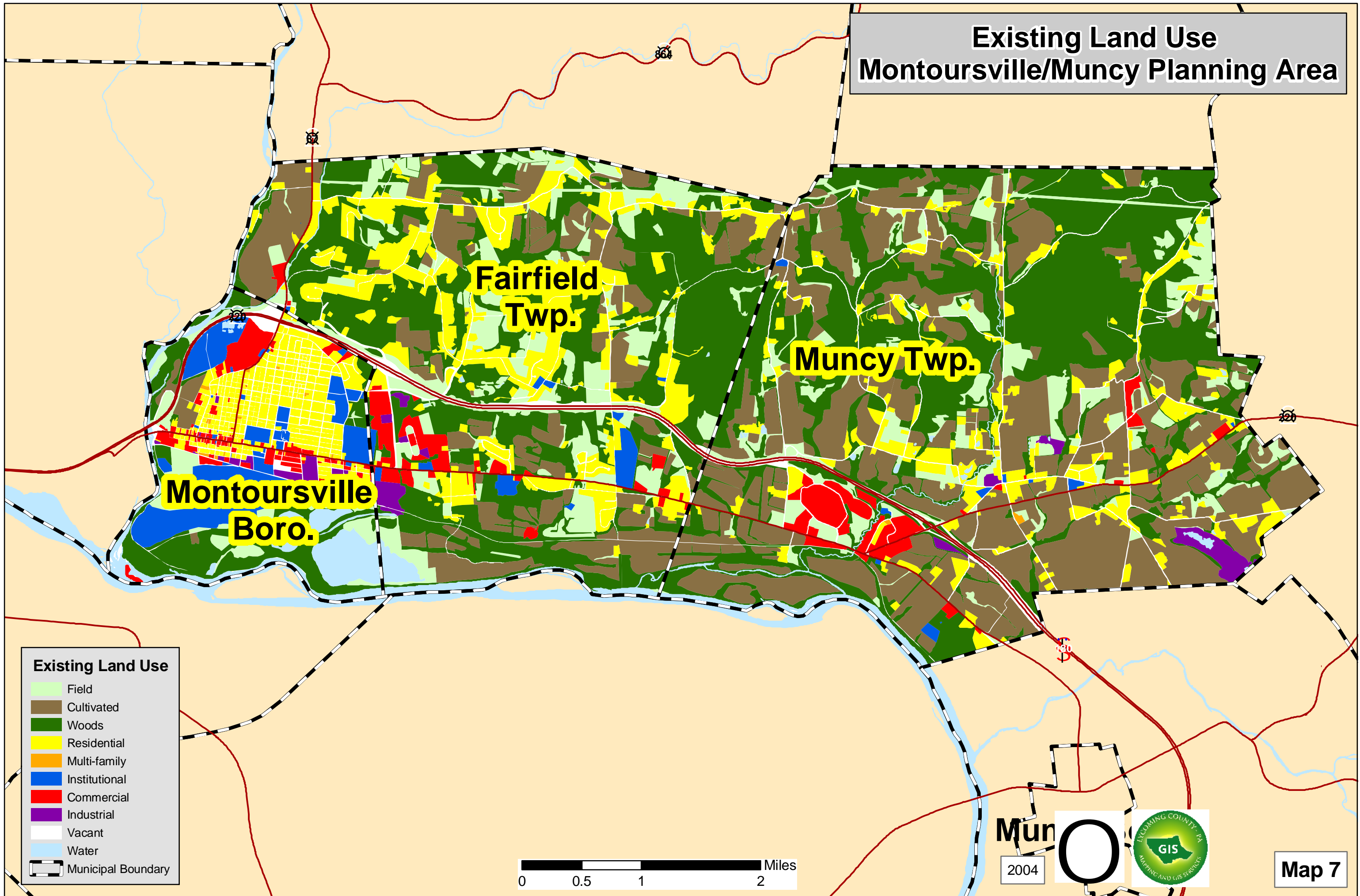


2004



Map 6

Existing Land Use Montoursville/Muncy Planning Area



Existing Land Use

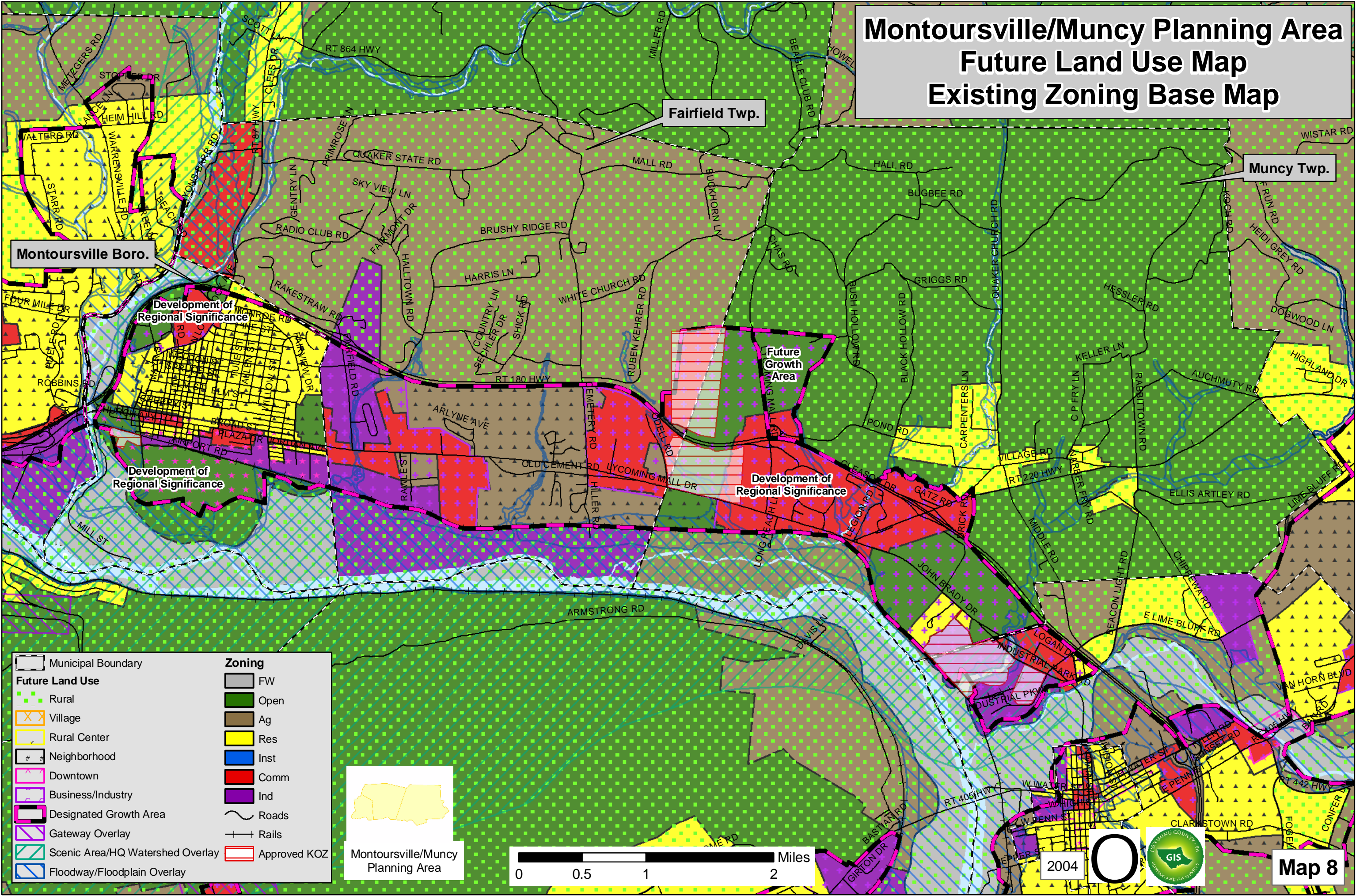
- Field
- Cultivated
- Woods
- Residential
- Multi-family
- Institutional
- Commercial
- Industrial
- Vacant
- Water
- Municipal Boundary

0 0.5 1 2 Miles

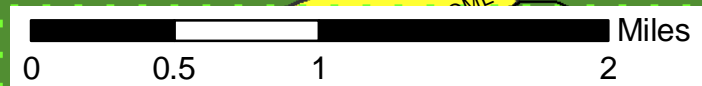
Muncy
2004
LYCOMING COUNTY, PA
GIS
MAPPING AND GIS SERVICES

Map 7

Montoursville/Muncy Planning Area Future Land Use Map Existing Zoning Base Map



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

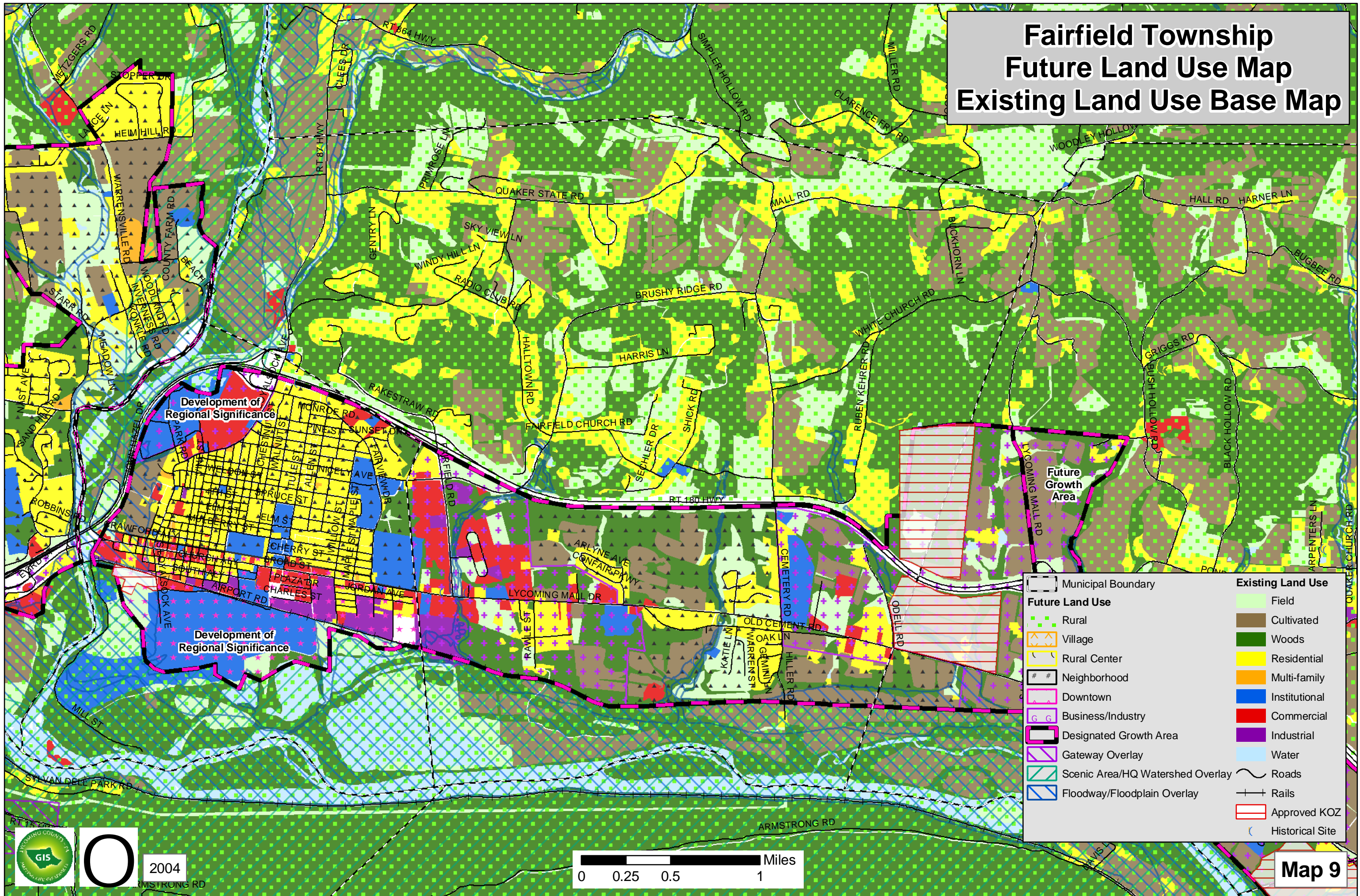


2004



Map 8

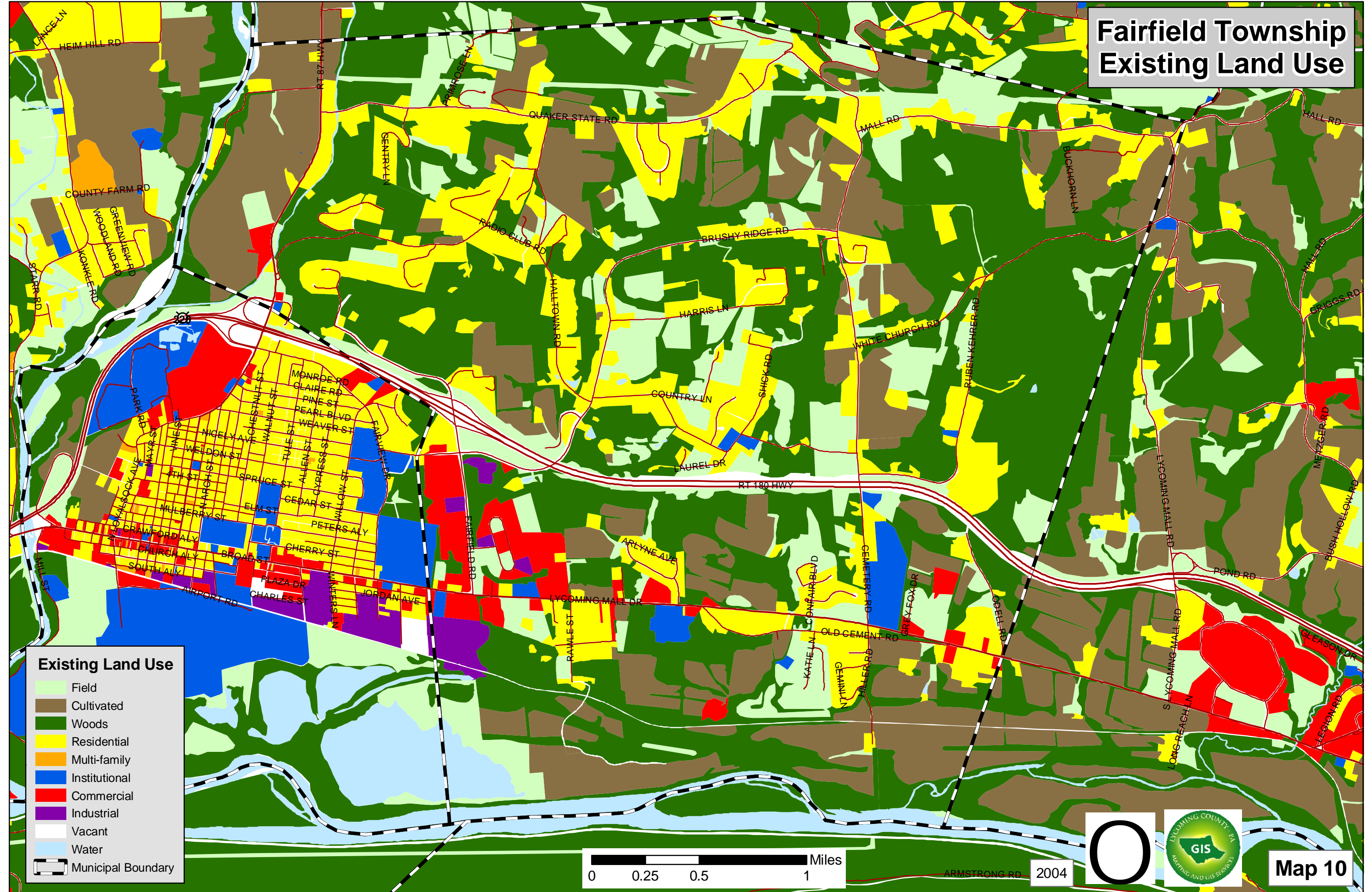
Fairfield Township Future Land Use Map Existing Land Use Base Map



Future Land Use		Existing Land Use	
[Green Dotted]	Rural	[Light Green]	Field
[Orange Hatched]	Village	[Brown]	Cultivated
[Yellow]	Rural Center	[Dark Green]	Woods
[Black # #]	Neighborhood	[Yellow]	Residential
[Pink]	Downtown	[Orange]	Multi-family
[Pink G G]	Business/Industry	[Blue]	Institutional
[Black Outline]	Designated Growth Area	[Red]	Commercial
[Pink Hatched]	Gateway Overlay	[Purple]	Industrial
[Blue Hatched]	Scenic Area/HQ Watershed Overlay	[Light Blue]	Water
[Blue Hatched]	Floodway/Floodplain Overlay	[Black Line]	Roads
[Black Outline]	Municipal Boundary	[Black Line with Cross]	Rails
		[Red Outline]	Approved KOZ
		[Blue Circle with Cross]	Historical Site

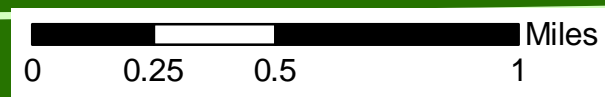


Fairfield Township Existing Land Use



Existing Land Use

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

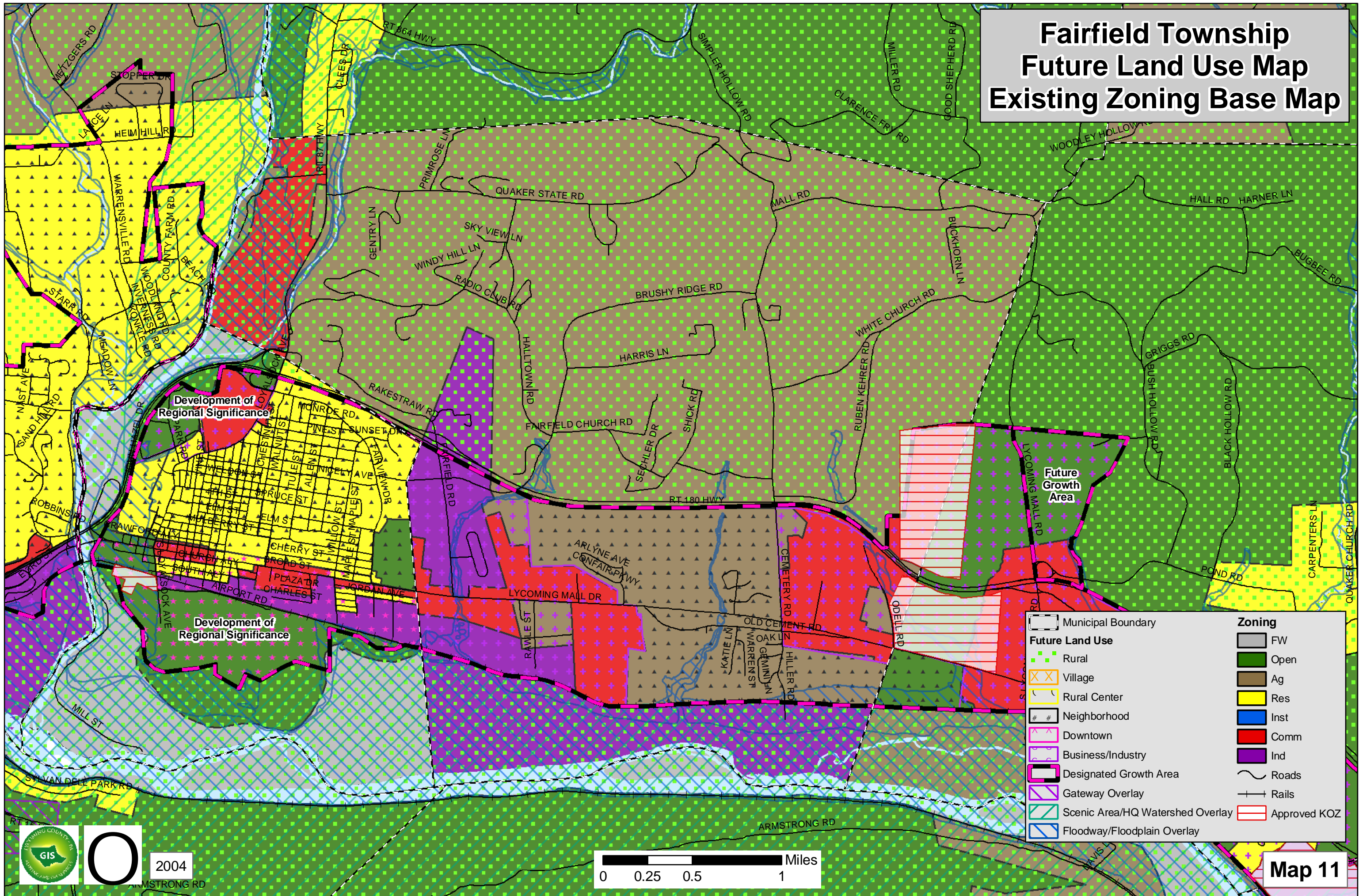


2004



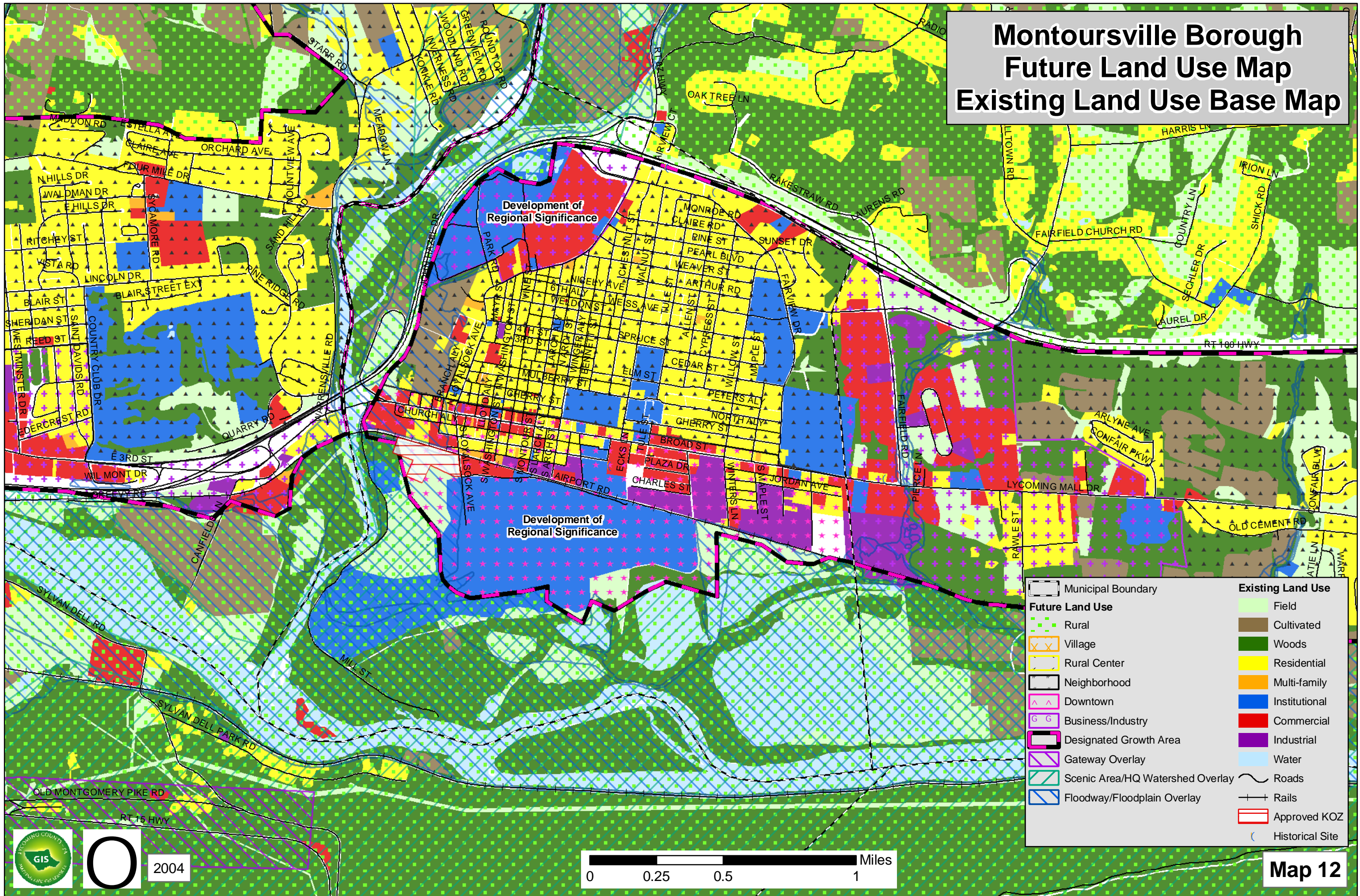
Map 10

Fairfield Township Future Land Use Map Existing Zoning Base Map



Future Land Use		Zoning	
[Green with dots]	Rural	[Grey]	FW
[Yellow with X's]	Village	[Green]	Open
[Yellow with triangles]	Rural Center	[Brown]	Ag
[Purple with #]	Neighborhood	[Yellow]	Res
[Pink with stars]	Downtown	[Blue]	Inst
[Purple with #]	Business/Industry	[Red]	Comm
[Pink dashed line]	Designated Growth Area	[Purple]	Ind
[Purple with #]	Gateway Overlay	[Wavy line]	Roads
[Light blue with diagonal lines]	Scenic Area/HQ Watershed Overlay	[Cross symbol]	Rails
[Blue with wavy lines]	Floodway/Floodplain Overlay	[Red outline]	Approved KOZ

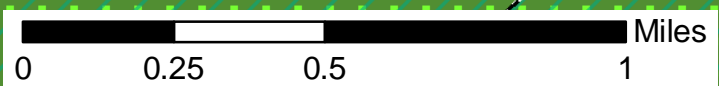
Montoursville Borough Future Land Use Map Existing Land Use Base Map



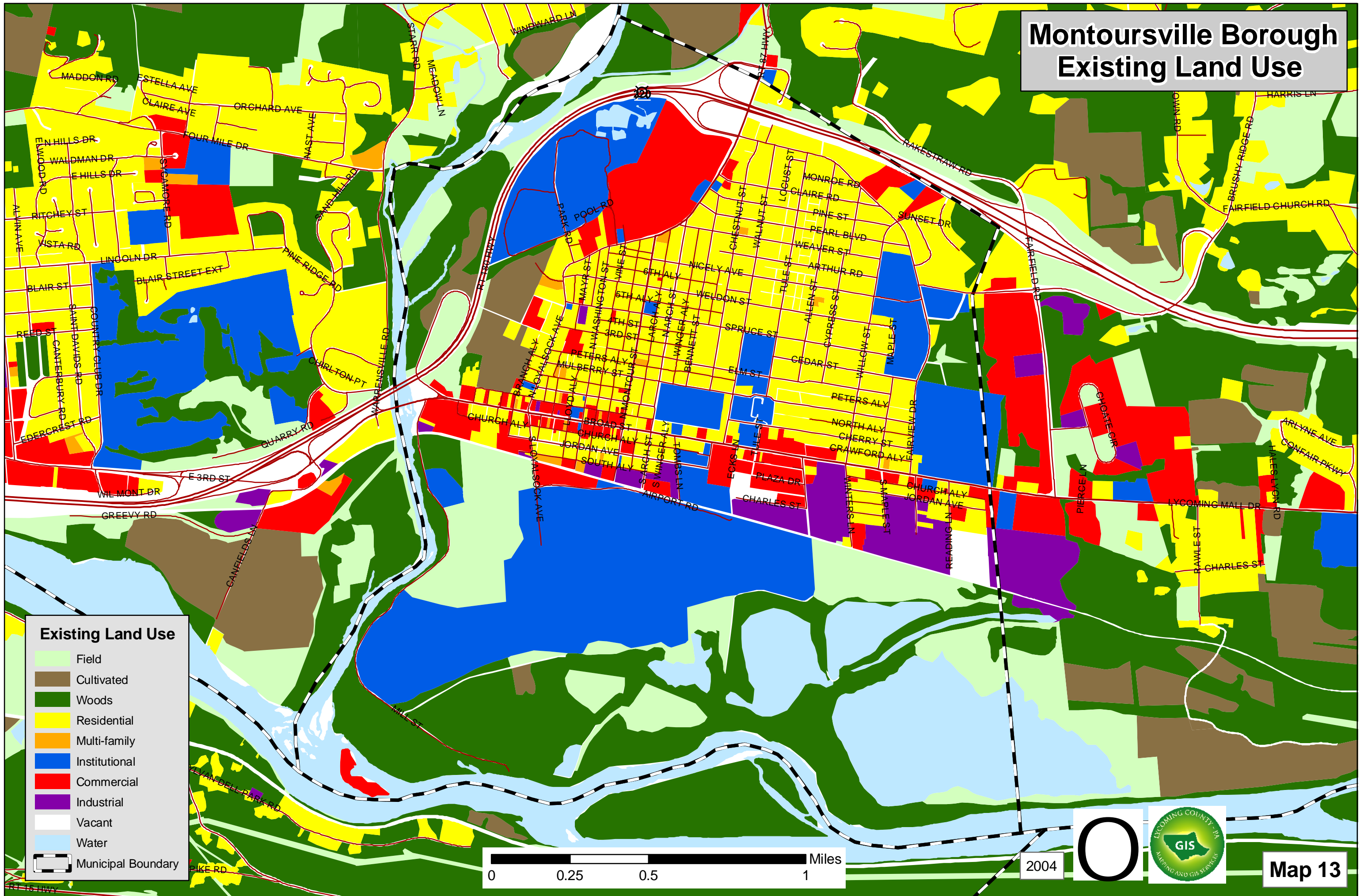
Development of
Regional Significance

Development of
Regional Significance

Future Land Use		Existing Land Use	
[Dashed Line]	Municipal Boundary	[Light Green]	Field
[Green Dotted]	Rural	[Brown]	Cultivated
[Orange X Pattern]	Village	[Dark Green]	Woods
[Yellow Dotted]	Rural Center	[Yellow]	Residential
[Black Dotted]	Neighborhood	[Orange]	Multi-family
[Pink Triangle]	Downtown	[Blue]	Institutional
[Green G]	Business/Industry	[Red]	Commercial
[Thick Pink Border]	Designated Growth Area	[Purple]	Industrial
[Pink Diagonal Lines]	Gateway Overlay	[Light Blue]	Water
[Green Diagonal Lines]	Scenic Area/HQ Watershed Overlay	[Wavy Line]	Roads
[Blue Diagonal Lines]	Floodway/Floodplain Overlay	[Crossed Lines]	Rails
		[Red Outline]	Approved KOZ
		[Blue Circle]	Historical Site

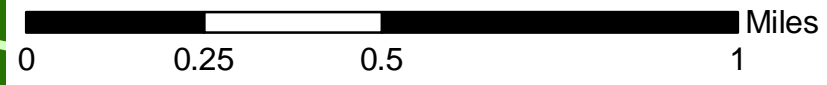


Montoursville Borough Existing Land Use

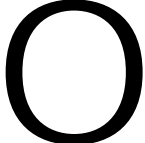


Existing Land Use

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

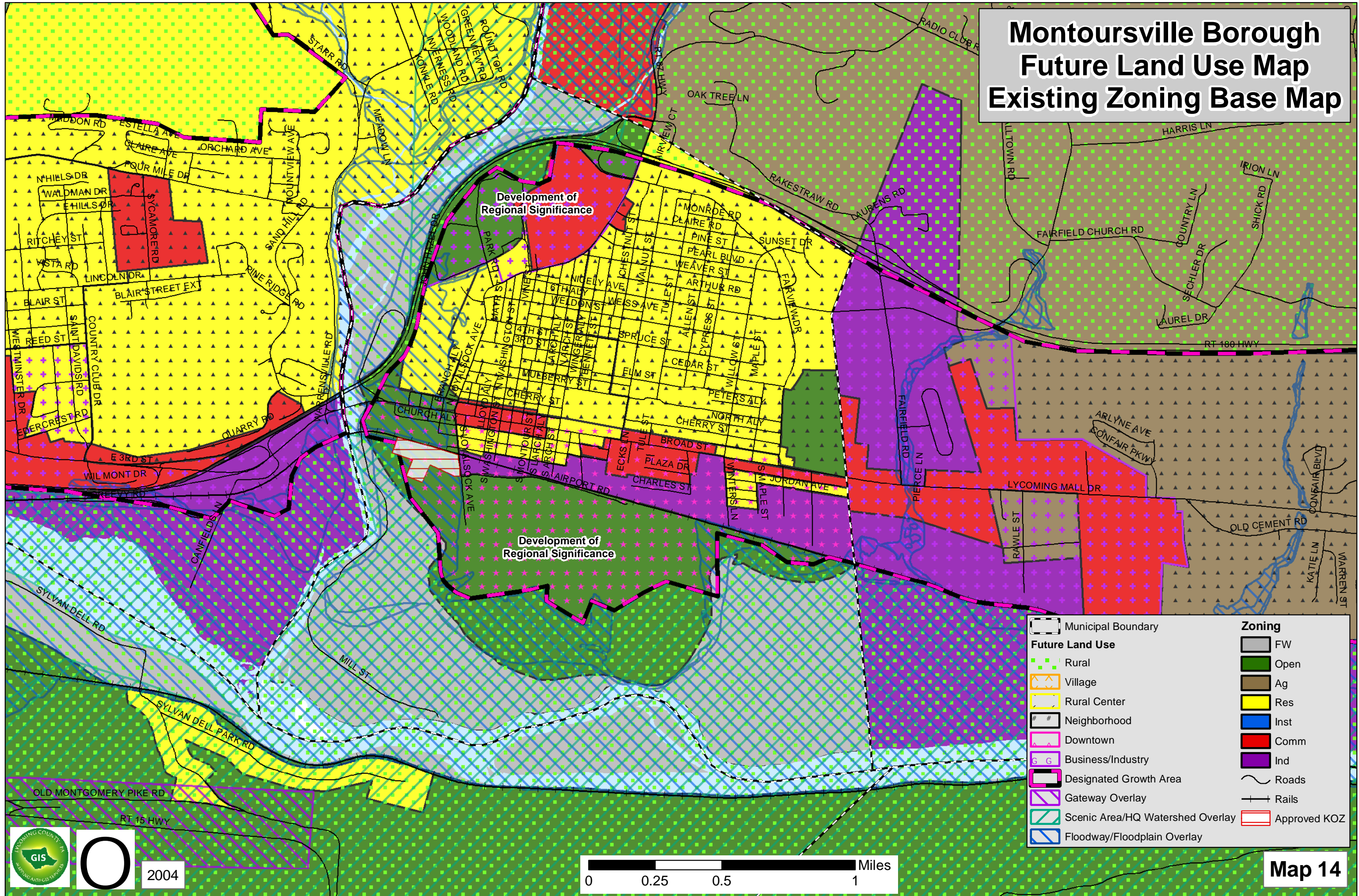


2004




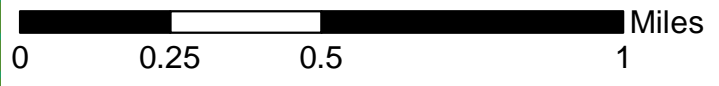
Map 13

Montoursville Borough Future Land Use Map Existing Zoning Base Map

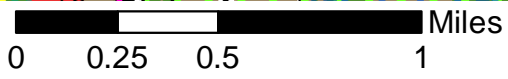
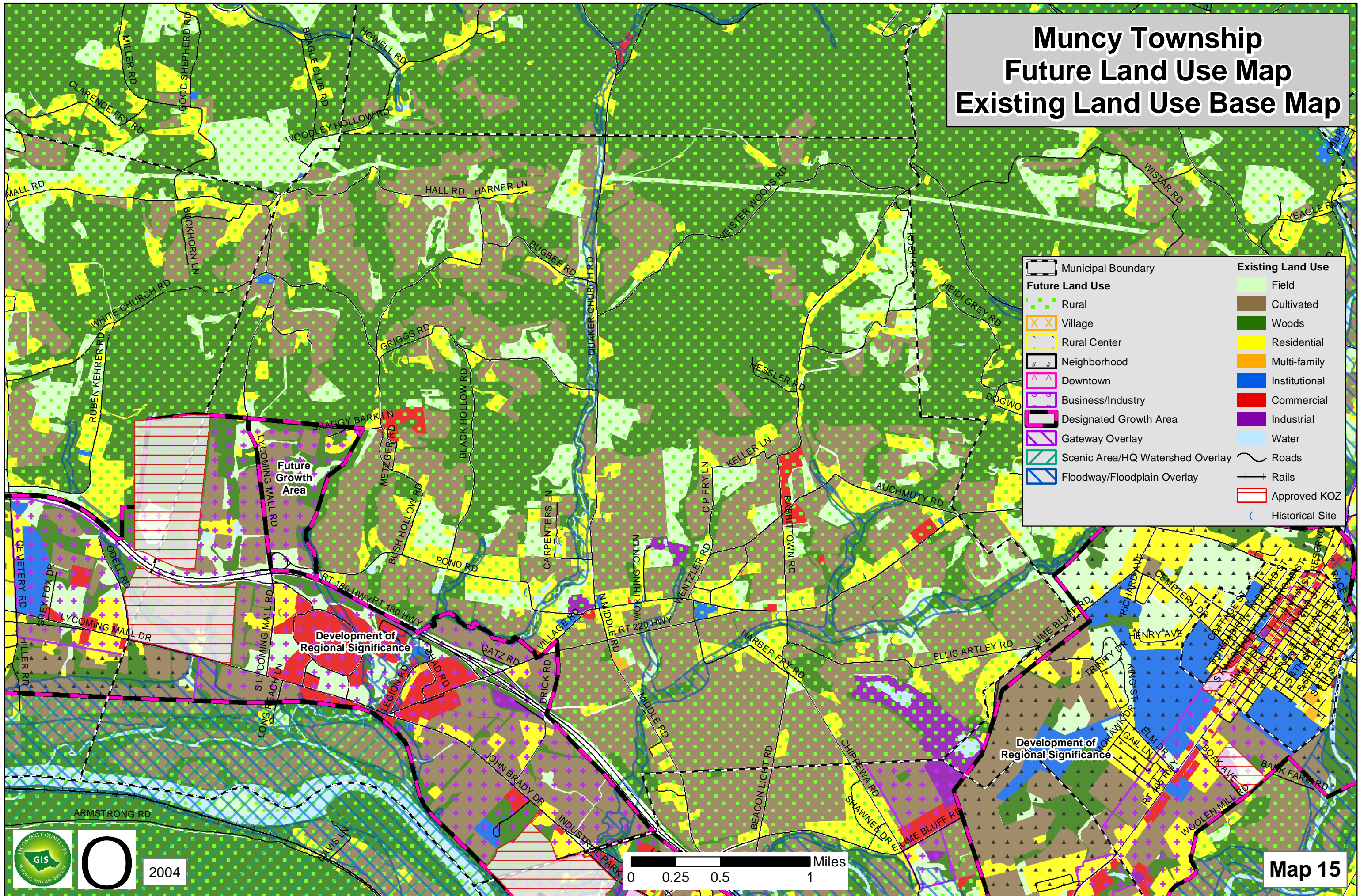


Future Land Use		Zoning	
	Rural		FW
	Village		Open
	Rural Center		Ag
	Neighborhood		Res
	Downtown		Inst
	Business/Industry		Comm
	Designated Growth Area		Ind
	Gateway Overlay		Roads
	Scenic Area/HQ Watershed Overlay		Rails
	Floodway/Floodplain Overlay		Approved KOZ



2004

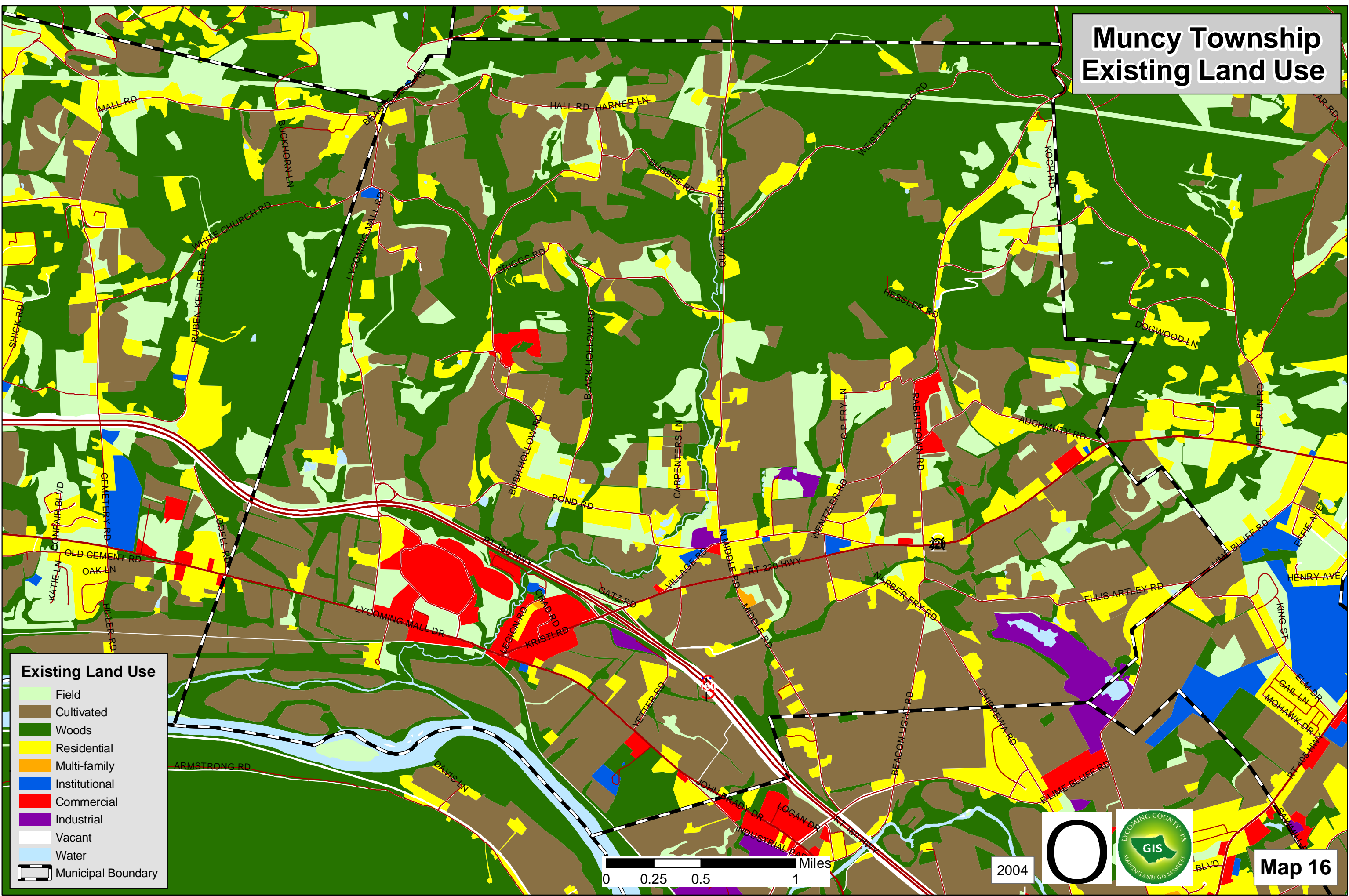


Muncy Township Future Land Use Map Existing Land Use Base Map



Map 15

Muncy Township Existing Land Use

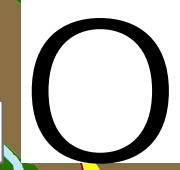


Existing Land Use

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

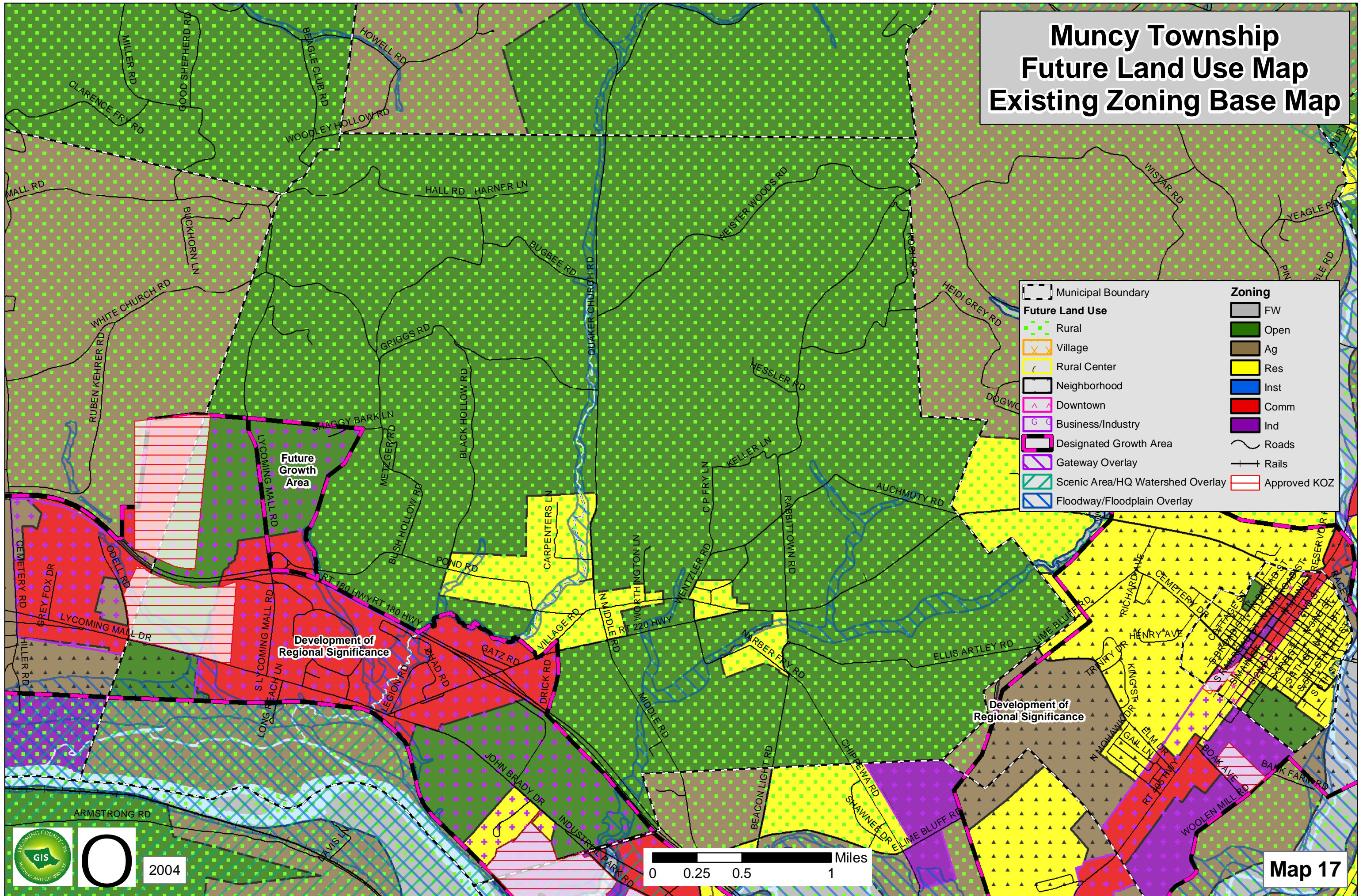


2004



Map 16

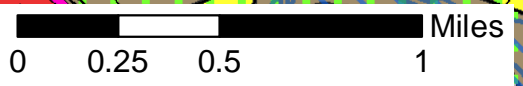
Muncy Township Future Land Use Map Existing Zoning Base Map



Future Land Use		Zoning	
[Dashed Line]	Municipal Boundary	[Light Green]	FW
[Green with dots]	Rural	[Dark Green]	Open
[Yellow with X]	Village	[Brown]	Ag
[Yellow with dots]	Rural Center	[Yellow]	Res
[White with black outline]	Neighborhood	[Blue]	Inst
[Pink with triangle]	Downtown	[Red]	Comm
[Purple with G]	Business/Industry	[Purple]	Ind
[Thick black line]	Designated Growth Area	[Wavy line]	Roads
[Pink with diagonal lines]	Gateway Overlay	[Crossed line]	Rails
[Blue with diagonal lines]	Scenic Area/HQ Watershed Overlay	[Red outline]	Approved KOZ
[Blue with wavy lines]	Floodway/Floodplain Overlay		

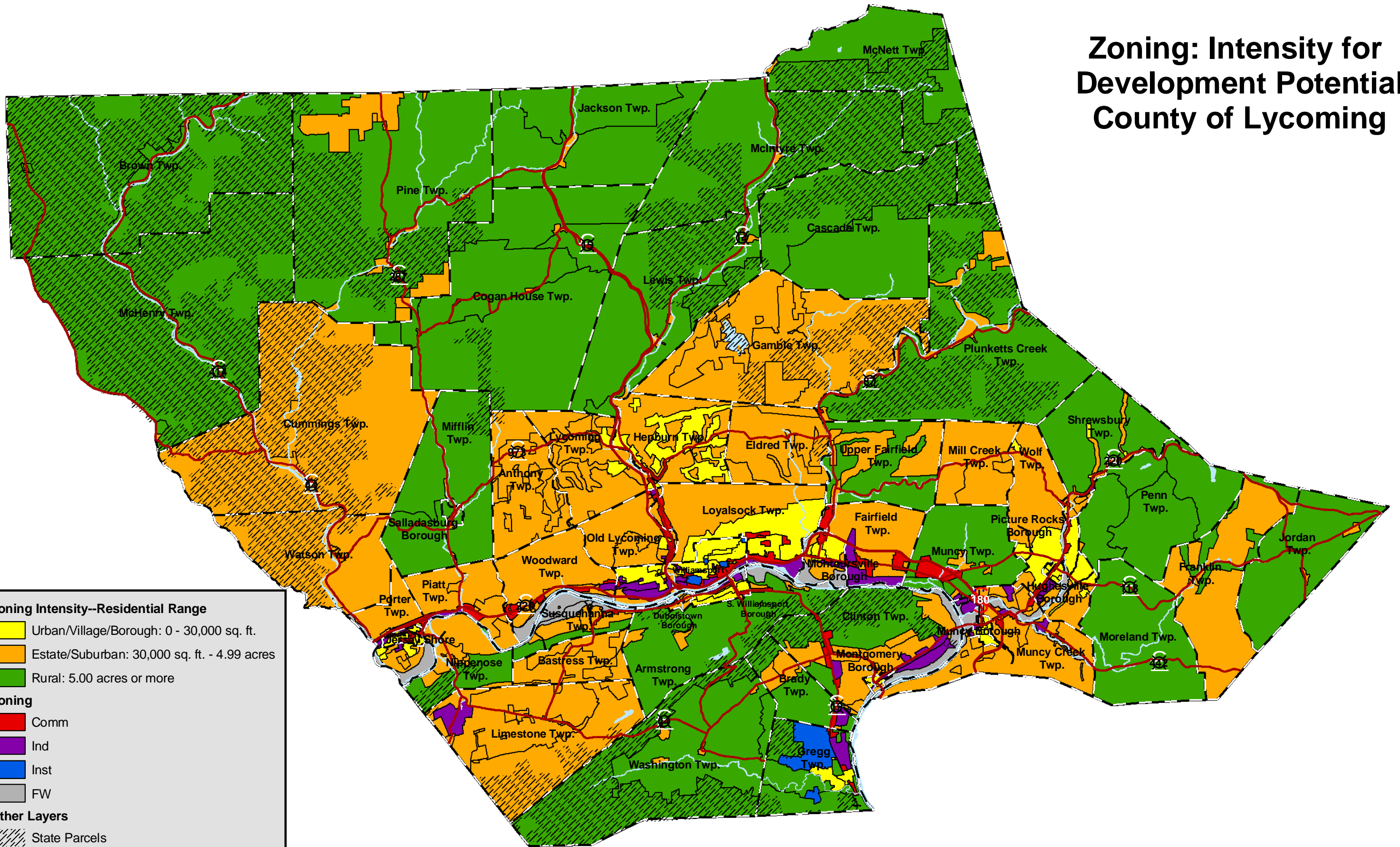


2004



Map 17

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

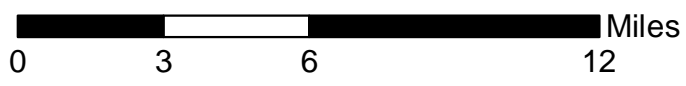
Zoning

- Comm
- Ind
- Inst
- FW

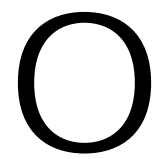
Other Layers

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

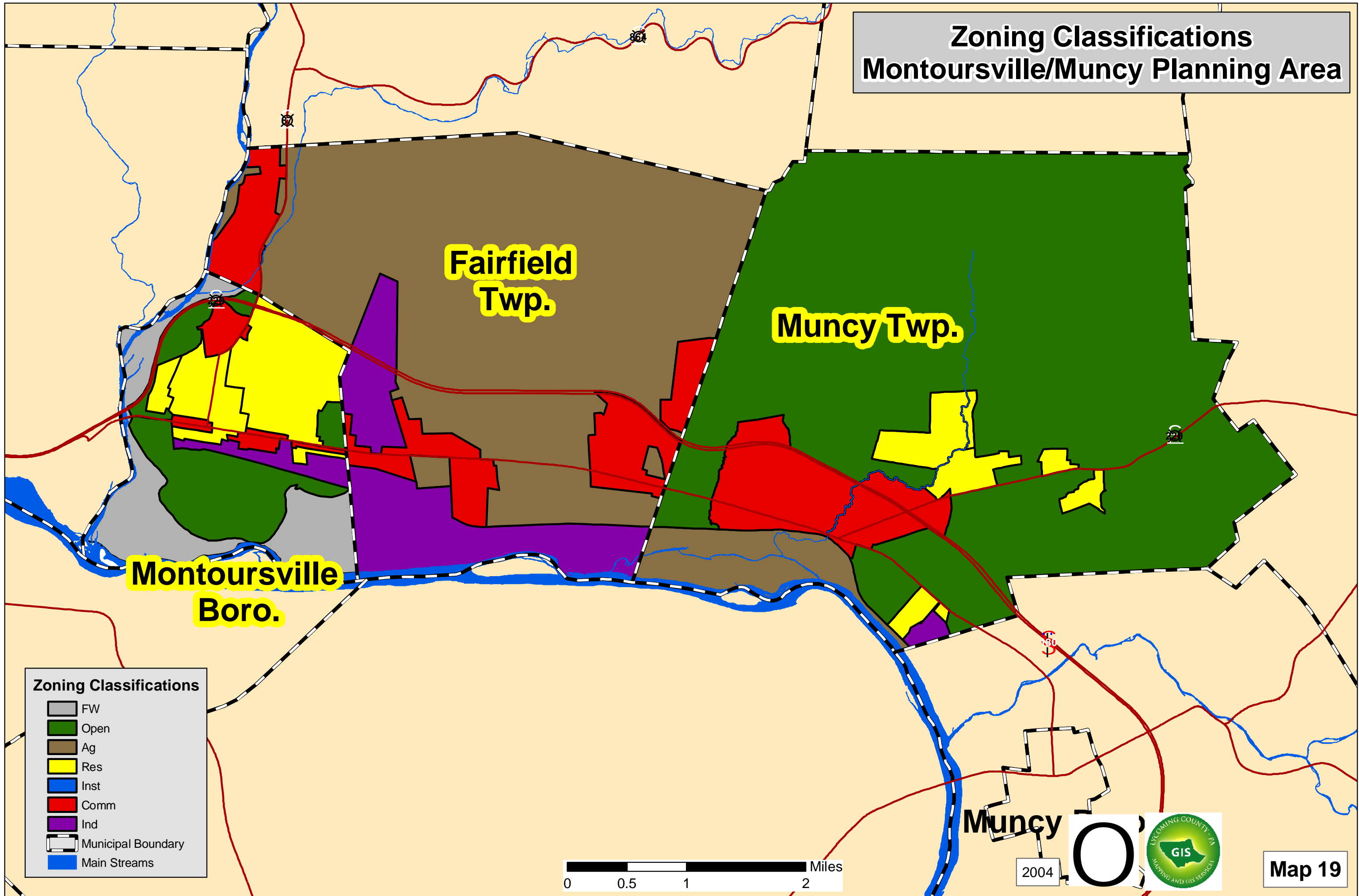
* Map includes Gregg Township, Union County



2004



Zoning Classifications Montoursville/Muncy Planning Area

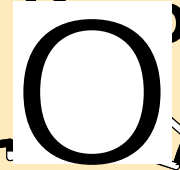


Zoning Classifications

- FW
- Open
- Ag
- Res
- Inst
- Comm
- Ind
- Municipal Boundary
- Main Streams

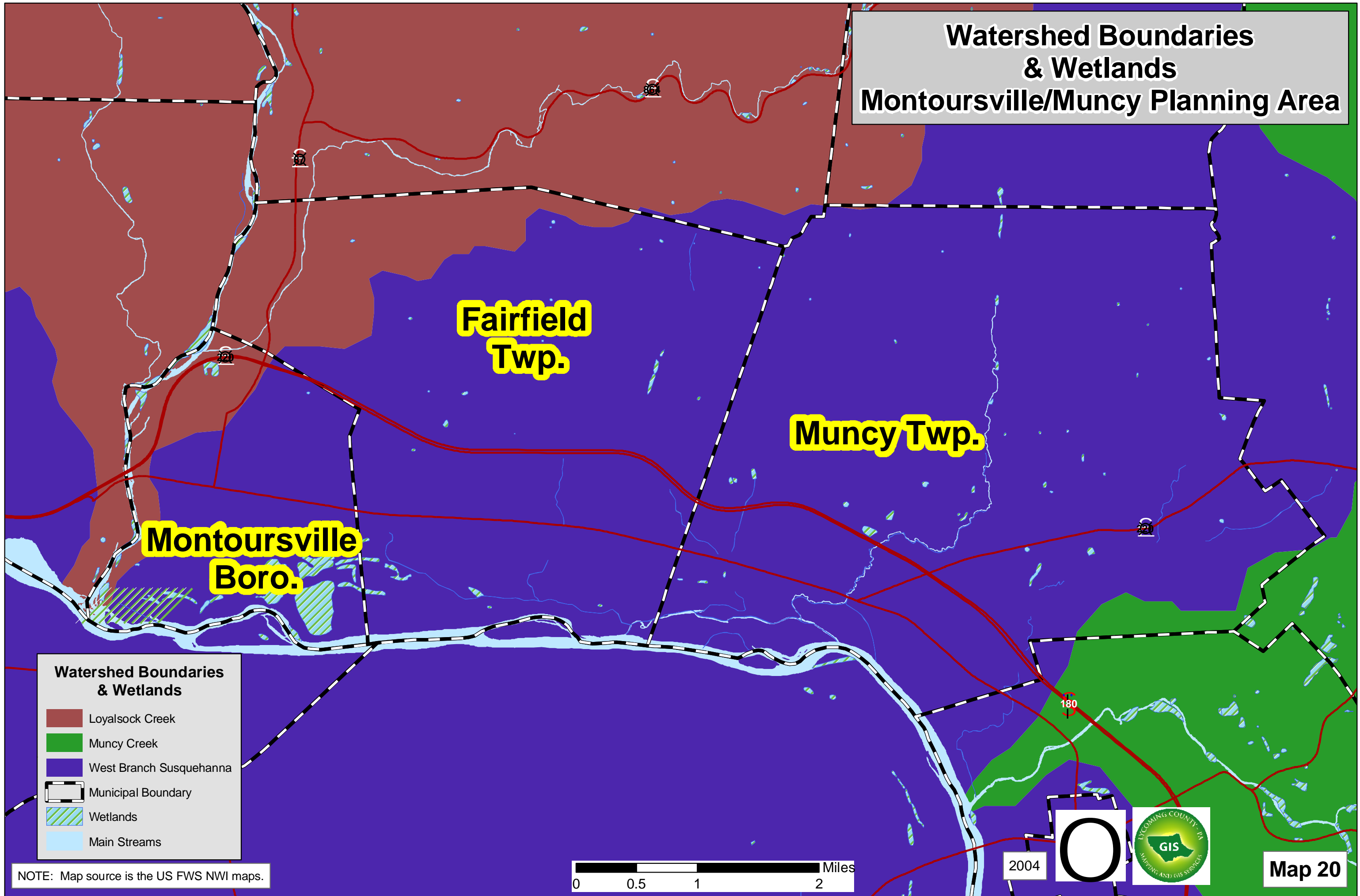
0 0.5 1 2 Miles

2004



Map 19

Watershed Boundaries & Wetlands Montoursville/Muncy Planning Area



**Fairfield
Twp.**

Muncy Twp.

**Montoursville
Boro.**

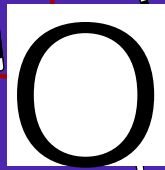
Watershed Boundaries & Wetlands

- Loyalsock Creek
- Muncy Creek
- West Branch Susquehanna
- Municipal Boundary
- Wetlands
- Main Streams

NOTE: Map source is the US FWS NWI maps.



2004



Map 20

Floodplain Boundaries Montoursville/Muncy Planning Area

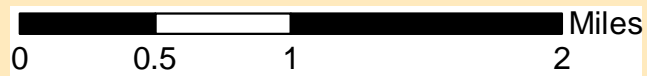
**Fairfield
Twp.**

**Montoursville
Boro.**

Muncy Twp.

Floodplain Boundaries

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

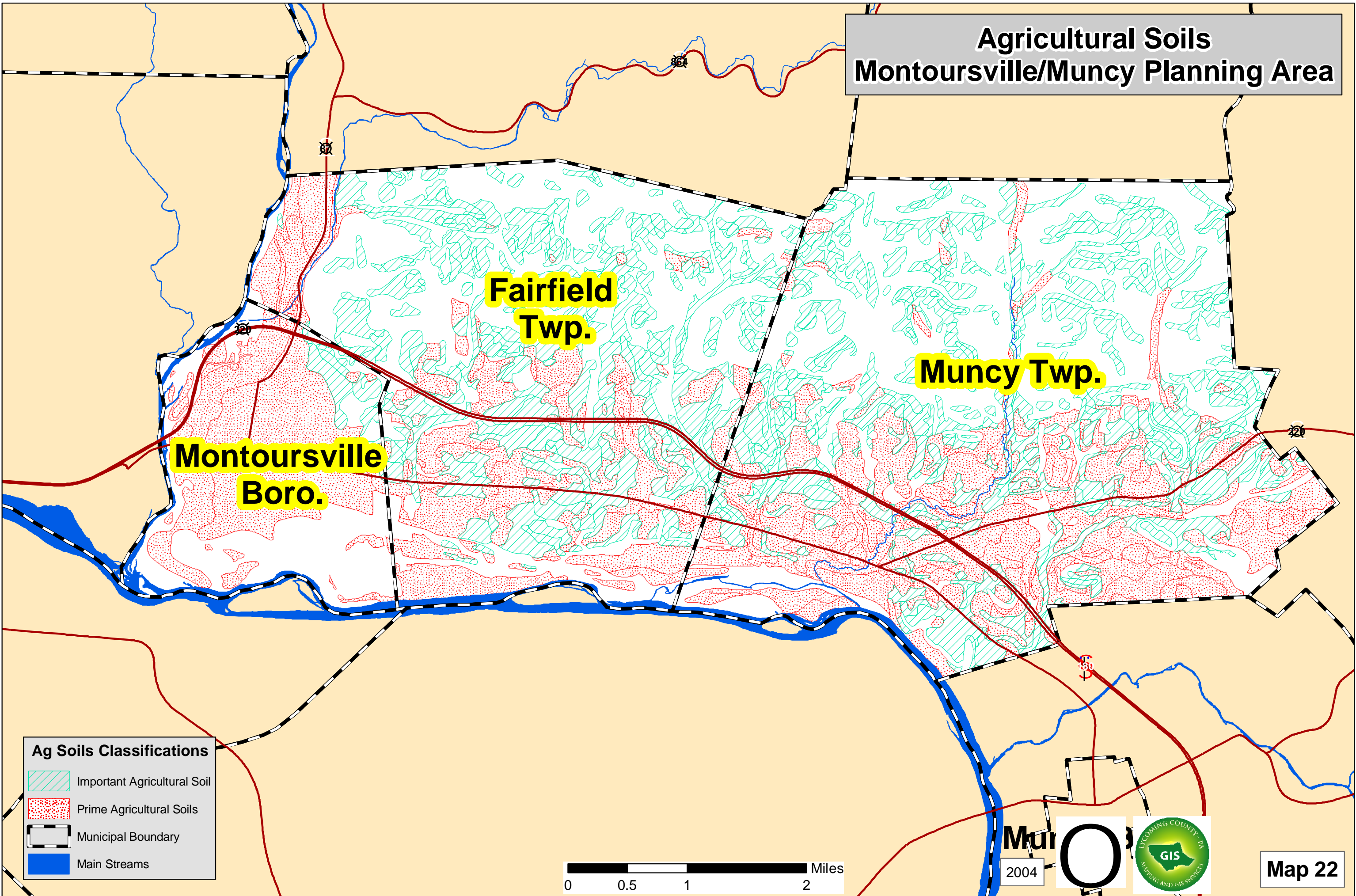


Mun 2004







Map 21

Agricultural Soils Montoursville/Muncy Planning Area

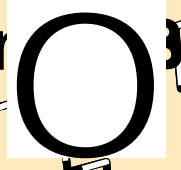


Ag Soils Classifications

-  Important Agricultural Soil
-  Prime Agricultural Soils
-  Municipal Boundary
-  Main Streams

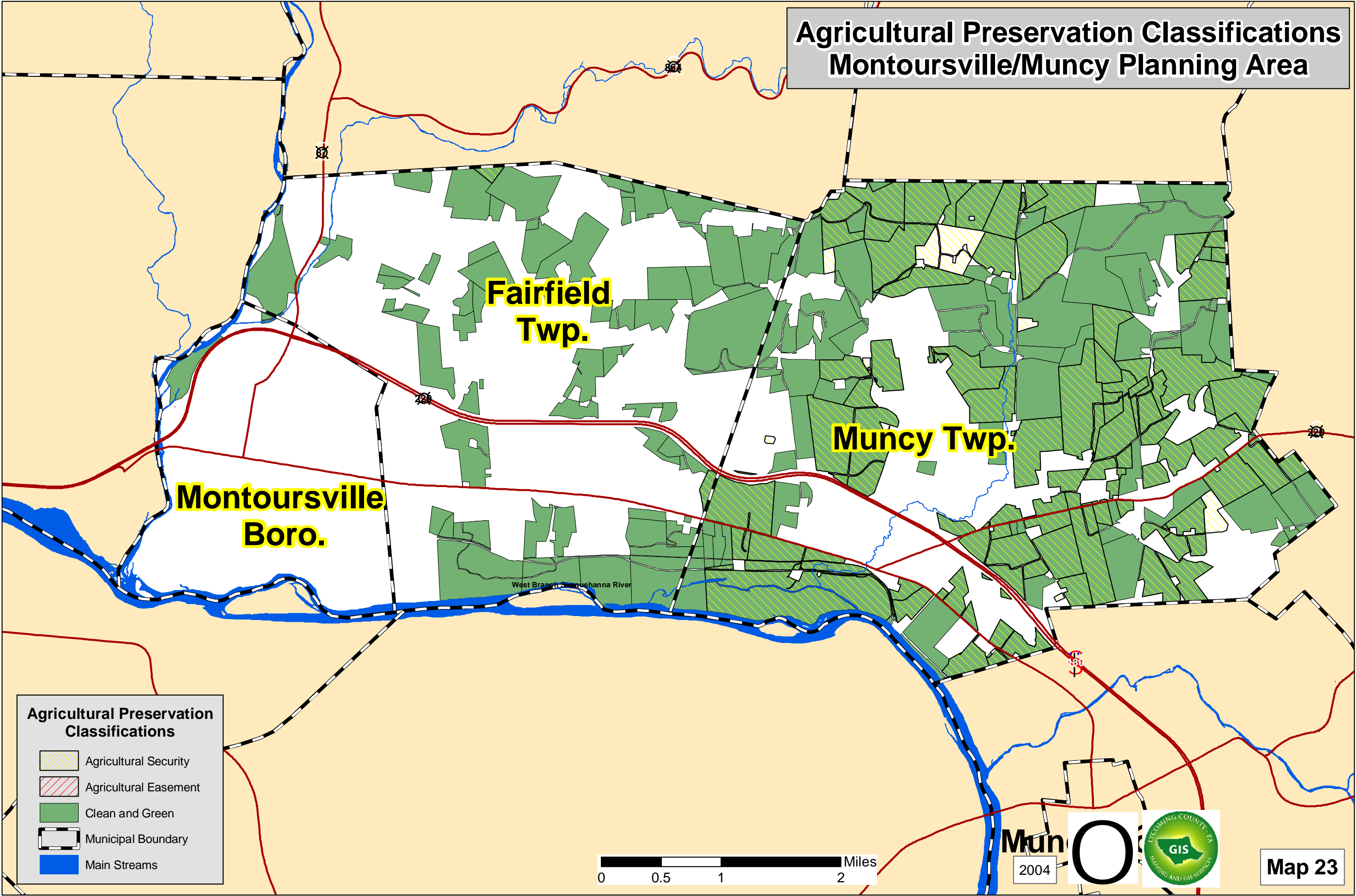


2004



Map 22

Agricultural Preservation Classifications Montoursville/Muncy Planning Area



**Fairfield
Twp.**

Muncy Twp.

**Montoursville
Boro.**

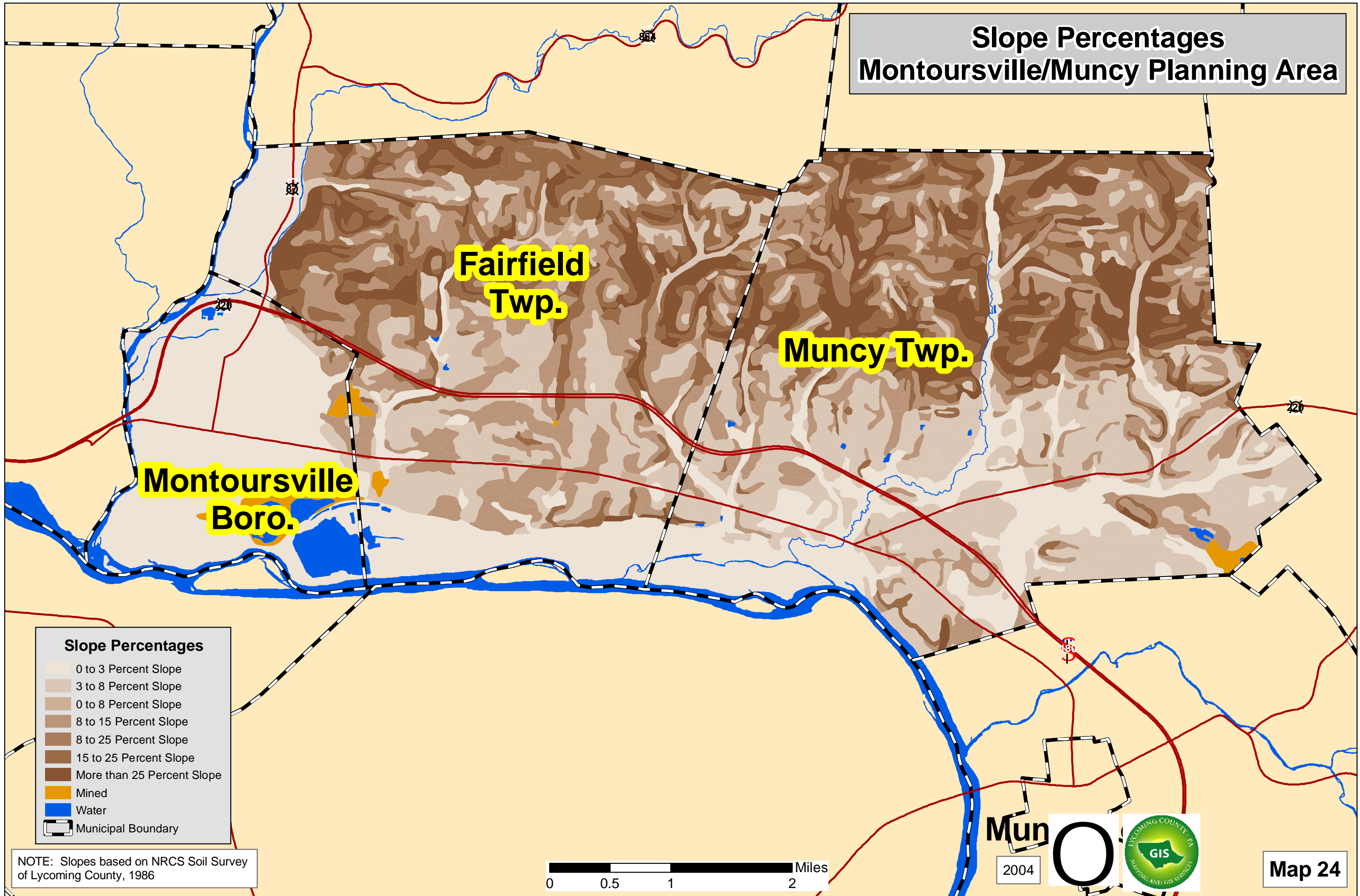
West Branch Susquehanna River

Agricultural Preservation Classifications

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



Slope Percentages Montoursville/Muncy Planning Area



Slope Percentages

- 0 to 3 Percent Slope
- 3 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



Muncy
2004

Map 24




Open Space Montoursville/Muncy Planning Area

**Fairfield
Twp.**

Muncy Twp.

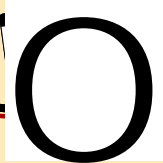
**Montoursville
Boro.**

Open Space

-  OpenSpace/ 100+ Acres
-  Municipal Boundary
-  Main Streams

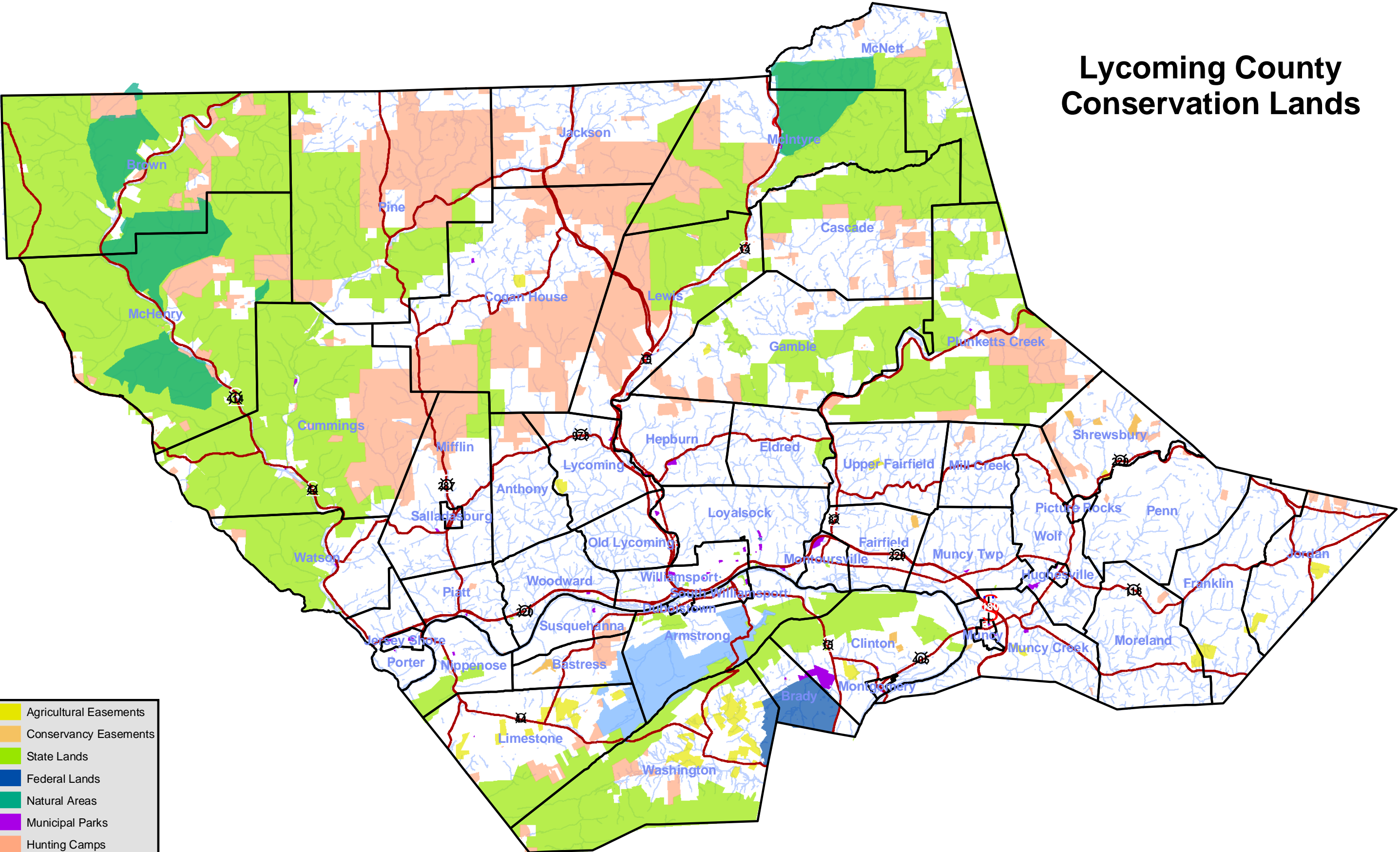


2004

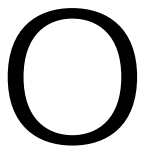


Map 25

Lycoming County Conservation Lands



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






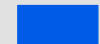
State and Federal Lands Montoursville/Muncy Planning Area

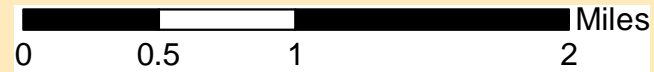
**Fairfield
Twp.**

Muncy Twp.

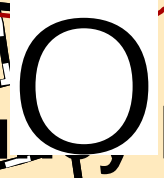
**Montoursville
Boro.**

State and Federal Lands

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

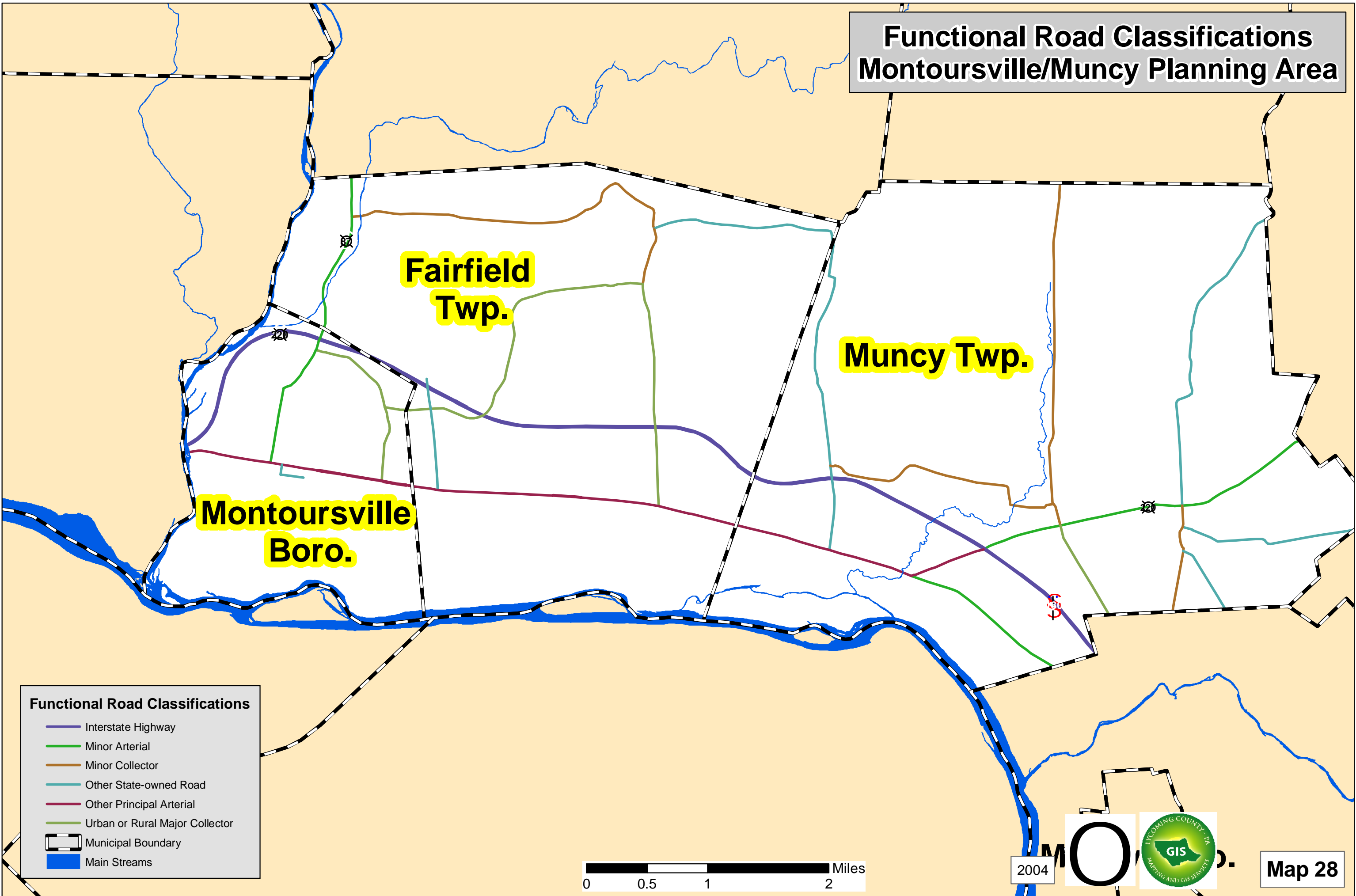


2004



Map 27

Functional Road Classifications Montoursville/Muncy Planning Area

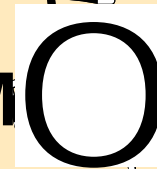


Functional Road Classifications

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

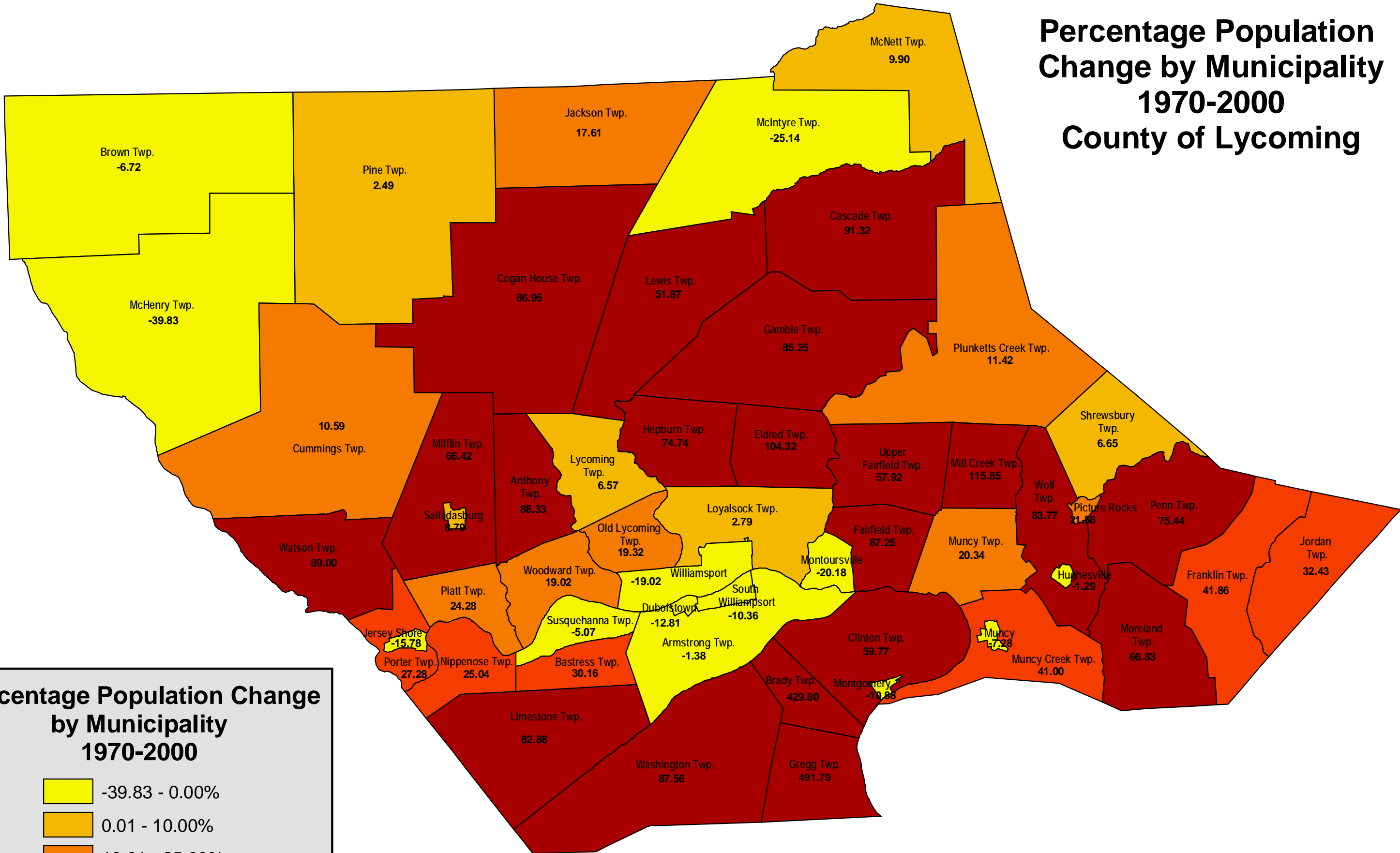
0 0.5 1 2 Miles

2004



Map 28

Percentage Population Change by Municipality 1970-2000 County of Lycoming



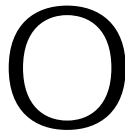
Percentage Population Change by Municipality 1970-2000

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

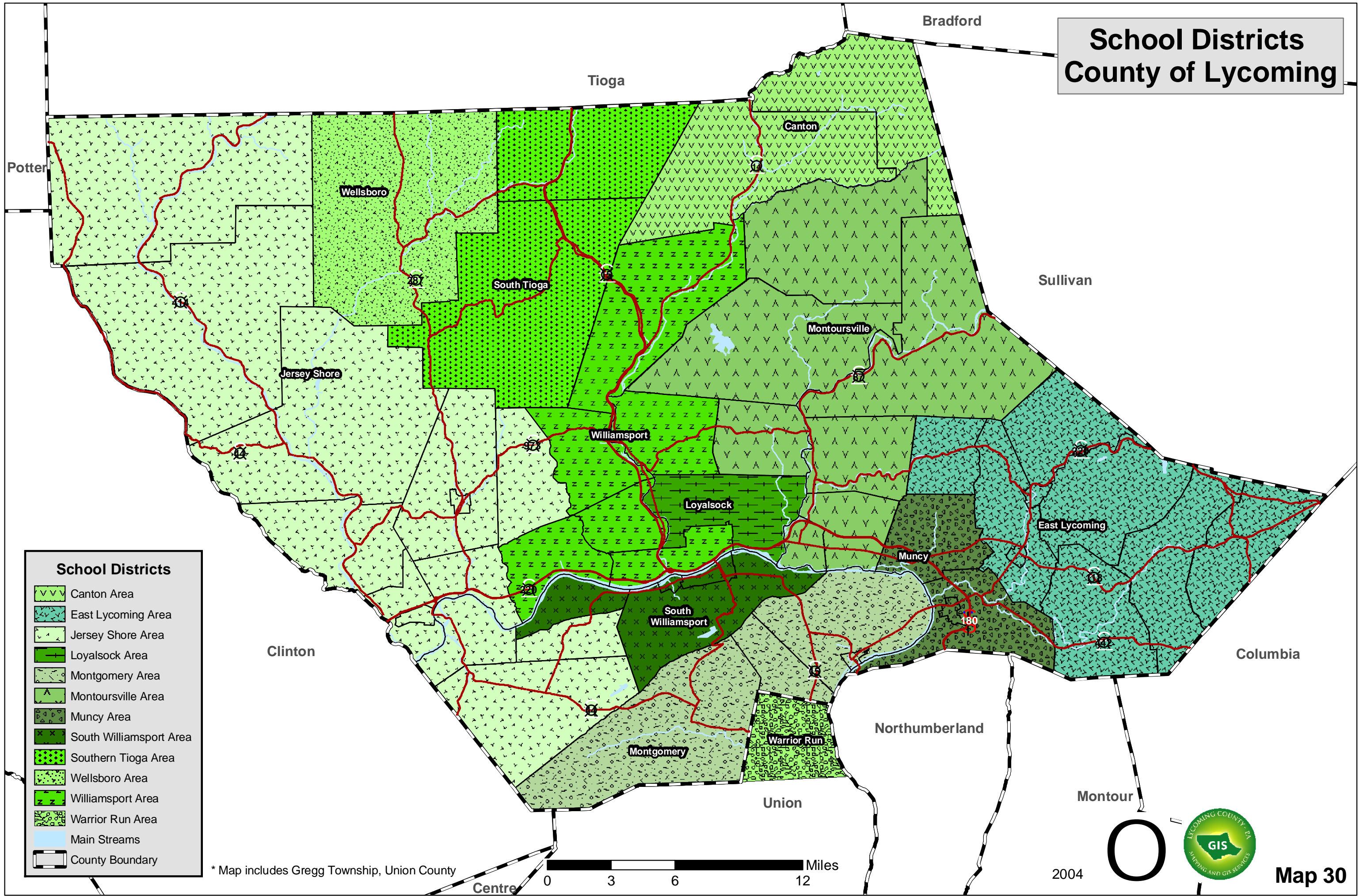
* Map includes Gregg Township, Union County

















2004



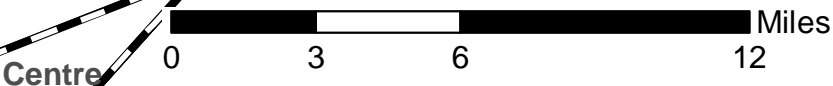
School Districts County of Lycoming



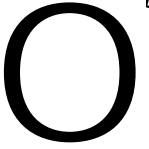
School Districts

-  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

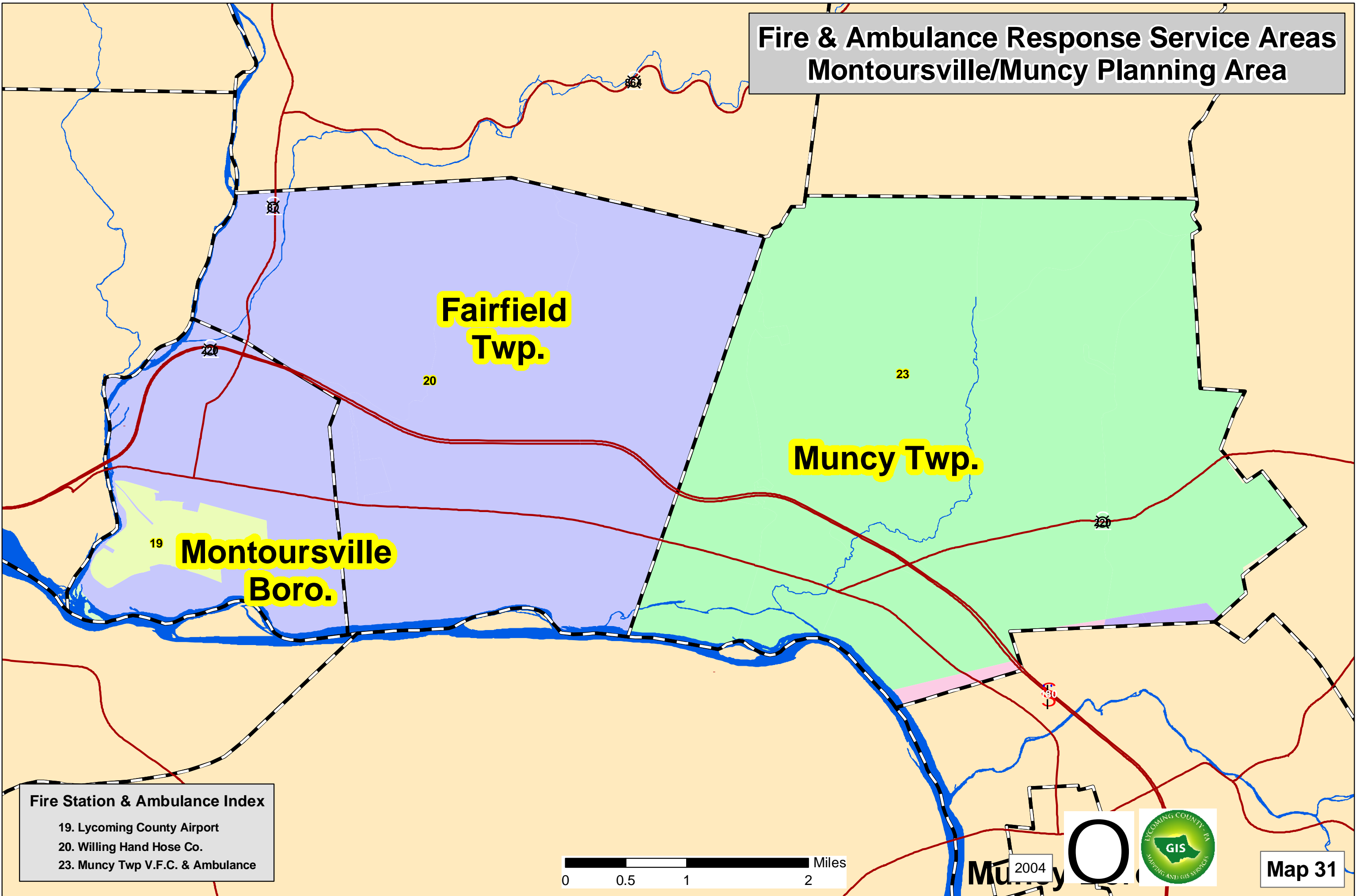
* Map includes Gregg Township, Union County



2004



Fire & Ambulance Response Service Areas Montoursville/Muncy Planning Area



**Fairfield
Twp.**

20

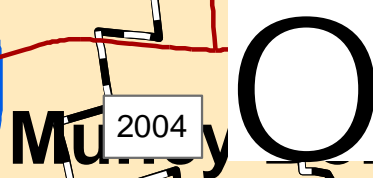
Muncy Twp.

23

**Montoursville
Boro.**

19

Fire Station & Ambulance Index
19. Lycoming County Airport
20. Willing Hand Hose Co.
23. Muncy Twp V.F.C. & Ambulance



Map 31

Police Service Areas Montourville/Muncy Planning Area

**Fairfield
Twp.**

Muncy Twp.

**Montourville
Boro.**

Police Station Index

- Montourville Police Department
- Pennsylvania State Police
- Muncy Twp. Police Department

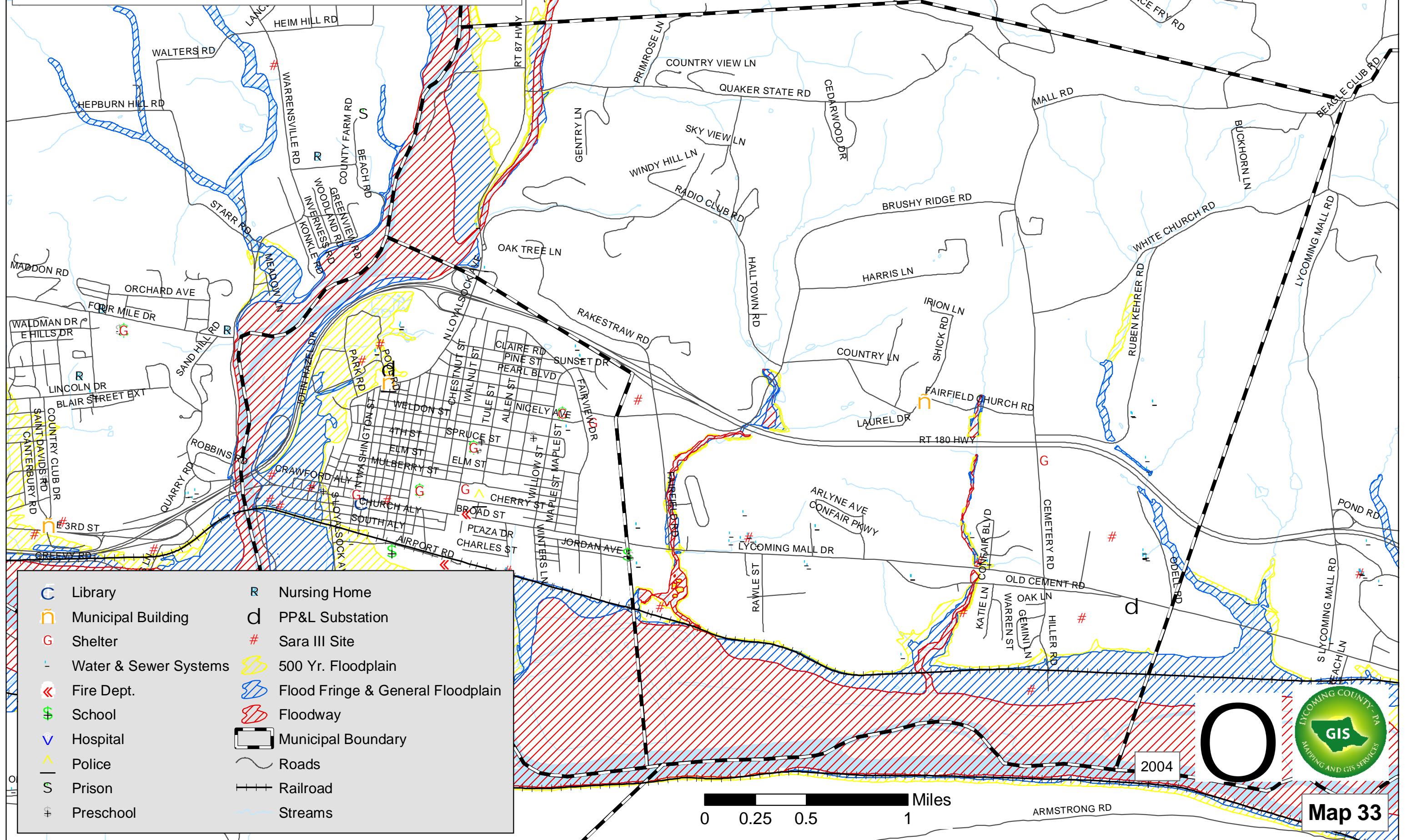


2004



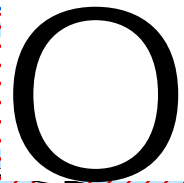
Map 32

Fairfield 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 |

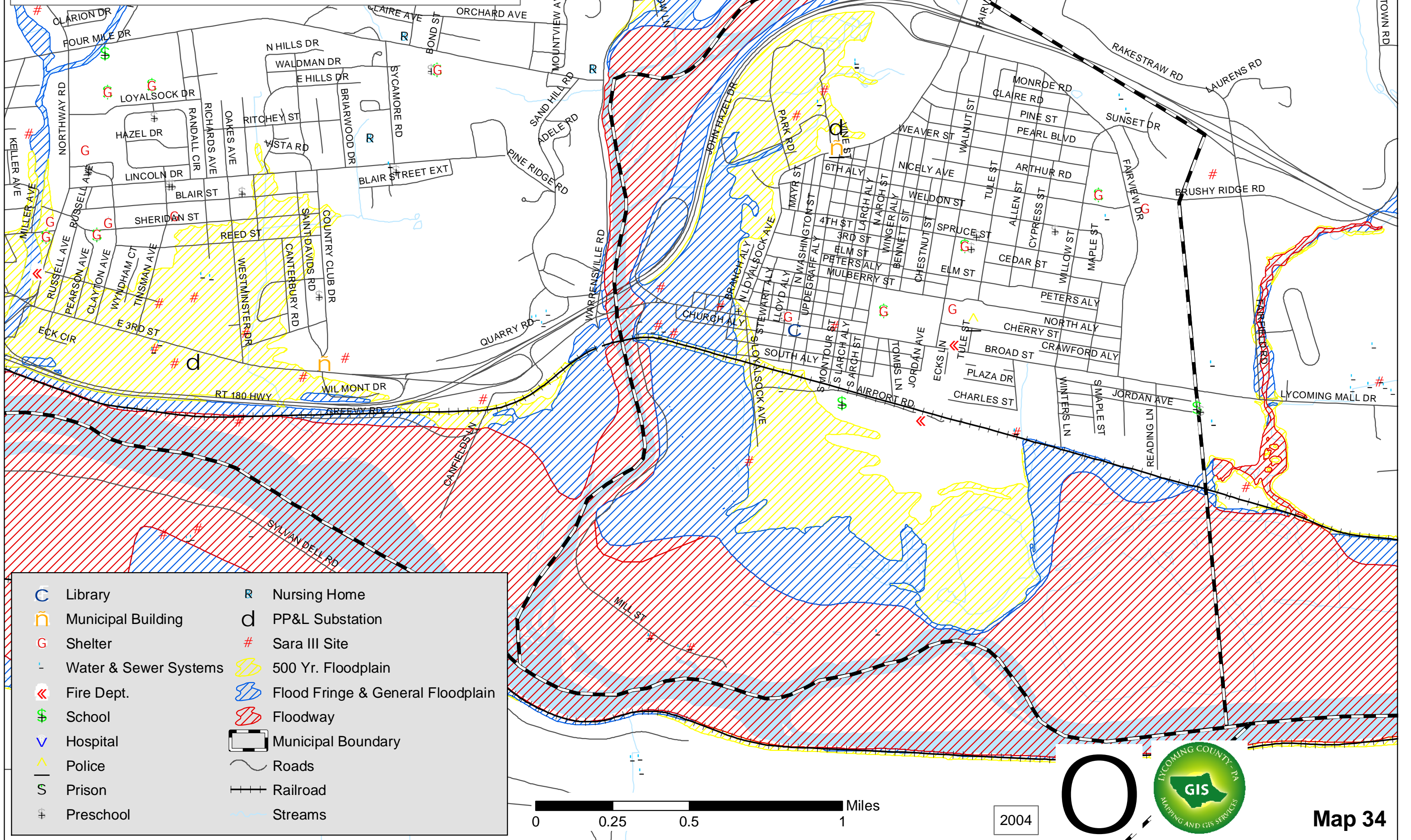
0 0.25 0.5 1 Miles



2004

Map 33

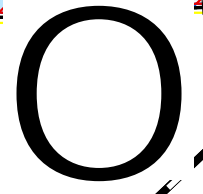
Montoursville Borough Public Buildings & Critical Facilities



- | | | | |
|--|-----------------------|--|-----------------------------------|
| | 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 |

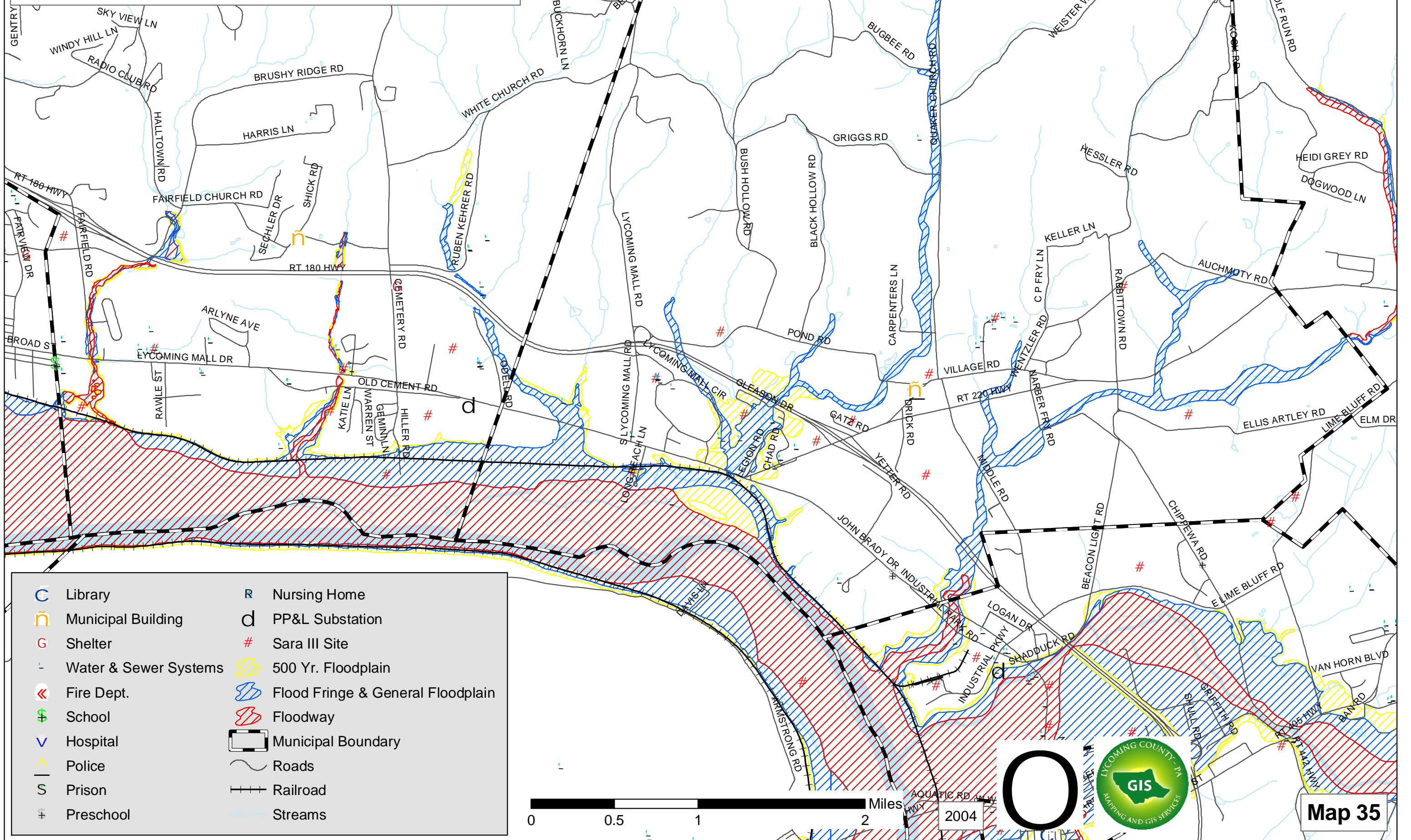
0 0.25 0.5 1 Miles

2004



Map 34

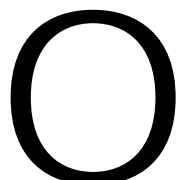
Muncy Township Public Buildings & Critical Facilities



- | | |
|-----------------------|-----------------------------------|
| 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 |

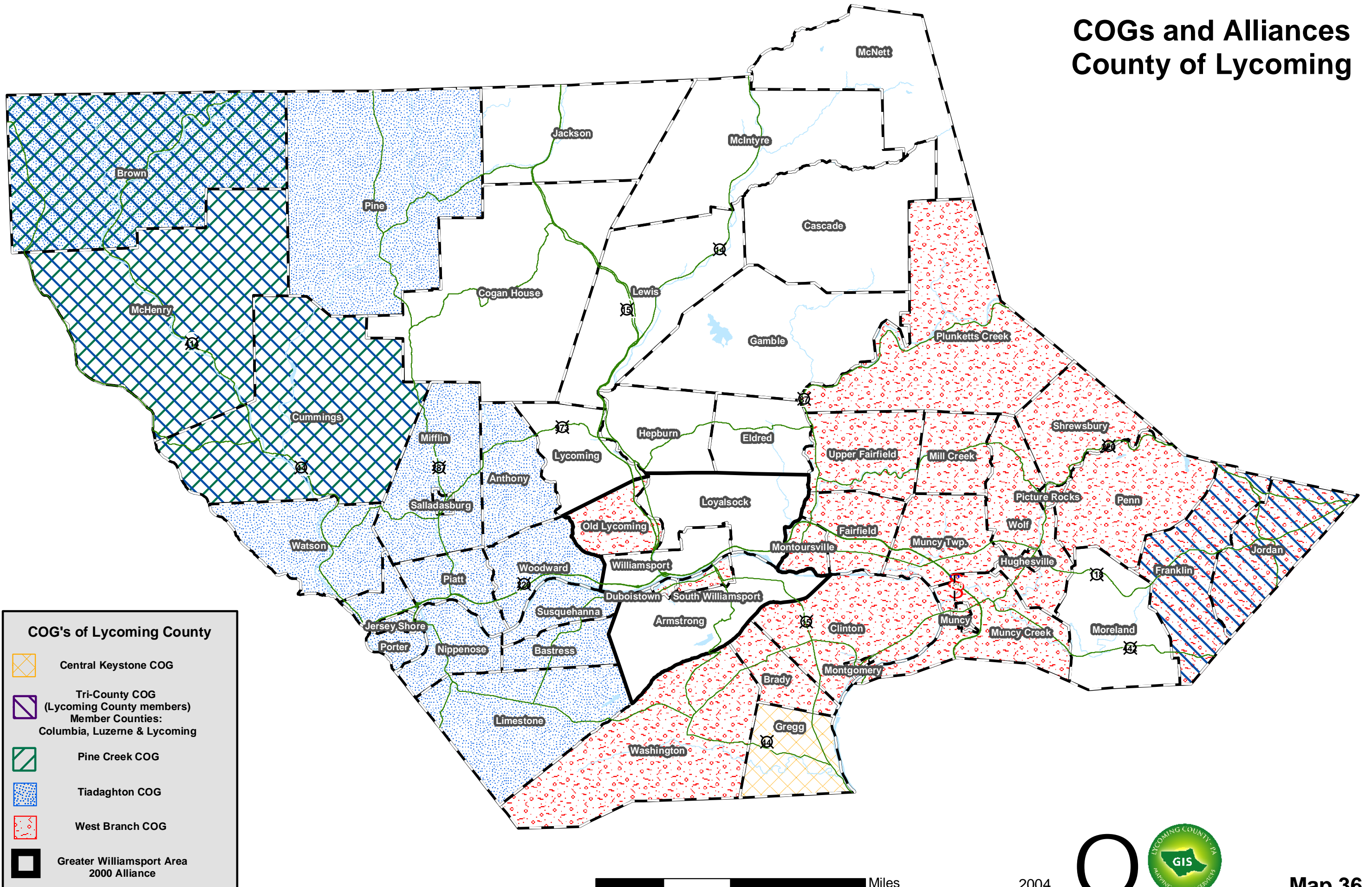
0 0.5 1 2 Miles

2004









Map 35

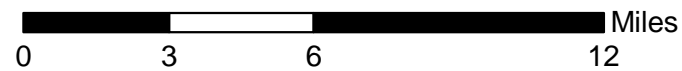
COGs and Alliances County of Lycoming



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



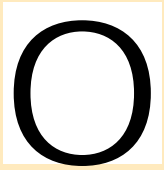
**Member Municipalities
Montoursville/Muncy Planning Area**

**Fairfield
Twp.**

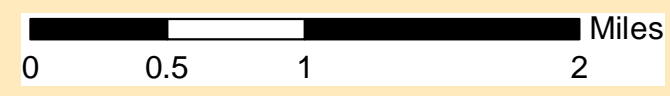
Muncy Twp.

**Montoursville
Boro.**

Muncy Boro.



2004



Map 37