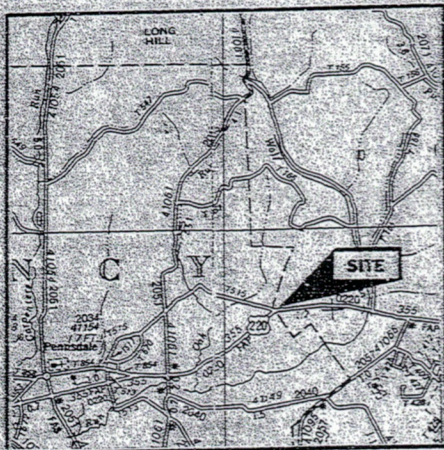




LOCATION MAP

SCALE: 1" = 1 Mile

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

TOWNSHIP LINE LOCATION:

All Township Line Locations are Approximate, taken from Tax Maps only.

ZONING: MUNCY TWP.

Zone - Countryside (CS)
Minimum Lot Size = 1 Acre
Minimum Lot Width = 250'
Setbacks: Front - 100'
Side - 20'/50'
Rear - 50'

ZONING: WOLF TWP.

Zone - Residential Suburban (RS) - North of SR
Minimum Lot Size = 1 Acre
Minimum Lot Width = 125'
Setbacks: Front - 50' from centerline
Side - 15'
Rear - 20'

Zone - Residential Urban (RU) - South of SR
Minimum Lot Size = 1 Acre
Minimum Lot Width = 125'
Setbacks: Front - 50' from centerline
Side - 10'
Rear - 15'

BOOK 4490 PAGE 195

MAP BOOK 58 PAGE 282

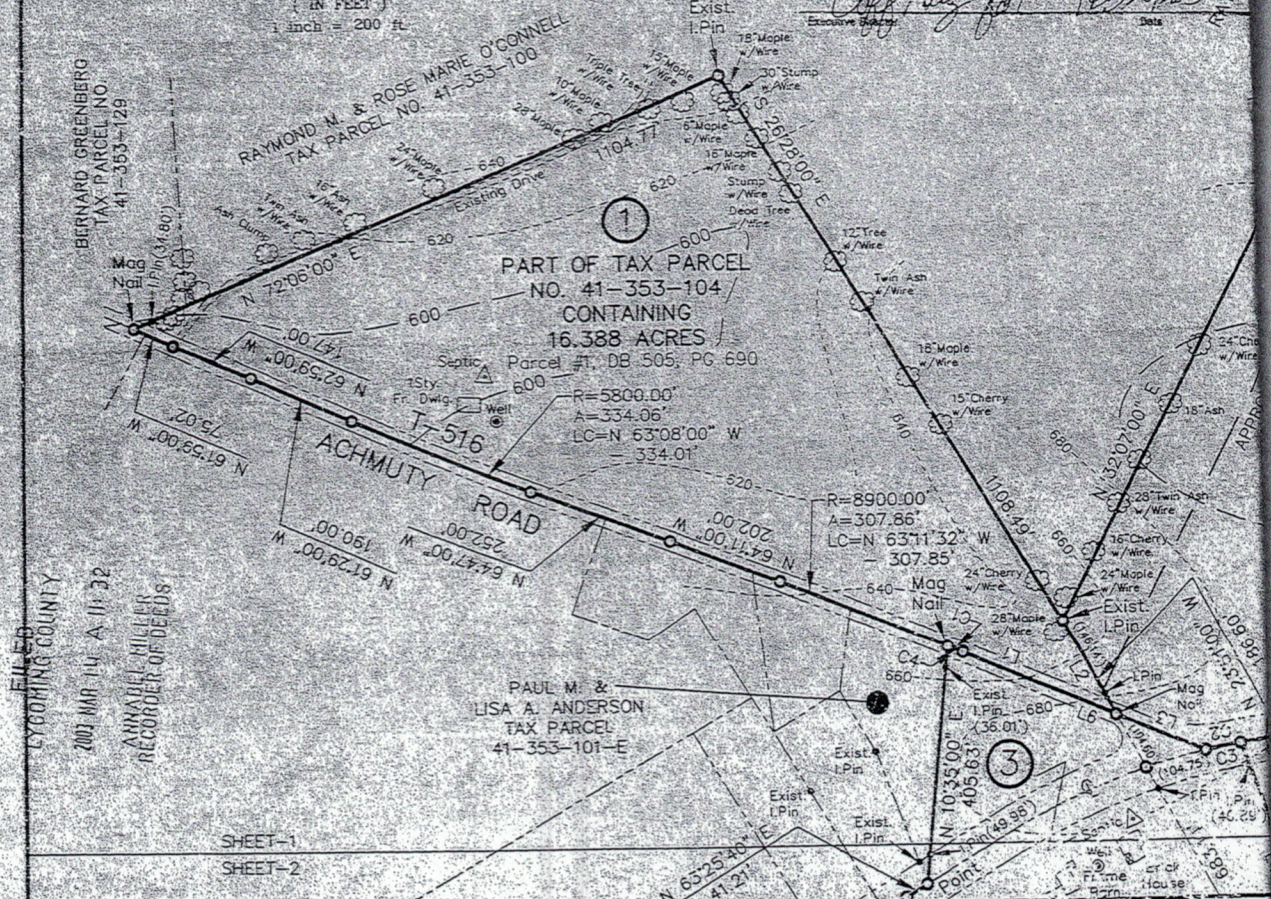
1 of 2

FINAL SUBDIVISION PLAN APPROVAL FOR LOTS #

W. E. Toner, III 2/20/03

LYCOMING COUNTY PLANNING COMMISSION

Cheryl Kay for FEB 2003



FILED
LYCOMING COUNTY
2003 MAR 14 A 11:32
ANNABEL MILLER
RECORDER OF DEEDS

SHEET-1
SHEET-2

SUB-1
SHEET 1 of 2

No.	Date

Job No. 02-116
Date: 11/04/02
Drawn By: D.F.V.
Checked By: D.A.V.
Approved By: D.A.V.
Revisions

DANIEL A. VASSALLO
SURVEYOR
20025E

Daniel A. Vassallo
DANIEL A. VASSALLO, P.E., P.L.S.
PA LICENSE NO. SU-028925-E

VASSALLO ENGINEERING & SURVEYING

1918 WEST THIRD
WILLIAMSPORT, PENNSYLVANIA
PHONE: (570) 322-XXXX

Borrower/Client

Address 594 Auchmuty Road

Unit No. N/A

City Muncy

County Lycoming

State PA

Zip Code 17756

Lender/Client

Lycoming County Zoning Ordinance

SECTION 3120

PERMITTED USES

Table 3120
Permitted Uses
Zoning District*

General Use

Agricultural (Section 3210, Pg 14)

A. Agricultural

B. Clearing

C. Kennels

D. Stables

Residential (Sect. 3220, Pg 16)

A. Single-Family Dwelling

B. Two-Family Dwelling

C. Mobile Home:

Double-Wide

Single-Wide

D. Conversion Apartment

E. Cluster Development

F. Multi-Family

G. Mobile Home Park

H. Commercial Apartment

I. Retirement

J. Family Care Unit

Institutional (Sect. 3230, Pg 23)

A. Outdoor Recreation

B. Institutions

C. Public Service

C.1 Wind Energy Facility

D. Group Homes

E. Institutional Residential

F. Day Care Center

G. Correctional Institute

	Rural				Suburban			Urban		Preservation
	AG	RP	CS	RC	E	SE	SM	CR	I	NP
A. Agricultural	P	P	P	S	P	S	S	P	P	S
B. Clearing	P	P	P	S	P	P	P	P	P	P
C. Kennels	P	P	S	S	S	S	N	S	P	N
D. Stables	P	P	S	S	S	S	N	S	P	N
A. Single-Family Dwelling	P	P	P	P	P	P	P	N	N	P
B. Two-Family Dwelling	P	P	P	P	N	P	P	N	N	P
C. Mobile Home:										
Double-Wide	P	P	P	P	P	P	P	N	N	P
Single-Wide	P	S	P	S	N	S	S	N	N	P
D. Conversion Apartment	P	P	P	P	P	P	P	N	N	S
E. Cluster Development	P	P	P	P	P	P	P	N	N	P
F. Multi-Family	S	N	P	P	N	P	P	S	N	N
G. Mobile Home Park	S	N	P	P	N	P	P	N	N	N
H. Commercial Apartment	N	N	N	P	N	N	P	S	N	N
I. Retirement	N	N	N	N	N	P	N	N	N	N
J. Family Care Unit	S	S	S	S	S	S	S	N	N	S
A. Outdoor Recreation	P	P	P	P	P	P	P	P	N	S
B. Institutions	S	N	S	P	S	S	P	P	N	N
C. Public Service	S	S	S	P	P	P	P	P	P	S
C.1 Wind Energy Facility	P	P	P	N	N	N	N	N	N	N
D. Group Homes	P	P	P	P	P	P	P	N	N	P
E. Institutional Residential	S	N	S	S	S	S	P	S	N	N
F. Day Care Center	P	N	P	P	S	S	P	P	P	S
G. Correctional Institute	N	S	S	N	N	N	N	S	N	N

P = Permitted by right in this district with a Zoning Permit

N = Not permitted in this district

S = Permitted in this District only with a Special Exception

* AG Agricultural

RP Resource Protection

CS Countryside

RC Rural Center

E Estate

SE Suburban Mix

SM Suburban Mixed Used

CR Regional Commercial

I Industrial

NP Neighborhood Preservation

** Permitted in NP districts with an "MH" designation, or in mobile home parks

Table 3120 - Permitted Uses

Lycoming County Zoning Ordinance

Table 4110.A

Conventional Single Family Dwellings
in the AG, RP, and CS Districts

<u>Zoning District</u>	<u>Number of Dwellings Permitted</u>	<u>Size of Tract as of March 1, 1992*</u>
Agricultural (AG)	1	1 - 5 acres
	2	5 - 15
	3	15 - 30
	4	30 - 60
	5	60 - 90
	6	90 - 120
	7	120 - 150
		> 150
	8 dwellings plus 1 for each additional 30 acres	
Resource Protection (RP)	1	1 - 5 acres
	2	5 - 15
	3	15 - 30
	4	30 - 50
	5	50 - 70
	6	70 - 90
	7	90 - 110
		> 110
	8 dwellings plus 1 for each additional 20 acres	
Countryside (CS)	1	1 - 3 acres
	2	3 - 7
	3	7 - 12
	4	12 - 18
	5	18 - 25
	6	25 - 32
	7	32 - 39
	8	39 - 47
	9	47 - 55
	10	55 - 63
	11	63 - 72
	12	72 - 81
	13	81 - 90
	14	90 - 100
		> 100
	15 dwellings plus one for each additional 10 acres	

*= Or Effective Date of the Zoning Map and Amendments

SITE MAP

Borrower/Client

Address 594 Auchmuty Road

City Muncy

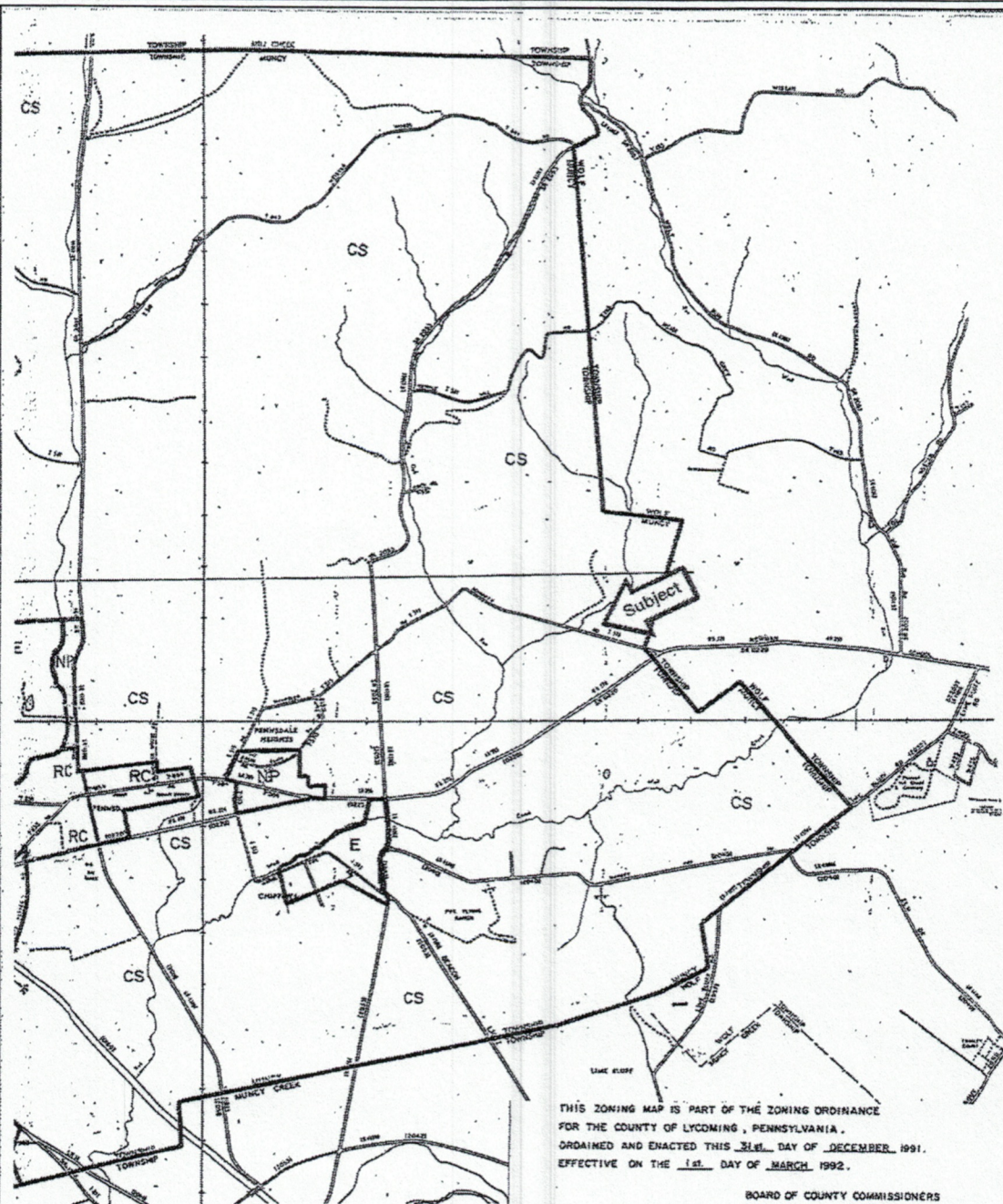
Lender/Client

County Lycoming

State PA

Unit No. N/A

Zip Code 17756



ATTEST:
David D. Winterle
DAVID D. WINTERLE, CHIEF CLERK

BOARD OF COUNTY COMMISSIONERS

Gene Smith
GENE SMITH CHAIRMAN

Henry P. Frey
HENRY P. FREY

Dolly Wilt
DOLLY WILT