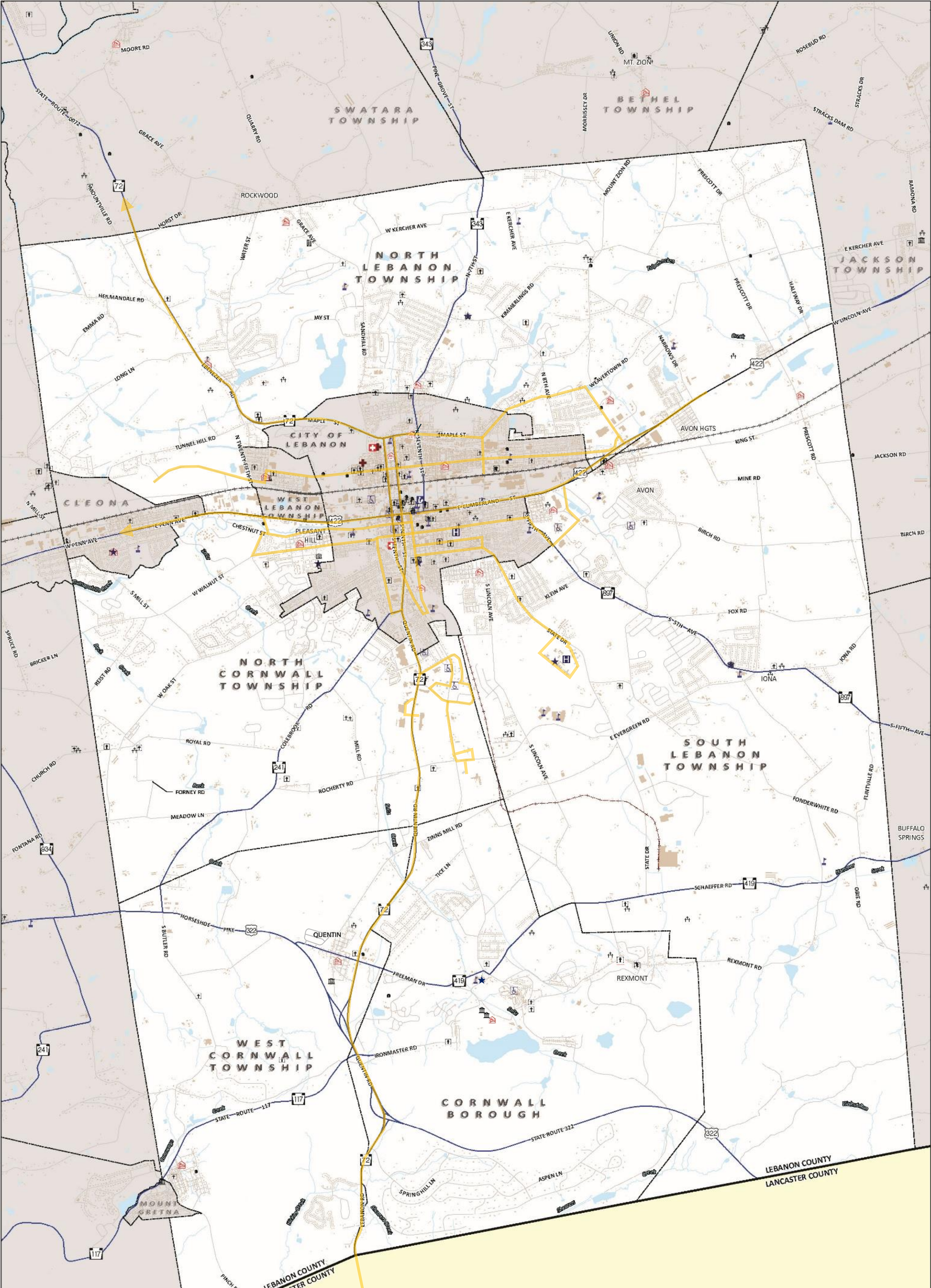


Data Sources: Watersheds were gathered from the Pennsylvania Spatial Data Access (PASDA) website. 100-Year floodplains were developed from the Lebanon County FEMA DFIRM database, effective 6/5/12. Carbonate geology was derived from the 1980 Geologic Map of Pennsylvania geospatial data layers available through PA DCNR. Sinkholes and surface depressions are a subset of data available from the PA Bureau of Topographic and Geologic Survey, DCNR. Surface mines, surface depressions, and sinkholes were catalogued by PA Geological Survey since 1985.



Map 2 – June 2025 2025 Regional Comprehensive Plan Update
Lebanon Transit routes are shown here on Map 2 in the context of Community Facilities locations and the roads network.

- | | |
|---------------------|-------------------------|
| Legend | |
| ★ Police | ♻️ Recycling Facility |
| 🏥 Hospital | ⛔ Relief |
| 🚒 Fire Company | ⛪ Religious Facility |
| 🚑 Ambulance Company | ⛪ Cemetery |
| 🎓 School | 🏛️ Municipal Facility |
| 📖 Library | 🏠 Community Center |
| 🏠 Personal Care | 🏠 Social Hall |
| | 🟡 Lebanon Transit Route |

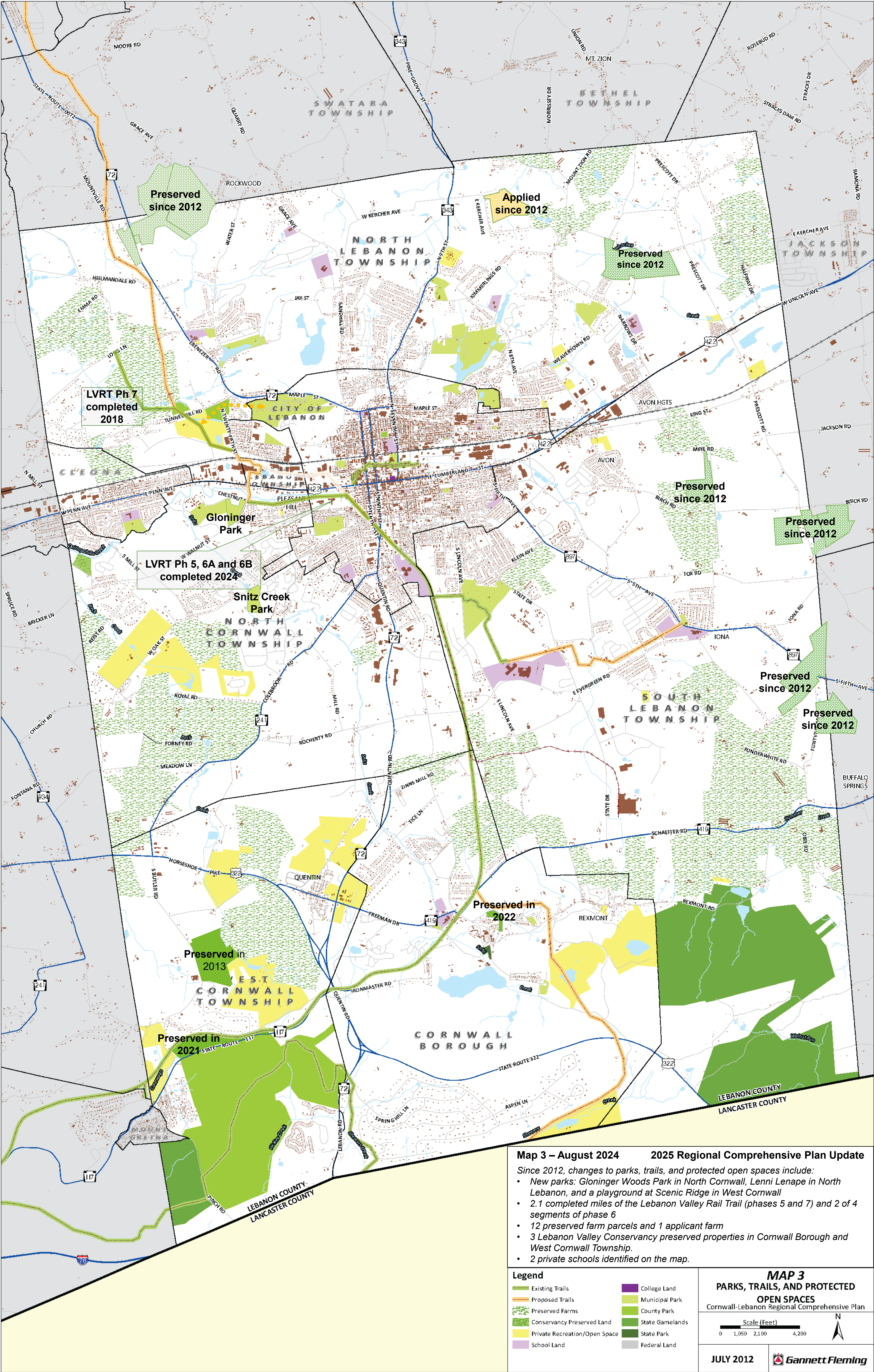
MAP 2
COMMUNITY FACILITIES
Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)
0 1,050 2,100 4,200

JULY 2012

Gannett Fleming

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



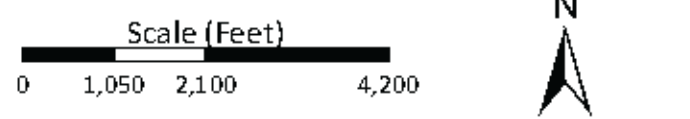
Map 3 – August 2024 2025 Regional Comprehensive Plan Update

- Since 2012, changes to parks, trails, and protected open spaces include:
- New parks: Gloninger Woods Park in North Cornwall, Lenni Lenape in North Lebanon, and a playground at Scenic Ridge in West Cornwall
 - 2.1 completed miles of the Lebanon Valley Rail Trail (phases 5 and 7) and 2 of 4 segments of phase 6
 - 12 preserved farm parcels and 1 applicant farm
 - 3 Lebanon Valley Conservancy preserved properties in Cornwall Borough and West Cornwall Township.
 - 2 private schools identified on the map.

Legend

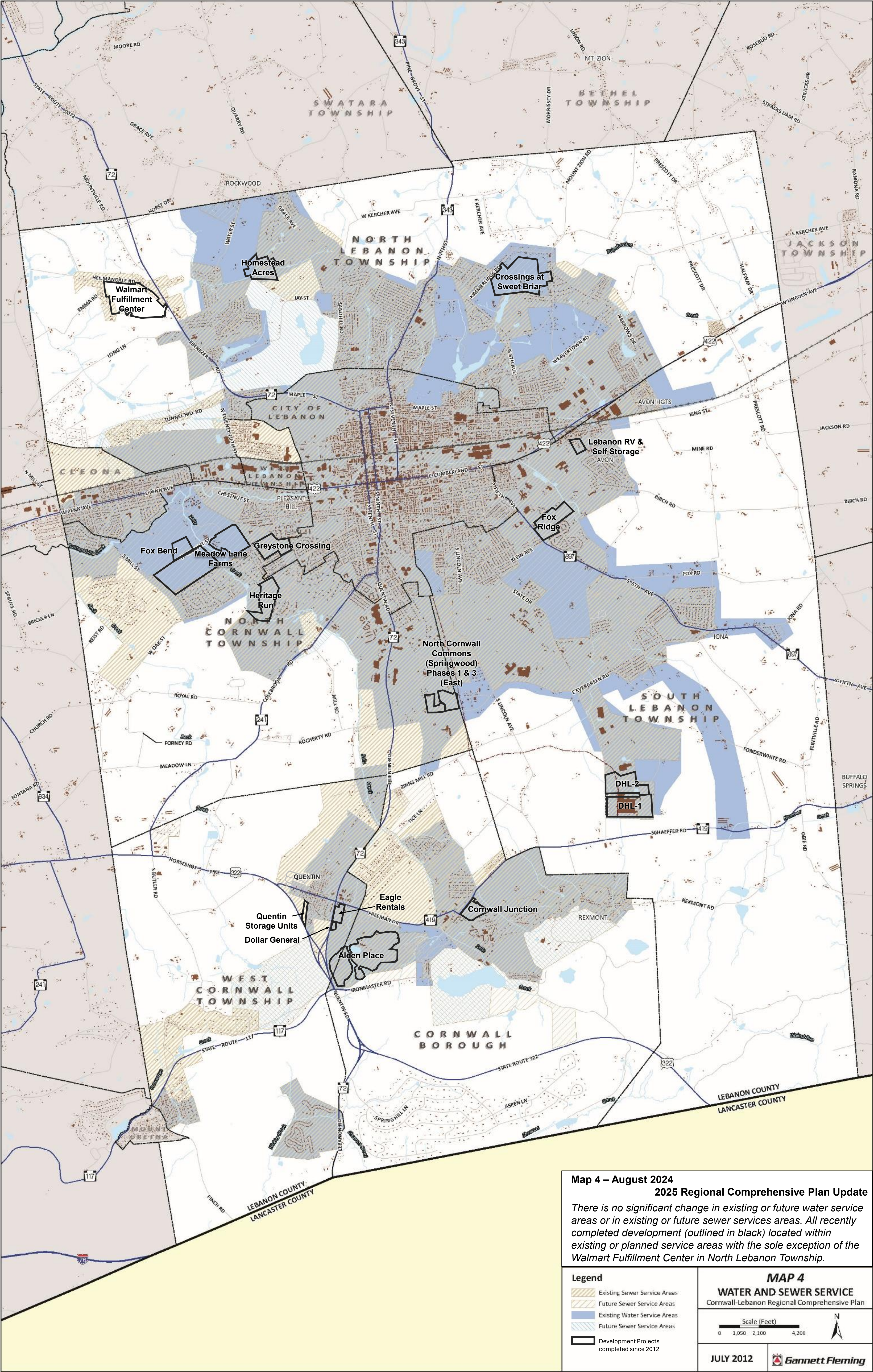
- | | |
|-------------------------------|-----------------|
| Existing Trails | College Land |
| Proposed Trails | Municipal Park |
| Preserved Farms | County Park |
| Conservancy Preserved Land | State Gamelands |
| Private Recreation/Open Space | State Park |
| School Land | Federal Land |

**MAP 3
PARKS, TRAILS, AND PROTECTED
OPEN SPACES**
Cornwall-Lebanon Regional Comprehensive Plan



JULY 2012

Gannett Fleming



Map 4 – August 2024

2025 Regional Comprehensive Plan Update

There is no significant change in existing or future water service areas or in existing or future sewer services areas. All recently completed development (outlined in black) located within existing or planned service areas with the sole exception of the Walmart Fulfillment Center in North Lebanon Township.

Legend

- Existing Sewer Service Areas
- Future Sewer Service Areas
- Existing Water Service Areas
- Future Water Service Areas
- Development Projects completed since 2012

MAP 4

WATER AND SEWER SERVICE

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

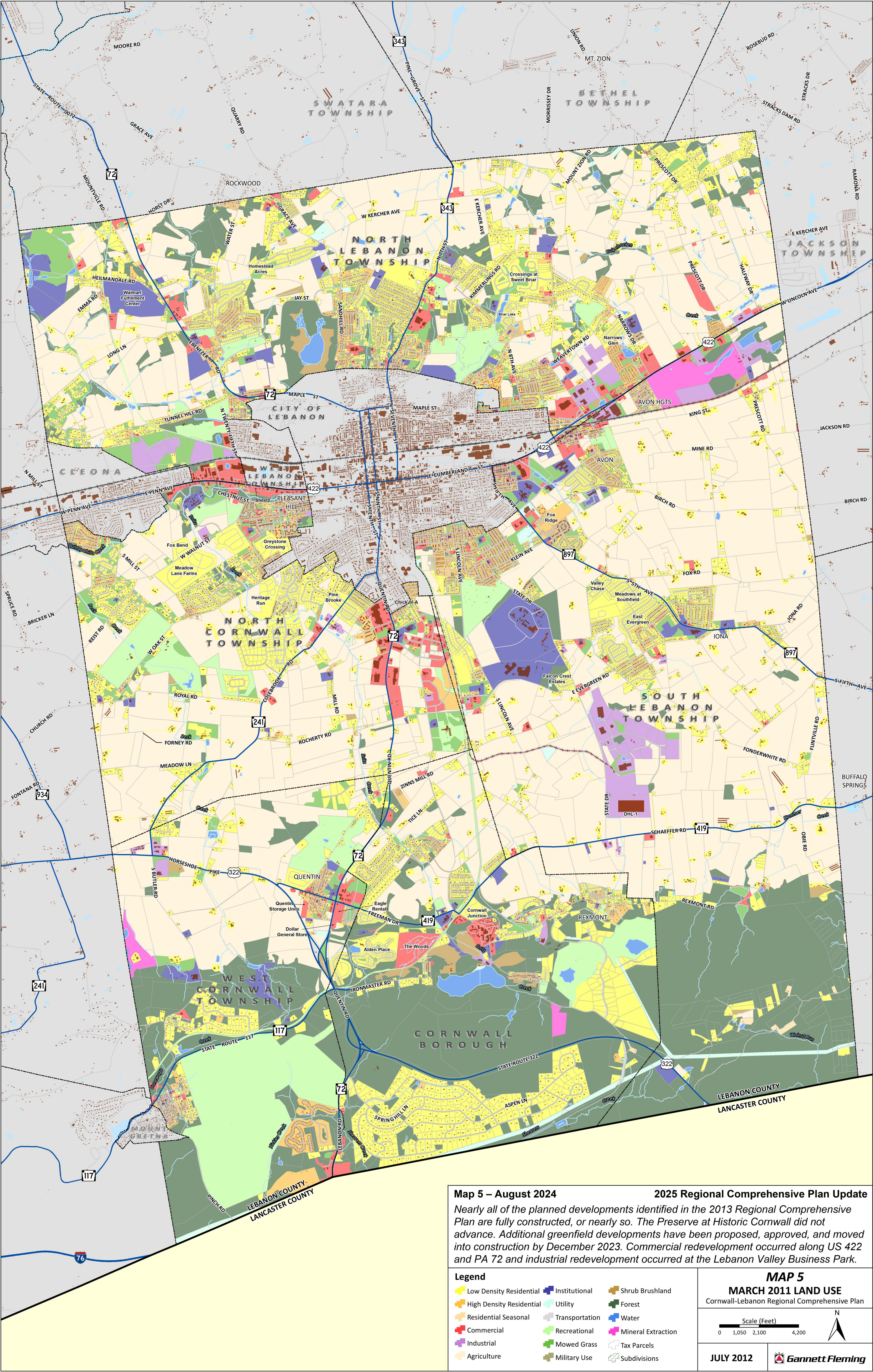
0 1,050 2,100 4,200



JULY 2012



Data Sources: City of Lebanon Authority provided updates to their existing and future water service areas in January 2017. Lebanon County GIS provides updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



Map 5 – August 2024

2025 Regional Comprehensive Plan Update

Nearly all of the planned developments identified in the 2013 Regional Comprehensive Plan are fully constructed, or nearly so. The Preserve at Historic Cornwall did not advance. Additional greenfield developments have been proposed, approved, and moved into construction by December 2023. Commercial redevelopment occurred along US 422 and PA 72 and industrial redevelopment occurred at the Lebanon Valley Business Park.

Legend

Low Density Residential

High Density Residential

Residential Seasonal

Commercial

Industrial

Agriculture

Institutional

Utility

Transportation

Recreational

Mowed Grass

Military Use

Shrub Brushland

Forest

Water

Mineral Extraction

Tax Parcels

Subdivisions

MAP 5

MARCH 2011 LAND USE

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

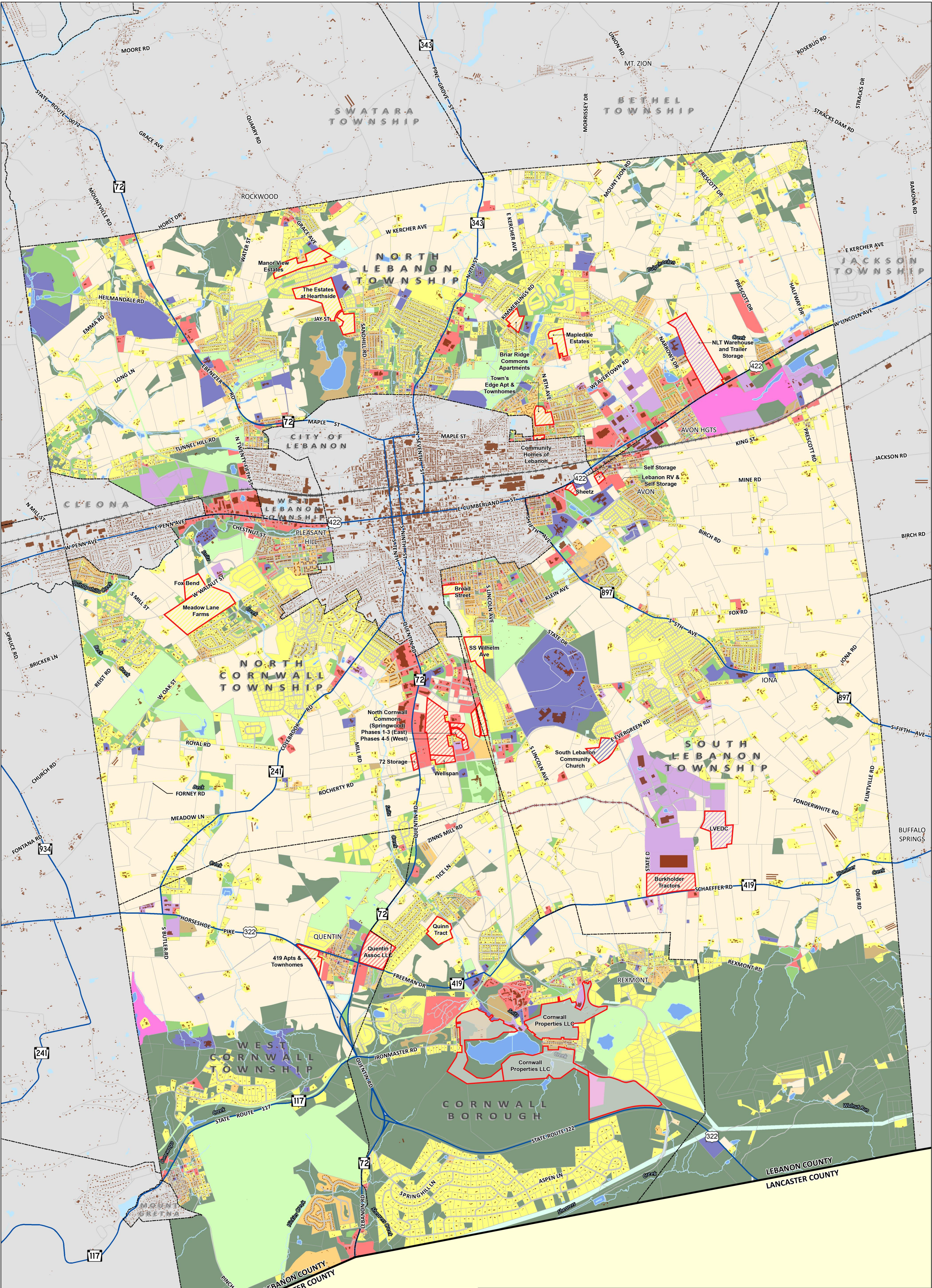
0 1,050 2,100 4,200

N

JULY 2012

Gannett Fleming

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. Each participating municipality provided land use updates to Gannett Fleming that were incorporated into the 2006 land use data. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



Map 6 – August 2024

2025 Regional Comprehensive Plan Update

Further additional developments have been informally discussed, formally proposed, or approved. The line color within each parcel indicates the proposed land use.

Legend

Low Density Residential

High Density Residential

Residential Seasonal

Commercial

Industrial

Agriculture

Institutional

Utility

Transportation

Recreational

Mowed Grass

Military Use

Shrub Brushland

Forest

Water

Mineral Extraction

Tax Parcels

Subdivisions

MAP 6

PRE-MARKET DEVELOPMENT PROJECTS

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

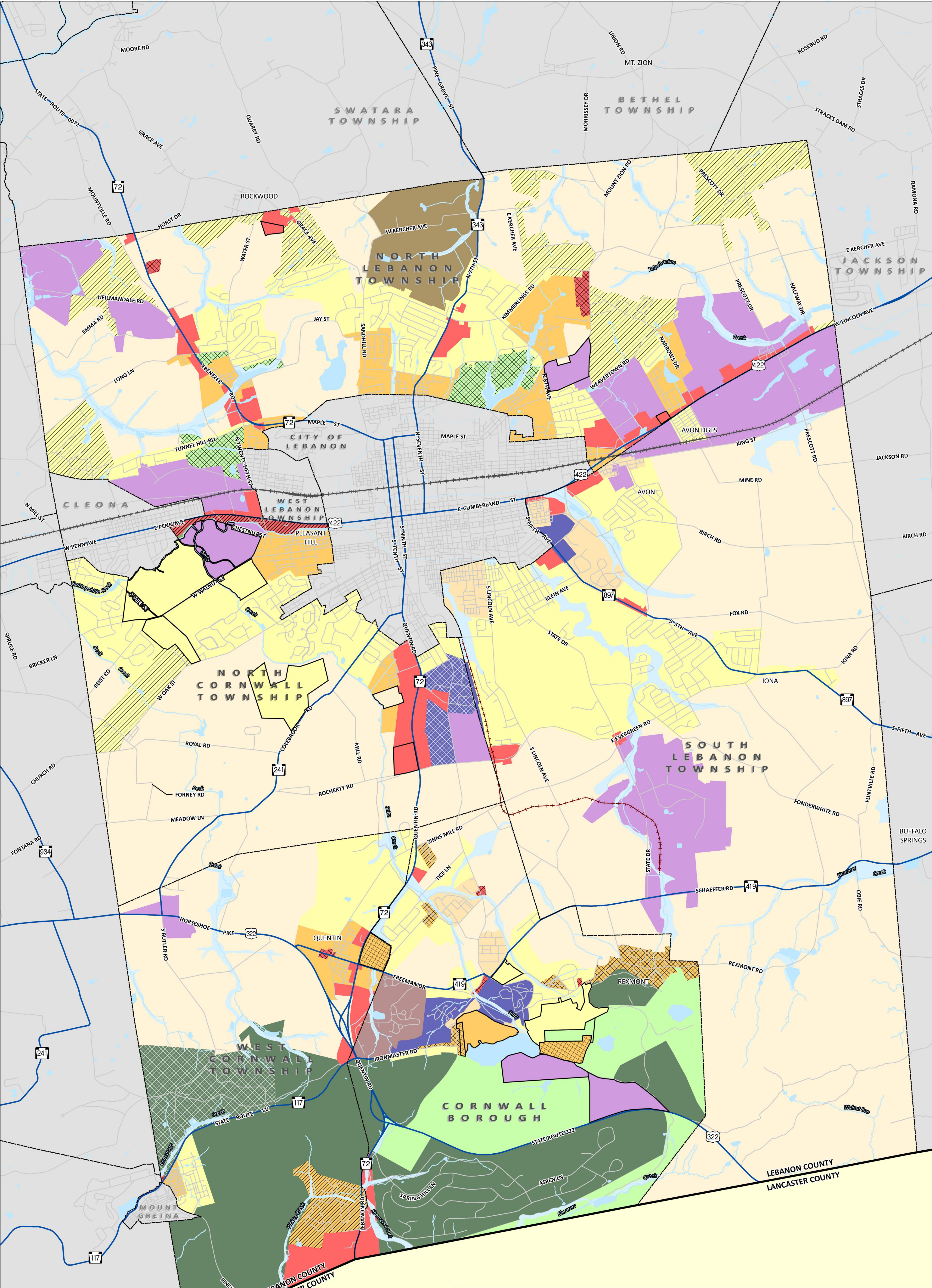
0 1,050 2,100 4,200

N

JULY 2012

Gannett Fleming

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. Each participating municipality provided land use updates to Gannett Fleming that were incorporated into the 2006 land use data. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



Map 7 – August 2024 **2025 Regional Comprehensive Plan Update**
Cornwall Borough and North Cornwall Township enacted notable zoning map changes since 2012. North Lebanon Township and West Cornwall Township made zoning map amendments in a few locations. Zoning map changes are outlined in black.

Legend		
Generalized Agriculture	Limited Industrial	Low Density Residential
Intensive Agriculture	Industrial/Manufacturing	Rural Residential
Municipal Recreation	Planned Development	Medium Density Residential
Conservation Recreation	Residential Forest	High Density Residential
General Commercial	Forest	Special Purpose Residential
Highway Commercial	Office Institutional	Village Residential
Neighborhood Commercial	Residential Institutional	
General Floodplain	Agricultural Holding	

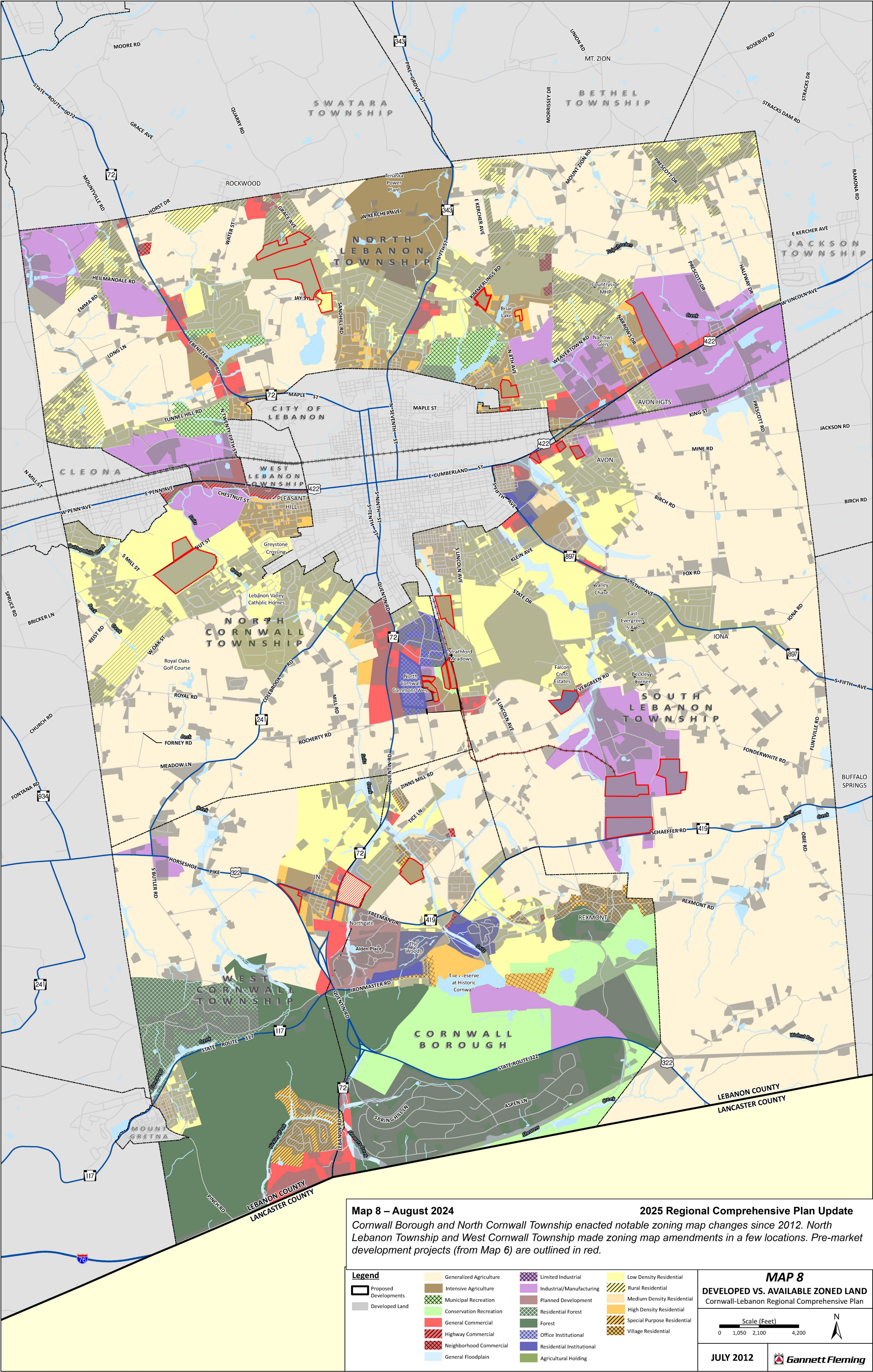
MAP 7
GENERALIZED ZONING
Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)
0 1,050 2,100 4,200

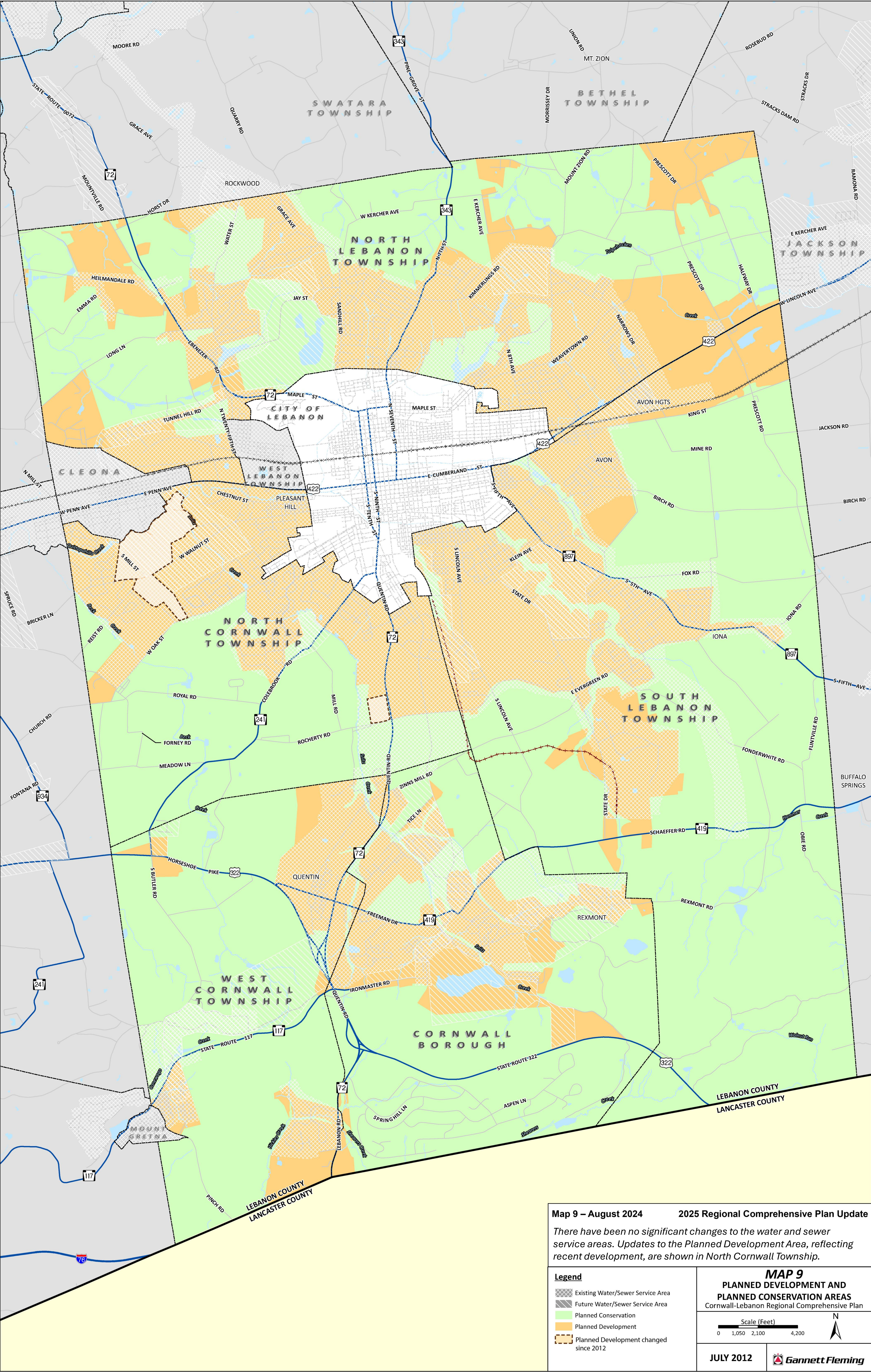
JULY 2012

Gannett Fleming

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.

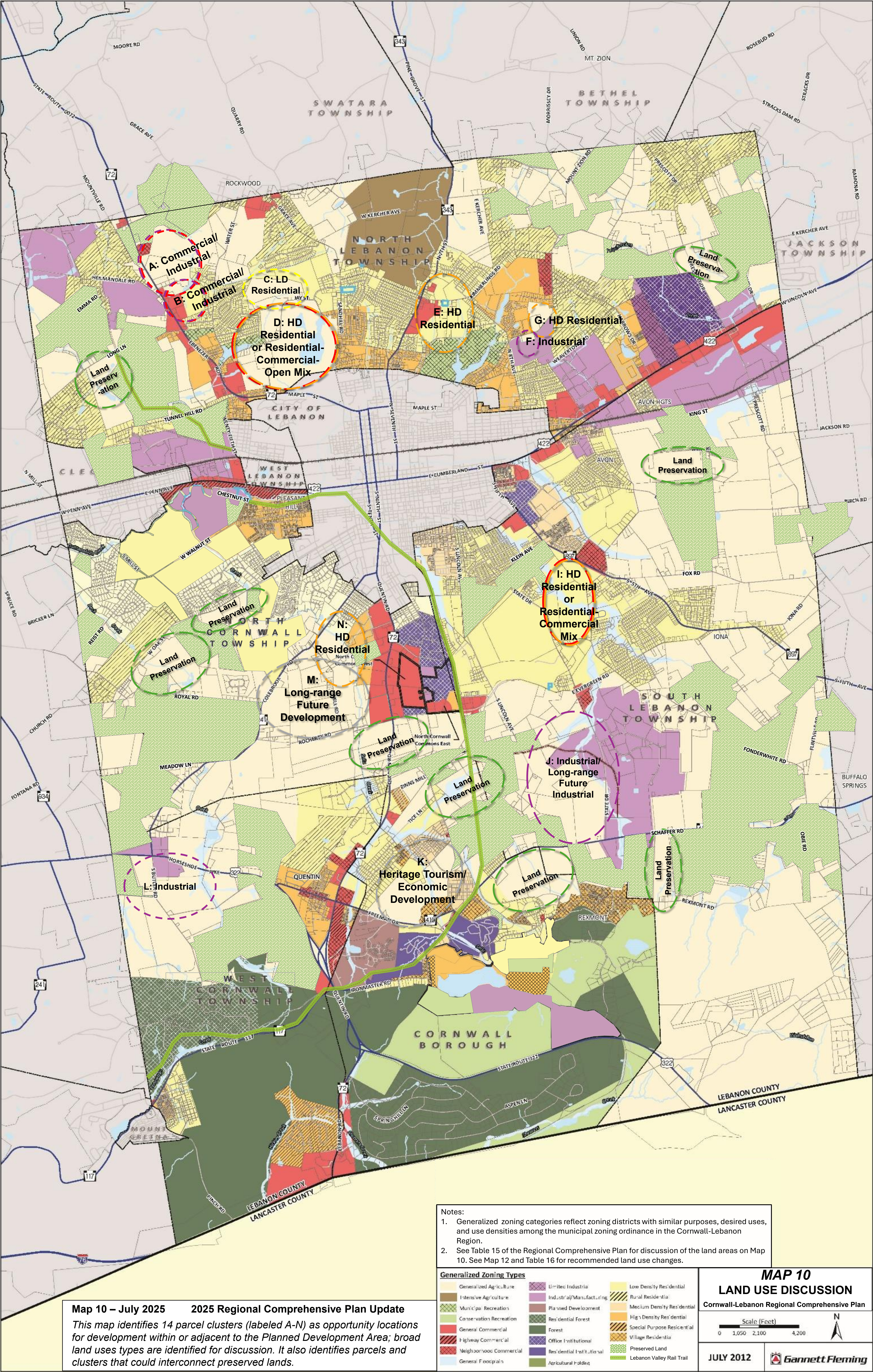


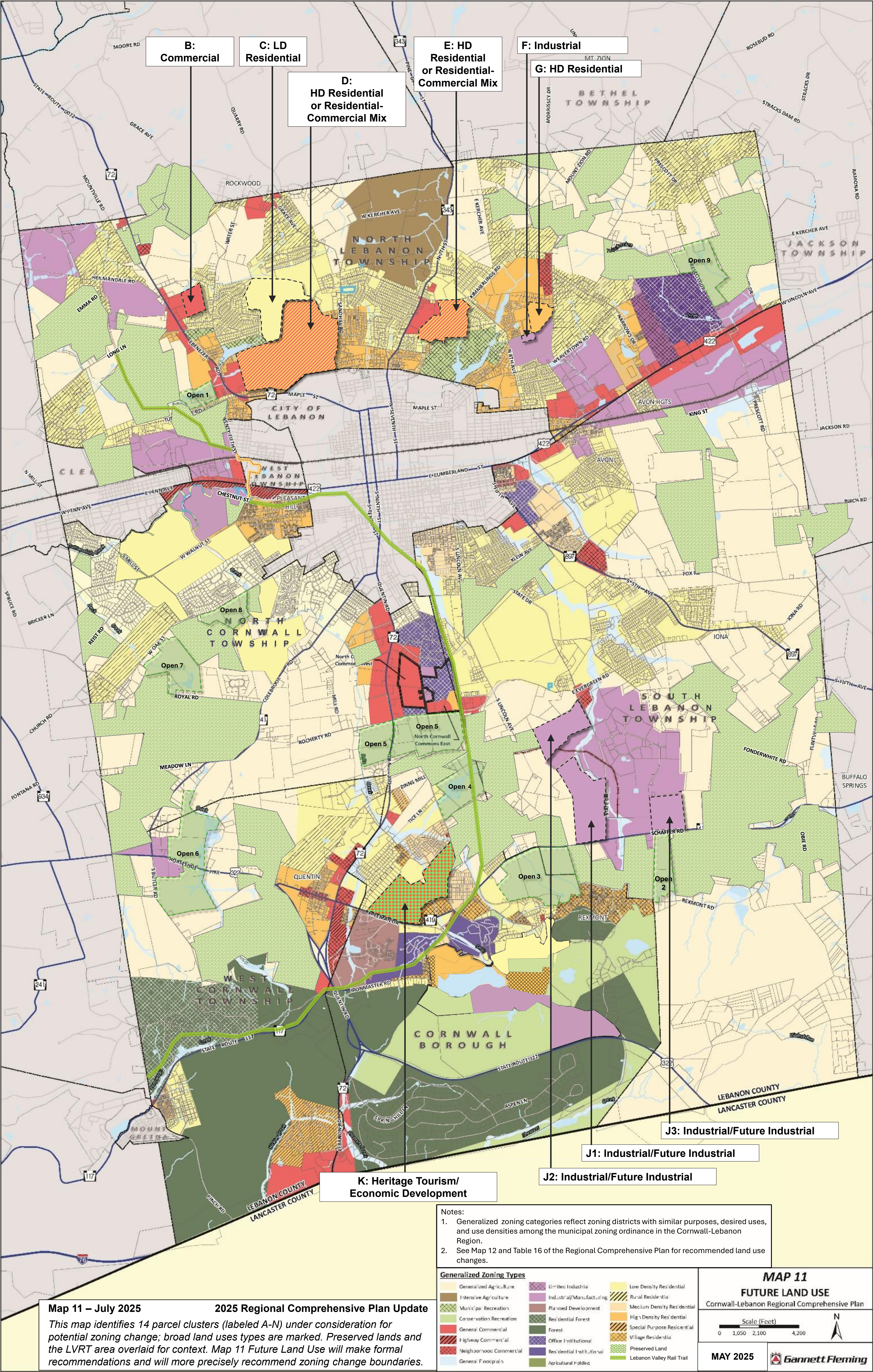
Map 9 – August 2024 **2025 Regional Comprehensive Plan Update**

There have been no significant changes to the water and sewer service areas. Updates to the Planned Development Area, reflecting recent development, are shown in North Cornwall Township.

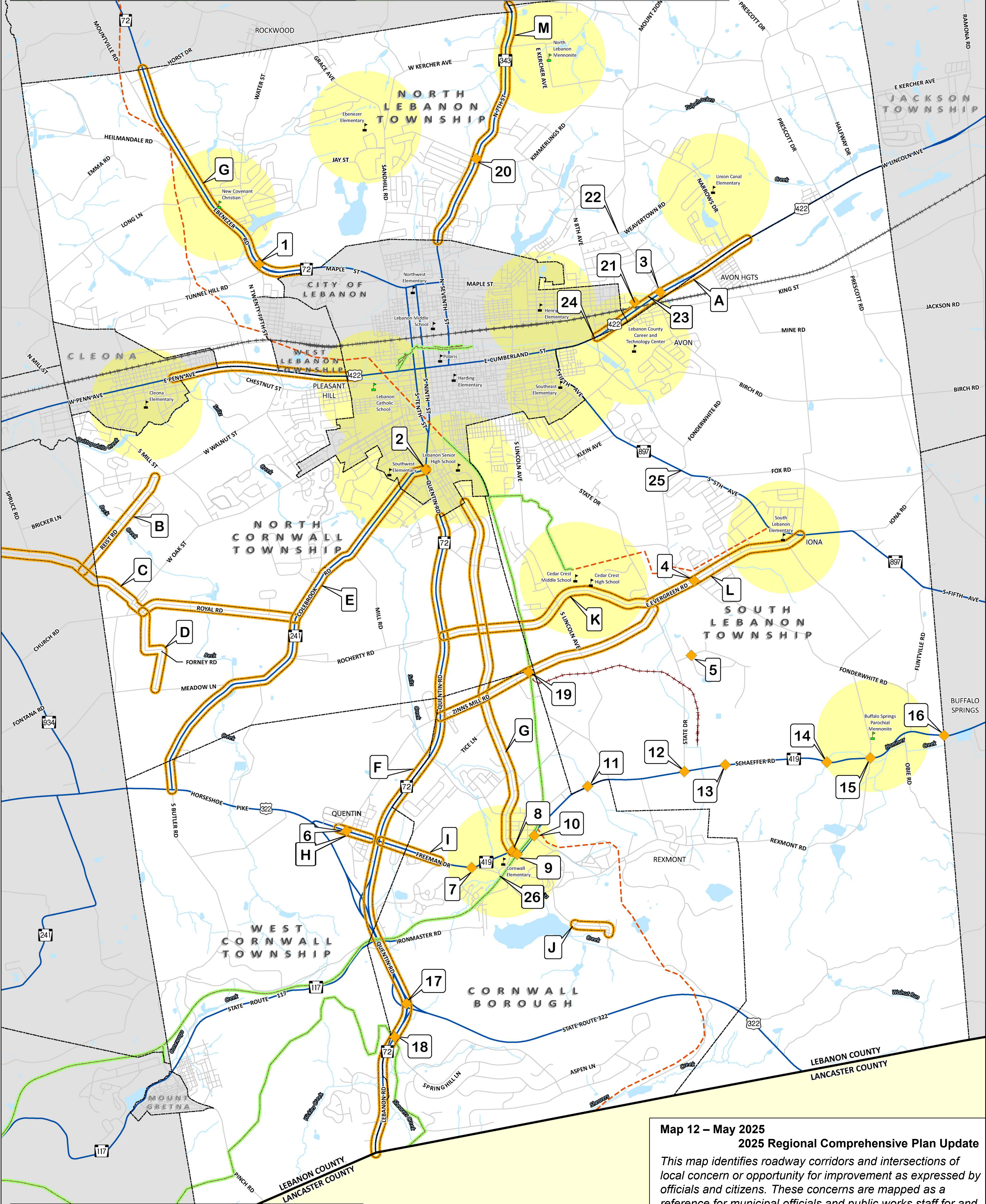
Legend <ul style="list-style-type: none">Existing Water/Sewer Service AreaFuture Water/Sewer Service AreaPlanned ConservationPlanned DevelopmentPlanned Development changed since 2012	MAP 9 PLANNED DEVELOPMENT AND PLANNED CONSERVATION AREAS Cornwall-Lebanon Regional Comprehensive Plan	
	Scale (Feet) 0 1,050 2,100 4,200	
	JULY 2012	

Data Sources: City of Lebanon Authority provided updates to their existing and future water service areas in January 2012. Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.





1	Site Concern	Site Concern	Site Concern	Site Concern			
1	Truck traffic concerns	9	Rail Trail Crossing	17	Difficult left turn	25	Safety; poor visibility at skewed intersection
2	No signal attenuation for cyclists	10	Crest blocks view to the east	18	Poor sight distance	26	Increased volume of parent drop-off/ pick-up at school
3	Poor traffic circulation at Walmart	11	Poor drainage on PA 419	19	Bridge gap		
4	Safety concerns	12	Increased industrial park truck traffic	20	Limited sight distance		
5	Increased industrial park truck traffic	13	Crest blocks view to the east	21	No sidewalk		
6	Dip/crest blocks view from side streets and on-street	14	Curve/Embankment blocks views east and west	22	Visibility from N 15th Ave to west blocked by retaining wall		
7	Sharp sight angle to the east from Alden Street	15	Curve/Embankment and house block views east and west	23	Curve/Congestion; WB left into Walmart vs EB Lehman St		
8	Angled intersection at Cornwall Rd., Burd Coleman Rd. and PA 419	16	Curve/Embankment and house block views east and west	24	Flooding and post-flooding debris removal		



A

Corridor Concern

Corridor Concern

Corridor Concern

A	Moderate congestion	F	Congested corridor	K	Peak period congestion
B	No shoulder	G	Increasing traffic volumes; declining cyclist cond	L	Poor shoulder for cyclists
C	No shoulder	H	Poor sidewalks	M	Shoulder conditions; safety concerns
D	No shoulder	I	No sidewalks		
E	Narrow shoulder	J	Poor sidewalk conditions		

Map 12 – May 2025

2025 Regional Comprehensive Plan Update

This map identifies roadway corridors and intersections of local concern or opportunity for improvement as expressed by officials and citizens. These concerns are mapped as a reference for municipal officials and public works staff for and coordination with the Lebanon County MPO, PennDOT, and other transportation stakeholders as ongoing improvement of the transportation system is considered.

Legend

- Private School
- Public School
- Existing Trails
- Proposed Trails
- Transportation Sites of Concern
- Transportation Corridors of Concern
- School Bike/Ped Service Areas

MAP 12

TRANSPORTATION ISSUES AND CONCERNS

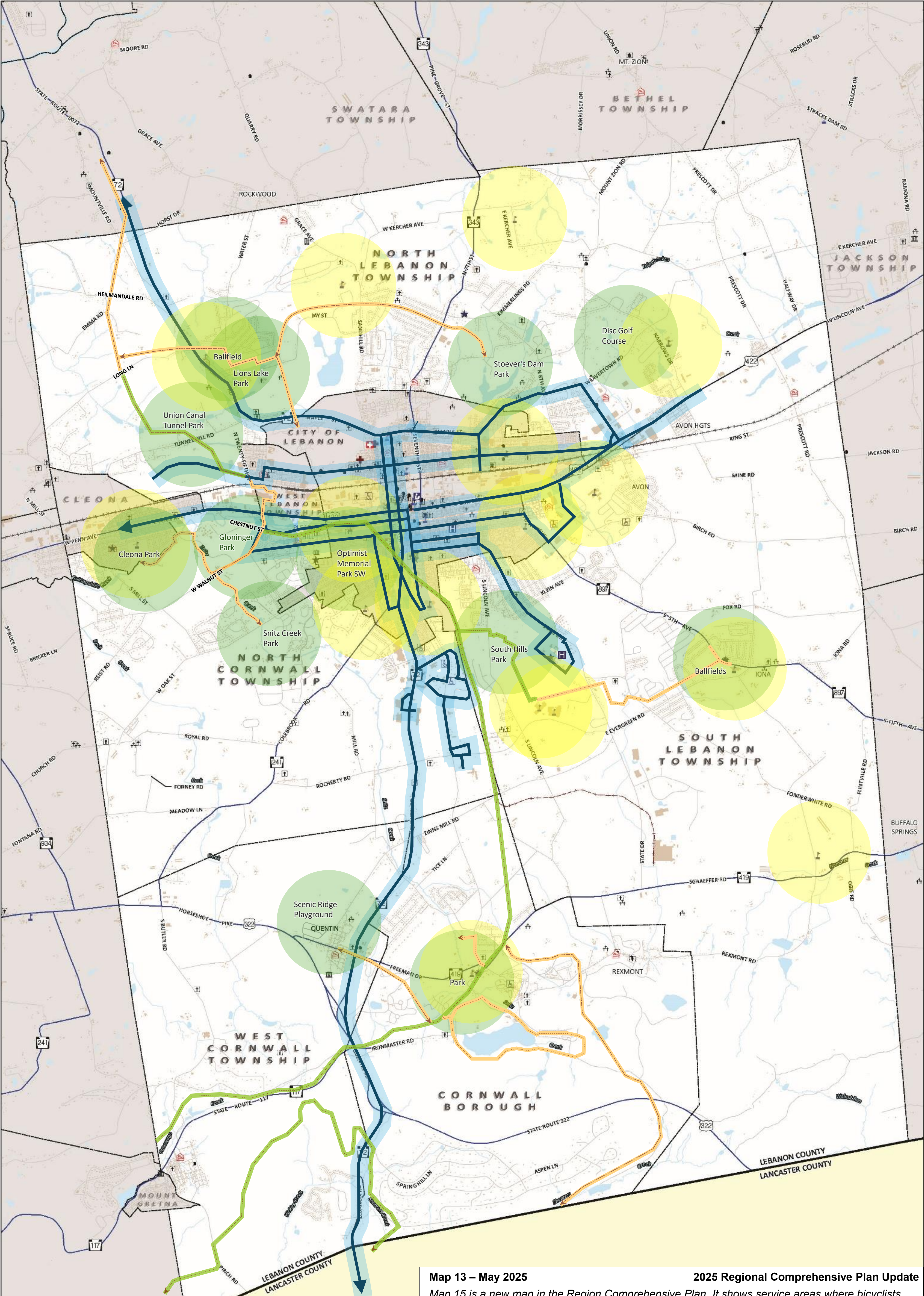
Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

0 1,050 2,100 4,200

JULY 2012

Gannett Fleming



Map 13 – May 2025

2025 Regional Comprehensive Plan Update

Map 15 is a new map in the Region Comprehensive Plan. It shows service areas where bicyclists and pedestrians could avoid a motorized vehicle trip if bike-ped facilities were made available. It shows conceptual connections for an expanded bicycle and pedestrian network. If advanced, conceptual routes will need further study to determine feasible alignments.

Legend

School Bike-Ped Service Area

Park Bike-Ped Service Area

Open Trail

Concept Trail Connection

Lebanon Transit Route/Service Area

Police

Hospital

Fire Company

Ambulance Company

School

Library

Personal Care

Recycling Facility

Relief

Religious Facility

Cemetery

Municipal Facility

Community Center

Social Hall

MAP 13

BIKE, PED, AND TRANSIT ACCESS

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

0 1,050 2,100 4,200

N

MAY 2025

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.

