

TABLE OF CONTENTS

Chapter 1 – Introduction	Page Number
Authority to Plan Under State Statutes	1-1
Why Have a Master Plan for the Township?	1-1
Planning Area	1-2
History of Bridgewater Township.....	1-3
Bridgewater Township’s Future	1-5
Chapter 2 – Demographics	
Population Characteristics.....	2-1
Economic Measures.....	2-3
Chapter 3 – Existing Land Use	
Land Use Classifications	3-1
Land Use Analysis	3-3
Historic Resources	3-5
Infrastructure	3-5
Chapter 4 – Physiographic Characteristics	
Soils	4-1
Farmland.....	4-1
Topography.....	4-1
Watersheds	4-2
Wetlands.....	4-2
Groundwater Recharge Areas	4-2
Woodlands	4-2
Chapter 5 – Major Issues	
Community Character.....	5-1
The Future of Housing	5-1
The Future of Agriculture	5-2
The Future of the Bridgewater Hamlet.....	5-3
Traffic and Circulation	5-4
Sanitary Sewer Service.....	5-5
Natural Areas Preservation and Park Development	5-6
Chapter 6 – Goals, Objectives and Policies	
Community Character.....	6-1
Agriculture and the Rural Economy	6-2
Housing	6-3
Commercial and Industrial	6-4
Natural Features	6-5
Transportation.....	6-7
Chapter 7 – Land Use Plan	
Land Use Classifications	7-1
Agricultural Preservation Area	7-5

TABLE OF CONTENTS

Additional Land Use Recommendations	7-6
Rural Economic Development Strategies	7-11
Conclusion.....	7-12
Chapter 8 – Bridgewater Hamlet Area Plan	
Area Plan Development Principles	8-1
Land Use Classifications	8-2
Hamlet Sewer Use Plan	8-5
Additional Land Use Considerations	8-6
Hamlet Area Transportation Plan.....	8-9
Communication Plan for the Hamlet	8-11
Business Groups and Local Improvement Authorities	8-11
Implementation	8-11
Hamlet Open House Results	8-12
Chapter 9 – Transportation Plan	
Existing Road Conditions	9-1
Complete Streets in the Township	9-3
Traffic and Circulation Plan	9-3
US-12 Corridor Plan	9-8
Austin Road – Clinton Road – Schneider Road Corridor Plan	9-9
Bridgewater Hamlet Transportation Plan.....	9-9
Bridge Maintenance Recommendations.....	9-10
Non-Motorized Transportation Plan	9-10
Public Transportation	9-11
Natural Beauty Road Plan	9-11
Collaboration for Road Improvements	9-13
Chapter 10 – Zoning Plan	
Zoning Districts.....	10-1
Bridgewater Center District.....	10-2
Dimensional Standards.....	10-2
Recent Zoning Changes (2013)	10-3
Recommended Zoning Ordinance Changes to Consider.....	10-4
Rezoning to the Master Plan	10-5
More Zoning Tools for Implementation	10-6
Chapter 11 – Plan Implementation	
Zoning Ordinance	11-1
Subdivision Regulations.....	11-1
Capital Improvements Program (CIP)	11-1
Financing	11-3
Plan Monitoring Program	11-4
Public Understanding of the Plan.....	11-4

TABLE OF CONTENTS

MAPS

<u>Number</u>	<u>Name</u>	<u>Page Number</u>
ECA 1	Limitations on Development Map.....	4-3
ECA 2	Prime Agriculture Map	4-4
ECA 3	Topography Map.....	4-5
ECA 4	Steep Slopes Map	4-6
ECA 5	Wetlands Map.....	4-7
ECA 6	Groundwater Recharge Map.....	4-8
ECA 7	Woodlands Map	4-9
LUP 1	Future Land Use Map - General.....	7-3
LUP 2	Agricultural Preservation Overlay Map.....	7-3
LUP 3	Future Land Use Map – South Detail.....	7-4
LUP 4	Bridgewater Hamlet Area Plan Map	8-4
8 – 1	Hamlet Area	8-1
8 – 2	Sewer Use District Map.....	8-5
TH 1	Existing Road Conditions	9-2
TH 3	Thoroughfare Plan Map	9-5

TABLE OF CONTENTS