

# TABLE OF CONTENTS

## TEXT

Introduction	1
Regional Setting	5
Brief History	9
Existing Conditions Summary	11
Existing Land Use	19
Vision Statement	27
Goals & Objectives	31
Land Use Plan	41
Thoroughfare Plan	59
Implementation Strategies	79

## APPENDICES

A: Existing Conditions Analysis	83
B: Sand & Gravel Analysis and Plan	117
C: Recreation Plan	133
D: Attachments	

## LIST OF MAPS

Regional Location	5
Master Plan Designations of Adjacent Communities	8
Sensitive Lands	17
Limitations to Development	18
Existing Land Use 2002	25
Land Use Plan	55
Future Municipal Water and Sewer Service Areas	57-58
Traffic Volumes	61
Existing Road Conditions	63
Road Functional Classifications	69
Thoroughfare Plan	77
Community Facilities	99
Municipal Water Service Area	100
General Soils	105
Topography	107
Watersheds	108
Floodplains	109
Wetlands	110
Woodlands	111
Bedrock Geology	112
Surface Geology	113
Soils	114
Limitations To Development	115
Prime Farmland	116
Refractive, Abrasive, and Other Industrial Minerals Operations	122
Sand & Gravel Pits	123
Sand & Gravel Resources	124
Drift Thickness	125
Sand & Gravel Evaluation Criteria	130
Sand & Gravel Extraction Preferred Areas	131
Existing Land Use – Recreation Plan	151
Topography	156
Wetlands	157
Woodlands	158

Surface Geology	159
Soils	160
Zoning Districts Map	161
Township Recreation Facilities	173
Bill Bearss Map	196
Skate Park	197
River Park	198