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Land use map

ARTICLE 3

LAND USE PLAN

300 INTRODUCTION: ROCK CREEK VILLAGE LAND USE PLAN.

The Village Planning Commission believes that the majority of the land allocated for development in Rock Creek Village should be for low-density single and multi-family housing. Only areas that can reasonably be serviced with all necessary utilities (roads, sanitary sewers, storm sewers, and water lines) should be zoned commercial or industrial. Additionally, commercial and industrial sites should not be located so as to conflict with neighboring residential areas. Conflicting land uses should be separated as much as possible.

If the Village foresees annexing land or developments in unincorporated areas, these lands or developments should be immediately adjacent to its boundaries. Adjacent and internal development patterns, especially for new residential projects, must be designed and constructed in a compact manner.

301 ROCK CREEK VILLAGE LAND USE OBJECTIVES.

The following objectives relating to the Land Use Goals are to be accomplished in the years 2006 - 2010:

1. Revise and update the Rock Creek Village Zoning Ordinance and Map;
2. Adopt a new Rock Creek Village Comprehensive Zoning Text;
3. Develop a capital improvement and public utility extension program for the village; and
4. Adopt a Land Use Plan for the Rock Creek Village and a process to review the Land Use Plan on an annual basis.

302 LAND USE GOALS: RESIDENTIAL.

The Rock Creek Village's residential goal is to develop and maintain housing and residential neighborhoods which will enhance the living environment of all the citizens of the village. This goal can be achieved by fulfilling the residential objectives which have been established by:

1. Encouraging enough housing that is safe, healthy, and in blight-free neighborhoods for existing and future residents;
2. Encouraging a broad choice of housing types to meet the needs of all socio-economic groups in the village;
3. Recommending the planning of residential neighborhoods with convenient access to employment, shopping, and community facilities;

4. Promoting programs to eliminate substandard housing units;
5. Maintaining existing and new habitable housing through educational programs and by the administration of functional housing and building codes;
6. Discouraging residential development from locating in flood plains and where soil problem areas occur;
7. Encouraging innovation in neighborhood development which will result in an improved living environment, i.e. neighborhood parks recreation and open space;
8. Proceeding with gradual renewal and rejuvenation of the livability of older residential neighborhoods; and
9. Encouraging housing to meet the special needs of elderly, low/moderate income, and handicapped families and individuals.

303 LAND USE GOALS: COMMERCIAL.

The basic commercial goal of the Rock Creek Village Land Use Plan is to encourage commercial activity in orderly, compact, and efficient manner. This basic commercial goal can be implemented by achieving the following objectives:

1. Providing for an adequate supply and variety of goods and service outlets;
2. Providing for more effective use and development of old established commercial centers;
3. Redeveloping and revitalizing the existing Central Business Districts in order to maintain a viable urban core and community identity;
4. Discouraging, where possible, strip commercial uses along major arterials;
5. Encouraging rehabilitation of multi-purpose neighborhood commercial centers, which contain adequate off street parking facilities and un-congested access and egress, and are strategically located to serve existing and proposed residential neighborhoods;
6. Encouraging a higher standard of design and appeal for commercial centers to improve their marketability as well as the overall community appearance; and
7. Coordinating transportation improvements with the expansion of existing commercial centers and with the development of new centers which will tend to be an energy saving technique by encouraging mass transit or sharing transportation expenses.

304 LAND USE GOALS: INDUSTRIAL.

In order for Rock Creek Village to provide suitable employment, the Village must have sites that will attract new industry and allow existing industry to expand. With that in mind, the major industrial goal will be to stimulate and

encourage continued economic growth and to provide for future economic growth and development in uses that are compatible with the allowable land uses in Rock Creek Village. This can be accomplished in the following ways:

1. Providing an adequate supply of available industrial land to meet the present and future industrial employment needs of Rock Creek Village;
2. Planning for zoning for various types of industrial uses with land available to suite specific industrial needs;
3. Encouraging industrial rehabilitation which would minimize industrial blight and its effect on adjacent land uses;
4. Encouraging compatible industrial development with other land uses;
5. Discouraging scattered non-conforming industrial use sights;
6. Strengthening the viability of existing industrial districts in order to retain their present industries and enable them to expand at their present site;
7. Encouraging future industrial sites with good accessibility to public utility and transportation systems;
8. Promoting the development of planned industrial complexes which will insure sound development supported by adequate public facilities and services;
9. Diversifying the industrial base to maintain a stable Village economy; and
10. Encourage environmental impact reviews that have practical relationships to solving problems.

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LAND USE GOALS: OPEN SPACE AND RECREATION.

The time for future open space and recreation needs is while the land can still be reserved. Rock Creek Village's open space and recreational generalized goal is to strengthen and maintain the economic base, beauty, identity, and aesthetic qualities of a small town. Open space and recreation can serve several valuable purposes in the Village if the following goals are considered:

1. Developing additional open space and recreational facilities where possible;
2. Protecting flood plains, swamps, and steep slopes from unnatural development;
3. Preserving the historical heritage of the village;
4. Protecting the unique natural areas from urban development, particularly where they have been identified by the Department of Natural Resources or other professional organizations;
5. Coordinating the development of parks and open spaces with residential subdivision development;
6. Discouraging premature and scattered development into open space areas; and

7. Preserving the quality of the village's potable water sources by improved regulation of land use development adjacent to existing and future bodies of water and critical underground water recharge areas.

306 LAND USE GOALS: PUBLIC AND SEMI-PUBLIC.

The goals that Rock Creek Village should pursue are to develop public and semi-public land use activities and facilities which will meet the needs of the Village population presently and in the future. Specifically:

1. Providing adequate and efficient governmental services to its residents.
The Village land use plan proposed to locate governmental facilities such as police and fire stations, post office, local government buildings in areas that will serve the existing as well as future needs of the Village;
2. Providing educational facilities that will best accommodate the local needs;
3. Providing adequate health care facilities to meet present and future needs; and
4. Providing adequate public cultural facilities such as libraries, senior centers, and centers for juvenile activities.

307 ROCK CREEK VILLAGE LAND USE POLICIES: SHORT-TERM.

1. The Village Planning Commission will review the zoning text and map on an annual basis to determine if the zoning ordinance meets the present needs of village;
2. The Village Zoning Inspector will have copies of the zoning ordinance and map available to the public;
3. The Village Planning Commission and Council will adopt a Land Use Plan in which to base its implementation of ordinances; and
4. The Village Planning Commission and Council will adopt subdivision regulations to implement the land use and plan.

308 ROCK CREEK VILLAGE LAND USE POLICIES: LONG-TERM.

1. The village government will implement the 2001 Land Use Plan through the provisions of a revised zoning ordinance and a proposed land subdivision regulation ordinance. The plan will be followed as closely as possible allowing for unforeseen problems arising in the village through the zoning change mechanisms in the ordinance;
2. The village government will implement the 2001 Land Use Plan through sequential extension of serviced areas by village owned utilities (water and sanitary sewer); and

3. The village government will be responsible for reviewing the land use plan at least once every two years. At a minimum, the review will include an evaluation of the land use plan to determine:
 - A. Their adequacy in reflecting present realities;
 - B. The need to update or change sections; and
 - C. If goals and objectives are being met as described in this plan.

Generally, the areas considered in the category of physical limitations of the land for development purposes are topography, precipitation, soil type, drainage, and other climatic geographic constraints on land development.

309 PHYSICAL LIMITATIONS ON DEVELOPMENT: TOPOGRAPHY.

Topography is the first constraint to be considered. Rock Creek Village, as a whole, is relatively flat, except for the bank area of the Rock Creek crossing from the southeast of the village to the central western boundary of Rock Creek Village. 46% of the land area is between 0% and 2% in slope. 51.5% of the village has between 2 - 6% slopes. Only a few acres have slopes over 6%. The creek bank does not provide an ideal residential, commercial, or industrial site location due to its slope, potential erosion, and limitations of road access.

[Ohio Capability Analysis Program \(OCAP\)](#) locates 7.77% of the Village in moderate limitation for home-site construction. These areas are located in the northwest and southwest areas of the Village. Flooding and excess water (poor drainage, permeability, and a high seasonal water table) are cited as reasons for the severe limitations for home-site development for 10.54% and 78.85 of the area respectively.

In the late 1970's, 28.90% of the land was residential, 5.64% commercial and industrial, 1.67% school and the rest open space (i.e. yards, fields, streams, etc.). In 2000, there has not been a significant change in the overall pattern or percentage change in land use. Aerial photography is mapped through the OCAP program to view existing land use patterns.

310 PHYSICAL LIMITATIONS ON DEVELOPMENT: PRECIPITATION.

Climatic factors indicate that Rock Creek has a mean annual snowfall of around one-hundred (100) to one-hundred, ten (110) inches, a mean annual precipitation of around 36 to 38 inches, and a mean annual temperature of about 48° to 49°F.

PHYSICAL LIMITATIONS ON DEVELOPMENT: SOIL TYPES.

Soil suitability analysis is provided through the use of the OCAP produced by the Ohio Department of Natural Resources. OCAP utilized data generated by the [Ashtabula County Soil Survey](#) produced by the U.S.D.A. Soil Conservation Service. Additionally, aerial photography is mapped through the OCPA program to view existing land use patterns.

Soil type limitations reflect the location of Rock Creek Village on the Platea-Sheffield association soil groups. These are characterized by deep, nearly level to sloping, somewhat poorly drained to poorly drained silty soils on glaciated uplands. The bottom lands along Rock Creek are mostly Orrville slit loam. This soil is generally found in flood plains. Seasonal wetness and flooding are the major limitations of this soil for any purpose. The other predominant soils are:

<u>Soil Type</u>	<u>Limitations</u>
Platea Silt Loam	Seasonal high water table Slow permeability Erosion hazard on moderate and steep slopes
Sheffield Silt Loam	Seasonal high water table Slow permeability
Red Hook Silt Loam	Seasonable wetness
Williamsfield Silt Loam	Seasonable wetness Slow to very slow permeability

Generally, the limitations of Rock Creek's soil indicate a need for assistance in drainage above the natural drainage - permeability rate of the soils.

312 PHYSICAL LIMITATIONS ON DEVELOPMENT: DRAINAGE.

Additional review, but no detailed study, found that development will be influenced by areas that are susceptible to flooding, jurisdictional wetlands and steepness of slope. These constraints are located in small areas that require analysis of flood maps or require on-site delineation by experts. As such, they are out of the scope of this generalized plan. Open space being considered for development must be analyzed in detail prior to construction for compliance with State and Federal regulations for wetlands, flood insurance and other pertinent programs.

Drainage problems in the village are interspersed in location. The relative flatness and slow drainage qualities of the predominant soil types necessitate construction of adequately designed drainage systems for roads, parking, buildings, and other land uses.

313 PROJECTED LAND USE: METHODOLOGY.

1. Projecting land uses in Rock Creek Village is based on the existing land uses and the changing of the land uses to reflect new population and anticipated economic changes;
2. The existing land use pattern (discussed in the preceding pages) is well established in Rock Creek. The trends for residential development and commercial and/or industrial operations have been determined for many years. The zoning patterns of the zoning text and map outline the types of land uses and allowable uses in specific areas. This plan, the accompanying zoning map and text will serve to implement the land use projection;
3. The zoning text map outlines the densities allowed for new development. With this in mind, and with a projection of future population, the projected land use can be estimated;
4. The social and economic trends of the recent past, along with and growth policy (formal and/or informal) must be analyzed. Rock Creek Village, with some of its recent public planning and construction, shows signs of growth in meeting the present and future needs of its population; and
5. The projected land use plan or physical development plan has been developed from these ideas and trends into two presentable forms: The Land Use Map and the Land Use Policies. The year 2006 Land Use Map, for Rock Creek Village, accompanies this section and the land use policies are in a preceding section.

The growth trend of the Rock Creek Village can be analyzed by land use classifications to better understand the final projection. These are also broken down into Residential, Commercial, and Industrial districts.

314 PROJECTED LAND USE-ANALYSIS AND ASSUMPTIONS: RESIDENTIAL.

The Residential trends, assumed as a continuation of present new housing types (single family) and some older single family turned multi-family dwellings, to accommodate low to moderate income families and elderly are very important to the Village. Currently, accommodation of elderly families is very important in Rock Creek due to the high number of person in the Village and Morgan Township over 65 years of age.

315 PROJECTED LAND USE-ANALYSIS AND ASSUMPTIONS: COMMERCIAL.

1. First, the Village centers around a commercial area near a river crossing by State Route 45. The traffic generated at this point is increased by another major intersection of an east-west highway (Footville-Richmond Road);
2. The Commercial aspect of the Village is enhanced by the access to it by highway and by the geographical location of the Village. Rock Creek has little commercial competition nearby. The Village serves as a regional rural market besides the local village market; and
3. The economic growth assumption, for the 2010 projection, is that Rock Creek Village will maintain the regional market status and expand to serve the village growth rate and the even faster growth rate of the surrounding areas.

316 PROJECTED LAND USE-ANALYSIS AND ASSUMPTIONS: INDUSTRIAL.

1. The industrial expansion assumption made in this projection is based on a number of factors arrived at by the Ashtabula County Planning Commission. The generating factors include Rock Creek Villages':
 - A. Rural Small-town setting;
 - B. Regional work force availability;
 - C. Available water supply;
 - D. Available sewage treatment;
 - E. Available open space; and
 - F. Stability and growth shown by existing industry.
2. The total growth pattern projections for these areas have been assimilated into the year 2006 Land Use Map.

After review of the Land Use Plan and the existing zoning ordinances, it is recommended that a through review of the existing zoning be made. The Rock Creek Village Planning Commission, Council, and Mayor have the responsibility of approving and implementing the land use plan. The primary implementation tool of the plan zoning ordinances that effectively develops the land to meet the need of the Rock Creek citizens and their plan.

317 IMPLEMENTATION: SUBDIVISION REGULATIONS.

1. The Village of Rock Creek should adopt some form of land subdivision regulations to develop the minimum standards for roads, residential lot design, and sewage treatment requirements for new residential subdivision. The availability of open land, with little road frontage, may necessitate the development and administration of such a code in the near future to accommodate increased population;
2. Prior to the writing and adoption of a land subdivision regulation ordinance, the Village should adopt a Major Thoroughfare Plan to designate the major arterials, collector, and subdivision roads. This study should detail the existing and projected traffic flow patterns, desire lines, and vehicle counts. With this information, the village would be better able to develop a base for land subdivision minimal criteria;
3. One of the most important elements in good subdivision regulations are the continual administration of the ordinance by professionals that deal in the field of land development and can understand the survey data, road design, lot design, storm sewer design, and sanitary sewer design. Also, the availability of the administrator potential developers is important; and
4. Another important item in the land subdivision regulations would be a detailed and concise regulations book that is available to all persons needing it. Copies of this book should be kept at the local public Library and Village Hall.

318 POLICIES FOR IMPLEMENTATION: RESIDENTIAL.

In order to implement the Residential Goals, the following policies guidelines need to be taken into consideration:

1. Rock Creek Village should adopt the goals and implement the policies of this plan;
2. Rock Creek village should adopt land use regulations (zoning codes, subdivision regulations) and legislation (housing codes) that promote the

- development of a variety of housing types and cost ranges which permit flexibility in design and site planning;
3. Citizen participation should be required in the development of projects to meet the local community's housing needs;
 4. Alternative housing forms and styles such as planned unit development (PUD), patio and garden homes, townhouses, quadraminiums, cooperatives, and condominiums to supplement conventional single-family homes and apartments should be developed;
 5. Programs leading to home ownership should be encouraged, while recognizing that home ownership is not desirable for all persons and families at every point in time. A choice should thus be offered.
Literature on this subject will be kept at the village hall and public library;
 6. Cost-saving, safe construction methods including the use of new materials, techniques, and off-site manufacturing should continue to be supported as developed;
 7. Efforts to preserve the existing housing stock through systematic rehabilitation should be encouraged in neighborhoods experiencing early signs of deterioration but which retain a sense of neighborhood cohesion. Such rehabilitation programs would include:
 - A. State, County, and local programs dealing with rehabilitation of existing housing should be developed. The Federal Government must be strongly encouraged to expand and more adequately fund housing rehabilitation programs;
 - B. The Federal Housing Administration and the Farmer's Home Administration should work with county and local officials to insure that the placement of new housing developments and that selection of rehabilitation and conservation projects are consistent with the intent of the county's housing goals;
 - C. Moderate-income subsidy programs promoting home ownership (such as 235) should be used only on scattered sites in areas of housing which are sold at predominately market rate, (e.g. as part of a larger patio, townhouse, or single-family home developments). No large subdivision should be developed exclusively with low or moderate-income subsidized housing, nor should a single area contain an excessive concentration of such homes;
 - D. The innovative use of sites vacated by demolition activity should be encouraged. Community service facilities and open spaces also aid a neighborhoods' revitalization;

- E. Systematic code enforcement and sufficient levels of public financial assistance to enable persons of limited income to repair their property without financial hardship; and
 - F. Provisions for purchase and demolition of all residences beyond repair, particularly those that are abandoned.
8. Residential development on federal and/or state declared wetlands, flood plains, and other natural features that perform important functions in their natural state should be prohibited;
 9. Residential development in areas designated for public park, open space, or recreational use by local or county plans should be discouraged or prohibited;
 10. High standards of design that respect natural hydrology and unique physical features should be employed in all new residential developments;
 11. Programs designed to reduce or eliminate adverse environmental impacts on existing residential developments should be developed and implemented; and
 12. New residential development should be protected from adverse environmental impacts including noise and air pollution, and visual blight. New residential developments should be prohibited when noise or air pollution exceeds federal, state, county, and local accepted standards and the negative impacts are not correctable by construction, site planning, or other techniques.

319 POLICIES FOR IMPLEMENTATION: COMMERCIAL.

In order to implement the Commercial Goals, the following policies guidelines need to be taken into consideration:

1. The location of the Commercial district will be restricted to State Route 45, from the north to the south borders of Rock Creek Village on the east side of the route. Any current legal commercial businesses outside of said area will be grandfathered into this policy;
2. The Commercial area can only grow and improve through redevelopment. However, citizen participation shall be accepted in the development of projects, by means of at least one public hearing and meetings with Rock Creek Village's Planning Commission, to meet the community's commercial wants and needs:
 - A. All hearings and meetings with the public and planning commission shall follow 121.22 of the Ohio Revised Code and Sun-shine Laws;
 - B. Commercial developers will meet with the planning commission, offering a variety of façades to choose from, to enhance and protect the, "Small-town," atmosphere of Rock Creek Village; and

- C. High standards of design that respect natural hydrology (the natural flow of water) and unique physical and topographical features should be employed in all new commercial developments.
- 3. Commercial development on federal and/or state declared wetlands, flood plains, and other natural features that perform important functions in their natural state is prohibited;
- 4. Commercial development in areas designated for public park, open space, or recreational use by local or county plans shall be discouraged or prohibited; and
- 5. New commercial development shall protect surrounding properties from adverse environmental impacts including noise pollution, air pollution, vibration, electrical disturbance, and visual blight exceed federal, state, county, and local accepted standards and the negative impacts are not correctable by construction, site planning, or other techniques.

320 POLICIES FOR IMPLEMENTATION: INDUSTRIAL.

In order to implement the Industrial Goals, the following policies guidelines need to be taken into consideration:

- 1. The locations of the Industrial districts for the Village of Rock Creek will be regulated to:
 - A. The eastern end of Rome-Rock Creek Road to the village limits;
 - B. The west side of Rail Road Street (except northern most corner); and
 - C. The west side of Mill Street.
- 2. Industrial development on federal and/or state declared wetlands, flood plains, and other natural features that perform important functions in their natural state shall be protected;
- 3. New industrial development shall protect surrounding areas from adverse environmental impacts including noise pollution, air pollution, vibration, electrical disturbance, radioactivity, industrial wastes, and visual blight. New industrial developments shall be prohibited when said pollution exceeds federal, state, county, and local accepted standards and the negative impacts are not correctable by construction, site planning, or other techniques:
 - A. Air Pollution: Emissions of fly ash, dust, fumes, vapors, orders, gases, and/or particulate matter which causes damage to humans, animals, vegetation, or property shall be prohibited;
 - B. Electrical Disturbance: Electrical disturbances, outside the lot line of the industrial operation, which adversely affects the operation of any other equipment, shall be prohibited;

- C. Industrial Waste: When manufacturing, consuming, or selling any classified industrial waste, compliance shall be met using the Ohio Sanitation Code and the Ohio Water Pollution Control Board Regulations, and all Environmental Protection Agency Regulations;
 - D. Noise Pollution: The overall noise level attributable to an industrial use shall not exceed 63 decibels at any point on the lot lines of that industry, and the noise level in any octave band above 300 cycles per second shall not exceed 63 decibels at any point on the said lot lines;
 - E. Radio Active Matter: Activities which emit dangerous radio activity, at any level, shall be prohibited; and
 - F. Vibration: Any vibration, which is discernible to the human sense of feeling beyond the lot line of the industrial operation, shall be prohibited.
4. The Industrial area can only grow and improve through development.
- A. Citizen participation shall be accepted in the development of projects where their properties adjoin, by means of:
 - 2) A written notice to the surrounding property owners informing them of a public hearing.
 - B. At least one public hearing and meetings with Rock Creek Village's Planning Commission.
 - 1) Public hearings and meetings with the planning commission shall follow 121.22 of Ohio Revised Code and Sun-shine Laws.

Major street plan
Street classification system

321 CIRCULATION DATA: CIRCULATION PATTERN.

1. The major access to the Village is via the State route system. Route 45 bisects the Village and provides access from Interstate 90 to the north and State Route 6 to the south. Water Street, which also bisects the Village, connects with State Route 166 to the west and the northern Village of Roaming Shores and State Route 46 to the east;
2. Secondary access routes into the Village include Jefferson Street, located at the northeast section of Rock Creek Village, connects with Forman Road outside of the corporation limits. And Rome-Rock Creek Road, which provides traffic movement to the southern section of Roaming Shores Village, and connects with State Route 6; and
3. Without detailed traffic counts, it is difficult to document traffic patterns within the Village. However, based on observations, the circulation pattern seems to be the major east-west movement is on State Route 45 and the east-west movement on East and West Water Streets. Therefore, the major arterials are those two streets. The residential collectors are Jefferson Street and Rome-Rock Creek Road. All other streets and avenues inside the corporation limits are considered residential. Railroad Street, in addition to being residential, is also classified as commercial/industrial because of its location and grade of material that can be transported on it.

322 CIRCULATION DATA: STREET SURVEY.

1. The State of Ohio is responsible for the maintenance of State Route 45 within the Village Limits. This includes the plowing of snow, signing, paving, and other general repairs. Rome-Rock Creek Road, is maintained in a similar manner by the Ashtabula County's road department. Because of consistent re-paving, these roads are in a good state of repair; and
2. The Village of Rock Creek Street Department is responsible for the maintenance of the village streets. Snow plowing, patching potholes, cleaning of catch basins, and line painting are major activities. All but about .5 miles of the Village streets are paved. The street improvements vary from complete facilities (paved, sidewalk, street lighting, curbs, and storm sewers) to minimal improvements (gravel, open drainage ditches, and no sidewalks).

323 CIRCULATION DATA: TRAFFIC COUNTS.

Limited data is available on traffic movements to and within the Village corporate limits.

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CIRCULATION DATA: STANDARDS FOR NEW STREETS.

The standards for new street construction are contained in the Subdivision Regulations. These standards are good guidelines for any street improvements within the Village.