

as proposed and existing land uses in the proposed subdivision and adjoining areas. The land use pattern of the General Development Plan and the District Regulations of the Zoning Ordinance shall form the basic theme of the design pattern.

Section 13-107 HIGHWAYS, STREETS AND ROADS

In designing a highway, street or road system, the subdivider shall be guided by the following principles:

(1) Adequate vehicular and pedestrian access shall be provided to all parcels.

(2) Local residential street systems shall be designed to minimize through traffic movement.

(3) Local street patterns shall provide reasonable direct access to the primary circulation system.

(4) Local circulation systems and land development patterns shall not conflict with the efficiency of bordering arterial routes.

(5) Elements in the local circulation system should be designed with the least amount of interruptions possible in order to function effectively and safely.

(6) Traffic generators within residential areas shall be considered in the design of the circulation pattern.

(7) Planning and construction of residential streets shall clearly relate to their local function.

(8) Local streets shall be designed to discourage excessive speeds.

(9) Pedestrian-vehicular conflict points shall be minimized.

(10) The space devoted to street uses shall be minimized.

(11) The number of intersections shall be minimized.

(12) Local streets shall be related to topography.

(13) Whenever practical, provisions for transit service within residential areas should be established with a stopping lane ten (10) feet wide by at least one hundred (100) feet long on the near side of intersections.

(14) Highways, streets, and roads shall be suitably located, of sufficient width, adequately improved to accommodate the prospective traffic and afford access to police, fire fighting, or road maintenance equipment.

(15) Trees shall be an integral part of street right-of-way improvements UNLESS LOCATED ON ADJACENT LOTS AND SHALL BE OF THE PROPER SPECIES SO AS NOT TO DAMAGE STREETS, CURBS OR SIDEWALKS.

(16) Street design, right-of-way and paving shall be in accordance with these regulations and the Anne Arundel County Design Manual.

Section 13-107.1 RIGHT-OF-WAY WIDTHS AND PAVEMENT REQUIREMENTS

In addition to the requirements of Subsections (1), (2) and (3), the Streets and Highway Classification, as defined in Section 13-103, shall require a minimum right-of-way for design standards as stated in the following table: