

(f) Land dedicated or reserved for street widening shall not be counted in satisfying the minimum yard or minimum lot area requirements of the Zoning Ordinance, but LAND DEDICATED OR RESERVED FOR COUNTY STREET WIDENING may be counted in computing the overall gross density under the Zoning Ordinance.

(g) Appropriate rights-of-way shall be provided as necessary where lots in the proposed subdivision are large enough to permit resubdivision or if a portion of the tract is not subdivided. The above will not apply where recorded restrictions are placed on resubdivision of the reserved parcel.

(h) Reserve strips controlling access are prohibited except when required for traffic safety reasons. When reserve strips are used, deed covenants or other means shall be prepared and recorded to prevent residential driveways from having direct access to the street or highway that is involved.

(i) Street and subdivision names shall be approved by the Office of Planning and Zoning. Such names shall not duplicate those elsewhere in Anne Arundel County.

(j) The street system layout shall be so designed INSOFAR AS PRACTICABLE to preserve natural features such as trees, brooks, hill-tops, scenic views and other such features.

(k) Street system layout shall provide for the acceptable disposal of storm water and provision shall be made by the developer to handle storm water to comply with provisions elsewhere in these regulations and in the Design Manual.

(l) ~~Cul-de-sac streets permanently designed as such shall not exceed six hundred (600) feet in length. Downhill cul-de-sacs shall be avoided.~~ CUL-DE-SAC STREETS PERMANENTLY DESIGNED AS SUCH ARE GENERALLY NOT TO EXCEED SIX HUNDRED (600) FEET; HOWEVER, CUL-DE-SAC STREETS NOT EXCEEDING ONE THOUSAND (1000) FEET MAY BE PERMITTED WHERE THE TOPOGRAPHY OR SHAPE OF THE SUBDIVISION PARCEL MAY NECESSITATE A LONGER EXTENSION. DOWNHILL CUL-DE-SACS ARE TO BE AVOIDED.

(m) Cul-de-sac streets shall be provided at the closed end with a paved turnaround in accordance with the provisions of these regulations and the Design Manual.

(n) Unless extension is clearly impractical or undesirable, a right-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining tract. Such right-of-way shall include a temporary turnaround until the street is extended.

(o) Where a subdivision plan includes only part of the tract owned by the developer, a sketch plan layout of proposed streets and roads for the entire tract shall be submitted.

(p) ~~Where necessary, perpetual unobstructed~~ UNOBSTRUCTED easements at least ten (10) feet in width shall be provided to facilitate pedestrian walkways to commercial facilities, community recreational areas, schools, or other nearby streets WHERE EXISTING ACCESS IS INADEQUATE.