

Every plat or plan of any subdivision of land into streets, avenues, alleys, lots and blocks shall be prepared upon paper or cloth of such size and character, with such notations, information and markings as the Commission may, by rule prescribe and every subdivision of land as above set forth, shall have such permanent markers, bound stones or stations as the said Commission shall by general or special rule prescribe, which shall be shown and designated on the plat thereof. The said Commission and the County Surveyor of the county wherein the land lies shall be furnished with copies of said plat when approved.

Every subdivision of land within the District shall conform, as nearly as may by said Commission be deemed practicable, to the general plan for the development of the District. The said Commission is authorized to require to be preserved on any plat a continuity of width, name, parking, building line with relation to its general plan.

The Commission is hereby given authority to establish grades for all streets, roads and sidewalks within the District, including state highways, county roads and streets, alleys and sidewalks within incorporated towns. Until such grade is established by said Commission, no grading of a permanent nature shall be made, and any such unauthorized grading by any state, municipal or county officer or employee or any private person, is hereby declared to be a misdemeanor.

The Commission shall adopt regulations governing the subdivision of land within the District. Such regulations may provide for the proper arrangement of streets in relation to other existing and planned streets and to the Commission's general plan, for adequate and convenient open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.

Such regulations may include provisions as to the extent and manner in which streets and other ways, curbs, gutters and sidewalks shall be graded, improved and arranged, and details of tree planting and other subdivision improvements. In lieu of the completion of such improvements prior to the approval of the plat, the Commission may accept a bond with surety to secure to the Commission the actual construction and installation of such improvements and developments as a time and according to specifications fixed by or in accordance with the regulations of the Commission. The Commission is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies.

1927, ch. 448, sec. 15.

734. Whenever the Commission shall have adopted a plan for the major streets, roads, parkways, boulevards, highways and other public ways of the district and shall have certified such plan to the Clerks of the Circuit Court, respectively, of Montgomery and Prince George's Counties, then no street, road, parkway, boulevard, highway or other public way shall be located or constructed or authorized within the district until the location, character, extent, grade and arrangement thereof shall have