

cable, 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 sub-division 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 at 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.

SEC. 15. *And be it further enacted,* That 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 been submitted to and approved by the Commission; provided that in case