

benefits to the health, comfort, safety and welfare of the present and future population of the District.

Such regulations may include provisions as to the extent and manner in which roads shall be graded and improved, curbs, gutters and sidewalks shall be built, water, sewer and other utility mains, piping, connections and other facilities shall be installed and trees shall be planted as a condition precedent to the approval of a plat. The regulations or practice of the Commission may provide for the tentative approval of a plat previous to such improvements and installations; but any such tentative approval shall not be entered on the plat or entitle the plat to filing or record. In lieu of the completion of such improvements prior to the approval of the final plat, the Commission may accept a bond with surety to secure to the Commission the actual construction and installation of such improvements and installations 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.

Before adoption of its subdivision regulations or any substantial amendment thereof, a public hearing thereon shall be held by the Commission, thirty (30) days notice of the time and place of which shall be given by one publication in two newspapers of general circulation in the District.

SEC. 9. *And be it further enacted,* That the Commission shall approve or disapprove a subdivision plat within thirty days after the submission thereof; otherwise such plat shall be deemed to have been approved and a certificate to that effect shall be issued by the Commission upon demand; provided, however, that the applicant for the Commission's approval may waive this requirement and consent to the extension of such period. The ground of disapproval of any plat shall be stated upon the records of the Commission. The applicant shall furnish to the Commission the name and address of a person to whom notice of hearing may be sent; and no plat shall be acted upon by the Commission without affording a hearing thereon, notice of the time and place of which shall be sent by mail to said address not less than five days before the date fixed therefor; provided, however, that in his application applicant may waive such hearing and notice, and the approval of any plat exactly as submitted by the applicant shall be deemed a waiver of such hearing and notice.

SEC. 10. *And be it further enacted,* That the approval of a plat by the Commission shall not in and of itself be deemed to constitute or effect an acceptance by the public of the dedication of any road or ground shown on the plat.