

After such approval and upon receipt of such plat by the Clerk of the Circuit Court, every such plat shall be firmly fixed in a well bound book to be kept by the Clerk of the Court for the purpose of recording plats and for the recording of which the Clerk shall receive such fee as he shall determine to be fair and reasonable.

Every plat of any subdivision shall be prepared upon paper or cloth of such size and character, with such notations, information and markings as the Commission may, by regulation, prescribe, and every approved subdivision of land shall have such permanent markers, bound stones or stations as the said Commission shall prescribe, which shall be shown and designated on the plat thereof. The said Commission, the District Council, and the County Surveyor respectively, of the county wherein the land lies shall be furnished with copies of said plat as approved.

SEC. 9. *And be it further enacted,* That in exercising the powers granted to it by Section 8 of this Act, the Commission shall adopt regulations governing the subdivision of land within the District. Such regulations may provide for the harmonious development of the District; for the coordination of roads within the subdivision with other existing, planned or platted roads or with other features of the District or with the Commission's general plan or with any road plat adopted or approved by the Commission; for adequate open spaces for traffic, recreation, light and air; for the conservation of or production of adequate transportation, water, drainage and sanitary facilities; for the preservation of the location of, the volume and flow of water in and other characteristics of natural streams and other waterways; for the avoidance of population congestion; and for the avoidance of such scattered or premature subdivision of land as would involve danger or injury to health, safety or welfare by reason of the lack of water supply, drainage, transportation or other public services or necessitate an excessive expenditure of public funds for the supply of such services; or conformity of re-subdivided lots to the character of lots within the existing subdivision with respect to area, frontage and alignment to existing lots and streets; or for other benefits to the health, comfort, safety, or 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 or conserved as a condition precedent to the approval of a plat. The regula-