

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 sub-division 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 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 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.

The Commission may also institute injunction, mandamus, or other appropriate action or proceeding to compel the actual construction and installation of such improvements and conservation of such resources at a time and according to specifications fixed by or in accordance with the regulations of the Commission. For such purpose any court of competent jurisdiction is hereby granted jurisdiction to issue restraining orders and temporary or permanent injunctions or mandamus or other appropriate forms of remedy or relief.

Before adoption of its sub-division regulations or any substantial amendment thereof, a public hearing thereon shall be held by the Commission, thirty days' notice of the time and place of which shall be given by one publication in one or more newspapers of general circulation in the District.

In the event that the regulations or amendment are applicable throughout the District, at least one hearing shall be held within the portion of the District in each county, respectively; and thirty days' notice of the time and place of said hearings shall be published in one or more newspapers of general circulation within the District. If the regulations or amendment are applicable only within that portion of the District within one county, the hearings shall be held within