

general plan or with any road [plat] *plan* adopted or approved by the Commission *as a part of the Commission's said General Plan*; for adequate open spaces for traffic, recreation, light and air; for the reservation of lands for schools and other public buildings and for parks, playgrounds, and other public purposes, provided no reservation of land for traffic, recreation, or for any other public purpose as herein provided shall continue for longer than three years unless the public authority charged with making provision for traffic, recreation, school or other public facilities shall have acquired the same or shall have instituted proceedings to acquire the same within such period and provided further that such property so reserved for public use as hereinbefore provided shall be exempt from all State, County and local taxes during such period; 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 resubdivided 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] *the* sub-division regulations or any substantial amendment thereof, a public hearing thereon shall be held by the [Commission] *governing body of the county*, thirty days' notice of the time and place of which shall be given by one publication