

final plat or within such further time as agreed to by the applying party. Unless during such one-year period or extension thereof, the County Commissioners or Board of Education as the case may be, shall have entered into or approved a contract to purchase, or instituted condemnation proceedings according to law, for said school site, park or playground, the subdivider shall not be bound by the proposals for such areas shown on the Master Plan. This provision shall not apply to the streets and roads, drainage rights-of-way or flood areas in fee, required for final approval of any plat and deemed essential to the public welfare.

(d) Before final approval of subdivisions the County Commissioners may require, in accordance with the subdivision regulations, the execution of a Public Works Agreement for any or all of the following improvements it may deem to be necessary or appropriate: street grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, surveyor's monuments, water mains, culverts, storm sewers, sanitary sewers or other means of sewage disposal, drainage structures, and such other subdivision improvements as the County Commissioners may find necessary in the public interest. The Public Works Agreement shall set forth the amount of the funds required to be paid by the County and the developer or owner of the subdivision.

463. (a) Final plats of subdivisions shall conform to the standards prescribed by Article 17, Sections 71 and 72, of the Annotated Code of Maryland (1951 Edition, as amended). A final plat shall be deemed to have been submitted when an application for approval has been delivered to the office of the Planning Board in conformance with the printed requirements governing the submission of subdivision plats.

(b) The Planning Board may approve or after hearing disapprove a plat. If the Planning Board disapproves any plat, the findings and reasons for such disapproval shall be stated upon the records of the Planning Board, and the applicant shall be given a copy.

(c) Where approval of a plat, map or plan of land is required by any officer or body of the County, including the Board of Health, Department of Public Works, Board of Education and Board of Recreation, under the provisions of any other law or ordinance, such approval shall be certified on the plat before the final plat shall be approved as a prerequisite to its acceptance for filing by the Clerk of the Circuit Court.

(d) The Planning Board shall take action under this section within 45 days after submission of the final plat for approval, or within such further time as the applying party may agree to. Otherwise such plat shall be deemed to have been given favorable approval. Such approval by default, however, shall not be valid unless all necessary prerequisites for approval of a final plat have been fulfilled by the applicant.

464. The final approval by the Planning Board of a plat shall expire 90 days from the date of such approval, unless within the period such plat shall have been duly filed by the owner or his agent with the Clerk of the Circuit Court for recording. The Planning Board for good cause shown may extend the time for plat filing for a period not to exceed 90 days.