

of land within its jurisdiction. Such regulations may provide for the proper arrangement of streets, in relation to other existing planned streets and to the master plan, for adequate and convenient open spaces for traffics, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.

Such regulations may include provision as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat. The regulations or practice of the commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat. In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the commission may accept a bond with surety to secure to the municipality the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with the regulations of the commission. The municipality is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies.

*In Anne Arundel County, the commission may accept a cash payment from the developer or contractor in lieu of the actual construction and installation of ALL OR ANY PART OF such improvements or utilities- , WHICH CASH PAYMENT SHALL THEREAFTER BE USED BY THE COUNTY, FROM TIME TO TIME, ONLY FOR THE CONSTRUCTION AND INSTALLATION OF SUCH UTILITIES, FACILITIES AND IMPROVEMENTS. In Anne Arundel County, in addition to the other utilities, facilities and improvements set forth herein, the commission shall have the right to require the developer or owner to see to the off-site drainage necessary to the proper development of the area surrounding the proposed subdivision.*

Before any regulations shall be submitted to council for adoption a public hearing shall be held thereon and all such regulations, or, if in the opinion of the commission it is best, a brief synopsis of such regulations, sufficient to inform a person of ordinary intelligence of the nature and contents of such regulations, together with the time and place of such public hearing, shall be published once or more, if the commission deems best, in a newspaper published and in general circulation in such city and county. When such regulations are adopted by the council, a copy thereof shall be certified by the commission to the county clerk of the county in which the municipality and territory are located, for record.

*26A. In Anne Arundel County, in addition to the regulations provided for in Section 26, the planning commission shall require the subdivision or owners to make an outright dedication to the county for park and recreation purposes a minimum of five (5) per cent of the gross area of the proposed subdivision. The area dedicated shall depend on the type of subdivision proposed, and the anticipated density of population in the subdivision. In the event that the subdivision is too small or does not include a park area, the owner shall pay to the County a sum equal to the value of the land which would have been dedicated. The aforementioned value shall be the value*