

on the plat thereof. The Commission, the District Council, and the County Surveyor, respectively, of the county wherein the land lies shall be furnished with copies of the plat as approved.

#### 71. Sub-division Regulations.

(a) *Authorized; purposes; restrictions.*—In exercising the powers granted to it by Section 70 of this sub-title, the Commission or the governing body of either county may prepare regulations and amendments thereto governing the sub-division of land within the Regional District or the respective portions of the Regional District within Montgomery or Prince George's County. The regulations and amendments shall be adopted by the respective governing bodies of the counties, with such changes as they may deem appropriate, and shall be effective from the date of adoption or from such other date as the governing body may designate, provided that such adoption shall not affect in any manner the administration of the regulations by the Commission or its functions under Section 70 hereof. The regulations may provide for (1) the harmonious development of the District; (2) the coordination of roads within the sub-division 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 plan adopted or approved by the Commission as part of the Commission's general plan; (3) adequate open spaces for traffic, recreation, light, and air; (4) 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 any other public purpose as herein provided shall continue for longer than three (3) 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 properties so reserved for public use as hereinbefore provided shall be exempt from all State, county, and local taxes during such period; (5) the conservation of or production of adequate transportation, water, drainage, and sanitary facilities; (6) the preservation of the location of and the volume and flow of water in and other characteristics of natural streams and other waterways; (7) the avoidance of population congestion; (8) the avoidance of such scattered or premature sub-division 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; (9) conformity of resub-divided lots to the character of lots within the existing sub-division with respect to area, frontage, and alignment to existing lots and streets; or (10) other benefits to the health, comfort, safety, or welfare of the present and future population of the Regional District.

(b) *Provisions; bond.*—The regulations may include provisions as to the extent and manner in which (1) roads shall be graded and improved; (2) curbs, gutters, and sidewalks shall be built; (3) water, sewer, and other utility mains, piping, connections, and other facilities shall be installed; and (4) trees shall be planted or con-