

served 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 has the power to enforce such bond by all appropriate legal and equitable remedies.

(c) *Enforcement.*—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. For such purpose any court of competent jurisdiction has jurisdiction to issue restraining orders and temporary or permanent injunctions or mandamus or other appropriate forms of remedy or relief.

(d) *Hearings.*—Before adoption of the sub-division regulations or any substantial amendment thereof, a public hearing thereon shall be held by the governing body of the county, thirty (30) 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 Regional District in that county.

(e) *Plats of land reserved.*—The Commission shall prepare a plat of any land reserved for public use under the provisions of this section, showing the survey location of the land, names and addresses of the owners, and any other information required for filing among the land records of the county in which the land so reserved shall be located and for the proper indexing therein. The plat shall comply with all requirements for recording of plats among the land records and shall be so recorded by the Clerk of the Court of the county in which the land is situated.

(f) *Present regulations retained.*—The sub-division regulations heretofore adopted by the Commission and now in effect within the respective portions of the Regional District in Montgomery and Prince George's counties shall be deemed to have been adopted in accordance with the provisions of this section; and these regulations shall apply respectively within the portions of the Regional District within each county until modified in accordance with this section.

72. Approval of Sub-division Plats; Regulations.

The Commission shall approve or disapprove a sub-division plat within thirty (30) days after the submission thereof; otherwise, the plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Commission upon demand. The applicant for the Commission's approval may waive this requirement and consent to the extension of such period. The ground of disapproval of any plat shall be stated upon the records of the Com-