

conveyance of areas designated for such dedication under the provisions of zoning regulations relating to average lot size or planned community subdivision *and for the payment of a monetary fee, in lieu of dedication, NOT TO EXCEED FIVE PERCENT (5%) OF THE TOTAL ASSESSED VALUE OF THE LAND to be used by the Commission to purchase such open spaces for the use and benefit of the subdivision in cases where dedication would be impractical*; (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 purposes as herein provided shall continue for longer than three (3) years, without the written approval of all persons holding or otherwise owning any legal or equitable interest in said property; 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 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; (9) conformity of resubdivided lots to the character of lots within the existing subdivision with respect to area, frontage and alignment to existing lots and streets; (10) control of subdivision or building (except for agricultural or recreational purposes) in flood plain areas or streams and drainage courses, and on unsafe land areas; (11) preservation of outstanding natural or cultural features and historic sites or structures; or (12) other benefits to the health, comfort, safety and welfare of the present and future population of the Regional District.

SEC. 2. *And be it further enacted*, That this Act shall take effect July 1, 1968.

Approved May 7, 1968.

CHAPTER 627

(House Bill 56)

AN ACT to authorize the issuance of bonds of the Washington Suburban Sanitary District in an amount not exceeding \$25,000,000 for enlarging, increasing and augmenting the water supply and major distribution facilities of said District; to provide that said bonds shall be guaranteed as to payment of principal and interest by the County Council of Montgomery County and the County Commissioners of Prince George's County, with a provision for waiver of such guarantee at the option of the Commission; to provide for the payment of said bonds and the interest thereon by levy against assessable property within the Sanitary District; and to provide for the ratification and confirmation of