

one mile of the corporate limits of the municipality and not located in any other municipality, except that, in the case of any such non-municipal land lying within one mile of more than one municipality having a planning commission under this subtitle, the jurisdiction of each such municipal planning commission shall terminate at a boundary line equidistant from the respective corporate limits of such municipalities. In Frederick County the] *The territorial jurisdiction of any [municipal] planning commission over the subdivision of land shall only include land located in the [municipality] jurisdiction. However, in those jurisdictions where a county has not provided functional subdivision regulations, the territorial jurisdiction of a planning commission of a municipal corporation may include all land lying within one mile of the corporate limits of said municipal corporation and not located in any other municipal corporation.*

**[25]**

## 5.02 Scope of Control of Subdivision

Whenever a [council] *local legislative body* shall have adopted [a major street] *the transportation element of the* plan of the territory within its subdivision jurisdiction or part thereof, and shall have filed a certified copy of such plan in the office of ~~the county clerk~~ CLERK OF THE CIRCUIT COURT of the county in which such territory or part is located, then no plat of a subdivision of land within such territory or part shall be filed or recorded until it shall have been approved by *the planning commission and such approval entered in writing on the plat by the chairman or secretary of the commission.*

**[26]**

## 5.03 Subdivision Regulations

(a) Before exercising the powers referred to in Section [25] 5.02, the planning commission shall prepare regulations governing the subdivision of land within its jurisdiction. Such regulations may provide for adequate shore erosion control, SEDIMENT CONTROL AND PROTECTION FROM FLOODING, the proper arrangement of streets, in relation to other existing planned streets and to the master plan, for adequate and convenient open spaces for traffic, 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.

(b) Such regulations may include provision as to the extent to which streets and other ways shall be graded and improved, to which soil erosion or sediment control shall be provided, 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] *county or municipal corporation* 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 com-