

Commission and the approval ~~indersed~~ ENDORSED in writing on the plat by its chairman and secretary. The filing or recordation of a plat of a subdivision without the approval of the Commission is void. HOWEVER, IF THE SUBDIVISION REGULATIONS PROVIDE FOR A DISTINCTION BETWEEN MAJOR SUBDIVISIONS AND MINOR SUBDIVISIONS, IN PRINCE GEORGE'S COUNTY, THE COMMISSION MAY PROVIDE FOR APPROVAL OF MINOR SUBDIVISION PLATS BY THE PLANNING DIRECTOR. THE PLANNING DIRECTOR'S ~~INDORSEMENT~~ ENDORSEMENT IN WRITING ON THE PLAT SHALL BE SUFFICIENT EVIDENCE OF APPROVAL FOR THE PURPOSE OF FILING OR RECORDING THE PLAT.

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(b) 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 conserved 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 improvements and installations; but tentative approval may not be entered on the plat or entitle the plat to filing or record. In lieu of the completion of the improvements prior to the approval of the plat, the Commission or county may accept a bond with surety to secure the actual construction and installation of the improvements and installations at a time and according to specifications fixed by or in accordance with the regulations. The Commission or county may enforce the bond by all appropriate legal and equitable remedies. The regulations of practice of the Commission may provide for a preapplication procedure and also for subdivision and for tentative or conditional approval or disapproval of the preliminary plans. IN PRINCE GEORGE'S COUNTY, THE REGULATIONS MAY PROVIDE FOR THE CLASSIFICATION OF SUBDIVISIONS AS MAJOR OR MINOR SUBDIVISIONS, AND MAY PROVIDE FOR A SKETCH PLAN, WHICH IN THE CASE OF A MINOR SUBDIVISION MAY BE APPROVED BY THE PLANNING DIRECTOR AND FILED AS THE RECORD PLAT, AND IN THE CASE OF A MAJOR SUBDIVISION MAY BE REQUIRED PRIOR TO THE SUBMISSION OF A PRELIMINARY PLAN OF SUBDIVISION. In Montgomery County the regulations also may provide time limits within which action must be taken with regard to preapplication submissions and preliminary plans and they may further provide that if the Commission fails to approve or disapprove the preapplication submissions or preliminary plans within the time limits provided, the preapplication submission or the preliminary plan shall be deemed to have been approved and a certificate to that effect shall be issued by the Commission upon demand. The regulations may provide that the applicant for the Commission's approval may waive this requirement and consent to the extension of the period. The ground of disapproval of the plan shall be stated upon the records of the Commission, and a copy of the record shall be mailed postage prepaid to the last address of record of the applicant.