

5.03. Regulations.

(a) (1) Before exercising the powers [referred to] GRANTED in § 5.02 OF THIS SUBTITLE, the planning commission shall prepare regulations governing the subdivision of land within [its] THE LOCAL jurisdiction.

(2) [Those] THE regulations may [provide for the] INCLUDE PROVISIONS TO:

(I) [adequate] ADEQUATELY control [of] shore erosion;

(II) [the control of] CONTROL sediment and [the protection from] PROTECT FROM flooding;

(III) [the proper arrangement of] PROPERLY ARRANGE streets in relation to EACH other [existing planned streets] and to the master plan;

(IV) [the adequate and convenient placement of] ADEQUATELY AND CONVENIENTLY PLACE public school sites and [of] open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, AND light and air; [and]

(V) [the avoidance of congestion of] AVOID population[, including] CONGESTION; AND

(VI) SET minimum [width and area of lots] LOT WIDTHS AND AREAS.

(b) (1) [Such] THE regulations may [include provision as to] PROVIDE FOR the extent to which THE FOLLOWING ACTIONS MUST BE TAKEN AS A CONDITION PRECEDENT TO THE APPROVAL OF A PLAT:

(I) [streets and other ways shall be graded and improved, to which soil] THE GRADING AND IMPROVEMENT OF STREETS AND OTHER WAYS;

(II) THE PROVISION OF SOIL erosion or sediment control [shall be provided, and to which water]; AND

(III) THE INSTALLATION OF WATER and sewer and other utility mains, piping, or other facilities [shall be installed as a condition precedent to the approval of the plat].

(2) (I) The regulations or practice of the PLANNING commission may provide for a tentative approval of [the] A plat [previous to such] BEFORE [installation; but any such] INSTALLATION.

(II) ANY tentative approval OF A PLAT shall be revocable and [shall] MAY not be entered on the plat.

(3) (I) [In lieu] INSTEAD of REQUIRING the completion of [such] improvements and utilities [prior to] BEFORE the final approval of [the] A plat, [the] A PLANNING commission may accept a bond with surety to secure to the [county or municipal corporation] LOCAL JURISDICTION the actual construction and installation of [such] THE improvements or [utilities at a] UTILITIES.