



Due to the fact the trucks are required to enter the property, it will be necessary to provide a Right of Entry Agreement that shall be recorded in the land records of Worcester County, Maryland prior to issuance of the Certificate of Occupancy.

2. The project shall comply with all regulations pertaining to stormwater management and infiltration as per the Standards of the Worcester County Soil Conservation District and the State of Maryland prior to issuance of a building permit.

Easements for all public storm drains shall be recorded in the land records of Worcester County, Maryland prior to issuance of the building permit.

3. All construction and/or repairs of curb cuts, sidewalks and streets and/or street amenities shall be approved by the Department of Engineering and shall be installed in accordance with the specifications and standards of that department. Any existing curb cuts that are being abandoned must be removed and replaced with a sidewalk subject to city specifications.
4. It is the policy of the Planning Commission to require 8' wide sidewalks on all public streets adjoining the project. Pervious pavers may be considered to meet this need subject to specifications set forth by the Engineering Department.
5. All vehicular use areas shall maintain headroom clearance of seven (7) feet, clear of all obstructions including utilities and lighting fixtures. All supporting columns within the vehicular use areas shall not encroach into any minimum parking space or access drive.
6. The parking lot shall be paved in accordance with Chapter 74 of the Town Code.
7. Any existing power poles that interfere with the development of this project shall be relocated at the expense of the owner/developer with appropriate approvals.

It is required that the overhead power lines along the north side of 25<sup>th</sup> Street be lowered and placed underground at owner/developer expense.

8. The location of transformers/generators shall be subject to the approval of Delmarva Power and the Zoning Administrator. The generators shall be subject to the noise regulations set forth in Chapter 30, Article V.
9. Location and/or relocation of fire hydrants shall be subject to the approval of the Water Department and the Fire Marshal.
10. All landscape shall be installed in accordance with Chapter 98, Article II, Landscaping, and with Chapter 30, Article VII, Atlantic Coastal Bays Critical Area criteria, where applicable.
11. All focal lighting, including exterior lights, and parking lot lighting necessary for the safety and protection of property, shall be controlled and focused within the site's property lines to minimize glare on adjoining properties.
12. It is required that the owner provides a location survey verifying compliance with minimum setbacks when the building foundation is completed above grade.



