

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.
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 loading zones and service areas shall maintain a minimum headroom clearance of fourteen (14) feet, clear of all obstructions including utilities and lighting fixtures.
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.
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.
13. The project is subject to the provisions of the Atlantic Coastal Bays Critical Areas Protection Act.
14. The project is subject to impact fees adopted by the Mayor and City Council.
15. The hotel/motel project shall be operated in compliance with Section 110-907, items 1 thru 11 and Hotel/Motel Definition.
16. In the event that the hotel units are to be sold as condominiums, time-share, partnerships or other forms of individual ownership, the condominium plats, by-

laws, and covenants are to be reviewed and approved by the Zoning Administrator and the Commission Attorney. The purpose for this requirement is to confirm that the hotel will continue to operate in accordance with Section 110-907 of the Town Code.

17. All site plan approvals are subject to building code, fire code and all other applicable governmental regulations.
18. The fire department connection show on the southeast corner of the stair tower shall be subject to the approval of the Fire Marshal.
19. All work shall be completed as shown on the approved site plan and any revisions to the approved site plan shall be in accordance with Section 110-184.
20. Final site plan approval shall expire eighteen (18) months after the date of approval unless a building permit for the project is obtained prior thereto pursuant to Section 110-52(c)(2).
21. All sign permits shall be issued in accordance with those signs shown on the site plan.
22. A prominently marked pedestrian walkway shall be provided from the pool area to 65th Street with appropriate signage that encourages guests to use 65th Street for access to the beach. In addition, a fence (other than chain link) not more than 42" in height shall be installed on the east side of the project adjacent to the north-south service road to discourage pedestrian cross-over.

IV. ADJOURNMENT – 6:45 p.m.

John Staley, Secretary

Date