

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 at the property owner's expense..
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. The parking lot shall be paved in accordance with Chapter 74 of the Town Code or a waiver to the paving standards of Chapter 74 shall be obtained from the Mayor and City Council prior to issuance of the Certificate of Occupancy.
6. The remote parking lot shall be deed restricted by a recorded covenant as parking space to be used in conjunction with the principal use and shall be reserved as such through an encumbrance to be valid for the total period the use or uses for which the parking is needed are in existence. A certificate of recording shall be furnished to the Administrator prior to issuance of the Certificate of Occupancy.
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 from Delmarva Power and all other applicable governmental agencies.
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 designed so that any overspill of lighting onto adjacent properties shall not exceed one-half foot candle vertical and one-half foot candle horizontal illumination to the adjacent properties or structures.
12. A property line survey shall be provided prior to issuance of a building permit.
13. When the building foundation is completed above grade, a location survey shall be provided verifying compliance with minimum setbacks.

14. The building and any porch covered with a roof shall not be located over tiebacks and deadmen which support existing bulkheads. It is required that the owner/developer verify the location of existing tiebacks and deadmen prior to issuance of a building permit.
15. The project is subject to the provisions of the Atlantic Coastal Bays Critical Areas Protection Act.
16. The project is subject to water, sewer and zoning infrastructure impact fees adopted by the Mayor and City Council.
17. All site plan approvals are subject to building code, fire code and all other applicable governmental regulations.
18. 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.
19. 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).
20. All sign permits shall be issued in accordance with those signs shown on the site plan.
21. A shared facilities agreement shall be provided for the on-site recreational watersport activity for access to the public toilets during their hours of operation.
22. The project shall be subject to review and approval by the Ocean City Development Corporation (OCDC) prior to issuance of the building permit.
23. The project shall be subject to conditions #1 and #2 of the Board of Zoning Appeals approval for the parking exception in Case #09-09400015. The 10-foot wide waterfront boardwalk shall be constructed as shown on the site plan
24. Project will be addressed as follows: main address, 302 1st Street; Tiki Bar, 308 1st Street; and O.C. Watersports, 107 Bayview Lane.
25. The project shall comply with minimum standards of the Noise Ordinance for the Town of Ocean City.
26. Any boat slips and/or marina facility shall be non-commercial and limited to being an accessory use to the bar and restaurant business.

IV. ADJOURNMENT – 6:55 p.m.

John Staley, Secretary

Date