

MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE

RESOLUTION NO. 2021 -01

A RESOLUTION OF THE MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE TO APPROVE A REVISED FINAL SITE PLAN FOR THE GREAT WOLF LODGE PROJECT

EXPLANATORY STATEMENT AND FINDINGS:

Resolution 2019-02, adopted March 5, 2019, approved the modification of Chesapeake Overlook Commercial Entertainment Mixed Use Development (CEMUD) to accommodate the proposed development of a Great Wolf Lodge resort within the Chesapeake Overlook Development.

The Preliminary Site Plan and Final Site Plan for Great Wolf Lodge at Chesapeake Overlook were approved by the Mayor and Commissioners at the November 5, 2019, Town Meeting as Phase 2 of the Chesapeake Overlook Development. As approved by the Preliminary and Final Site Plans the project was to consist of a resort hotel consisting of not more than 500 rooms, an indoor waterpark, a family entertainment center, various restaurants, conference facilities and other amenities.

Great Wolf Lodge has submitted an application for amendments to the Final Site Plan that would (i) increase the total number of guest rooms to not more than 703 to be included within 125,300 square feet of expansion area, (ii) increase the size of the waterpark by approximately 37,600 square feet, (iii) add a laundry and boiler room facility consisting of 3,200 square feet, and (iv) increase the size of FEC (family entertainment center) use space by 1,300 square feet. The proposed project, as amended, will employ more than 500 full- and part-time workers. The revisions to the Final Site Plan, and the Final Site Plan for which approval is requested, are depicted on "SITE PLAN (Revised)" attached to this Resolution as Exhibit 1 and incorporated by reference. The proposed expansion areas are all contained within the general site area of the project previously approved on November 5, 2019. The request for expansion of the waterpark by approximately 36,000 square feet and the inclusion of additional laundry facilities was conditionally approved on December 15, 2021, subject to approval of a revised Final Site Plan.

According to Section 116-8.3.A. of the Town Zoning Ordinance, in order to approve an amendment to a previously approved Final Site Plan the Mayor and Commissioners must find that the Final Site Plan, as amended, would be consistent with the approved Preliminary Site Plan.

Town Planning Staff submitted a comprehensive Staff Report with exhibits analyzing the requested amendments and their consistency with the approved Preliminary Site Plan and with the purposes, intent and development standards of the CEMUD District. Planning Staff found such consistency and recommended that the requested amendments be approved. The Town Planning Commission also considered the proposed amendments and recommended their approval. The Mayor and Commissioners rely upon the findings and conclusions of the Staff Report.

The Chesapeake Overlook General Development Plan and Preliminary Site Plan were amended by Resolution 2019-02 to incorporate the Great Wolf Lodge Project into the Chesapeake Overlook CEMUD District. Resolution 2019-02 included substantial findings of fact and conclusions of law to

support its approval of the Great Wolf Lodge project. The Mayor and Commissioners take notice of Resolution 2019-02 and its findings and conclusions. The findings and conclusions remain relevant in all material respects to the proposed amendments to the Final Site Plan.

The proposed revised Final Site Plan is in compliance with the approved Preliminary Site Plan. Chesapeake Overlook Development's Phase 2 Great Wolf Lodge is to be developed within 2 to 3 years. Exterior building elevations, finishes and colors reflect programming requirements and have been approved by the Master Developer of Chesapeake Overlook. Chesapeake Overlook Parkway has been extended as required and the roadway has been dedicated to the Town as a public street.

In addition, the revised Final Site Plan is substantially similar to the approved Final Site Plan with the amendments as noted. Master Development control documents for Chesapeake Overlook remain the same and revised architectural elevations to reflect the expansion remain consistent with the elevations originally approved. The proposed construction timeline start had to be adjusted because of the current COVID-19 pandemic with potential site grading and groundbreaking anticipated for mid-April/May 2021 with opening projected for late 2023. A revised Landscape Plan is required for adjustments with the expansion. Exterior building signage and off-site monument sign remains the same with some adjustments to overall site signage as necessary with the revisions.

For purposes of the current application, the Mayor and Commissioners find that the proposed amendments to the project and revisions to the Final Site Plan are minor in the context of the overall Great Wolf Lodge project as envisioned and approved by Resolution 2019-02 as part of the Chesapeake Overlook CEMUD. The proposed changes are on-site enhancements to and extensions of the project that will continue to, among other things, provide substantial employment opportunities and economic benefits to the Town without adversely impacting surrounding areas. The findings and conclusions of Resolution 2019-02 remain just as applicable to the proposed revised Final Site Plan.

The Mayor and Commissioners make the following further findings regarding parking, water and sewer capacity, storm water management and traffic:

Parking: The revised Final Site Plan provides an adequate number of parking spaces and meets previously approved minimum parking space requirement of 1.6 spaces per number of rooms. No additional parking is required for the water park expansion.

Water & Sewer Capacity: The Town's engineers performed an evaluation of the Town's planned sewer infrastructure project for the expansion to the waterpark and additional rooms. Evaluation included downstream gravity sewer segments, capacity at 3 pump stations, and discharge volumes throughout the system. The system will have adequate capacity with sufficient storage in wet wells to prevent excessive pump operation cycles. The sewer infrastructure project contract plans and specifications have been revised to accommodate the expansion.

Storm Water Management: Cecil County is responsible for reviewing and approving storm water management. Subject to necessary storm water management plan revisions, Cecil County has indicated no issues with the proposed expansion.

Traffic: The Traffic Group had previously prepared a Traffic Impact Study (TIS) to quantify the impact of the proposed development at Chesapeake Overlook, to include a 500-room Great Wolf Lodge Resort. A new TIS dated January 22, 2021, has been submitted for a 700-room Great Wolf Lodge Resort and used the previously approved TIS as a basis for traffic counts and background conditions. A summary of the analysis shows that the proposed 700-room Great Wolf Lodge Resort at

Chesapeake Overlook will not have a negative impact on the nearby intersections using the CLV (Critical Lane Volume) Methodology. However improvements will be required at MD222 and northbound I95 ramp when using the HCM (Highway Capacity Manual) Methodology. The TIS concludes that to maintain acceptable conditions Great Wolf must make the following improvements:

1. Widen the northbound off-ramp from I95 to provide a channelized two-lane approach to MD222 for approximately 300 feet,
2. Provide a partial acceleration lane northbound along MD222 from the northbound I95 off-ramp to a point just south of the I95 bridge, and
3. Make modifications to the traffic signal and highway lighting as necessary.

With these improvements the development of the 700-room Great Wolf Lodge Resort should not have an adverse impact on the adjacent road network.

In conclusion, the revised Final Site Plan is consistent with the approved Preliminary Site Plan and may be approved. Although not a necessary finding, the Mayor and Commissioners further find that the revised Final Site Plan continues to be consistent with the CEMUD purpose, intent and development standards as described in Resolution 2019-02.


NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Commissioners of the Town of Perryville approve the revised Final Site Plan for the Great Wolf Lodge Project depicted on "SITE PLAN (Revised)" attached to this Resolution as Exhibit 1, subject to the following conditions:

1. Stormwater Management Plan and Sediment and Erosion Control Plan, as revised for the expansion, must be approved by Cecil County.
2. Forest Conservation Plan and Sediment and Erosion Control Plan, as revised for the expansion, must be approved by Cecil County.
3. Landscape Plan, as revised for the expansion, must be approved by the Town.
4. MDOT SHA must review the TIS prepared for the expansion and provide comments and approval of the improvements described in the report.
5. The revised Final Site Plan must be filed and recorded among the County Land Records together with signed copies of all relevant covenants and documents.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon its passage.

READ AND PASSED THIS 10th day of April, 2021.

ATTEST:


Jackie Sample, Town Clerk

MAYOR AND COMMISSIONERS OF
THE TOWN OF PERRYVILLE


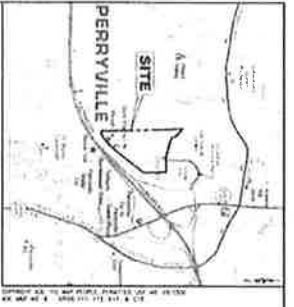

Robert R. Ashby, Jr., Mayor

EXHIBIT A

SITE PLAN (Revised)

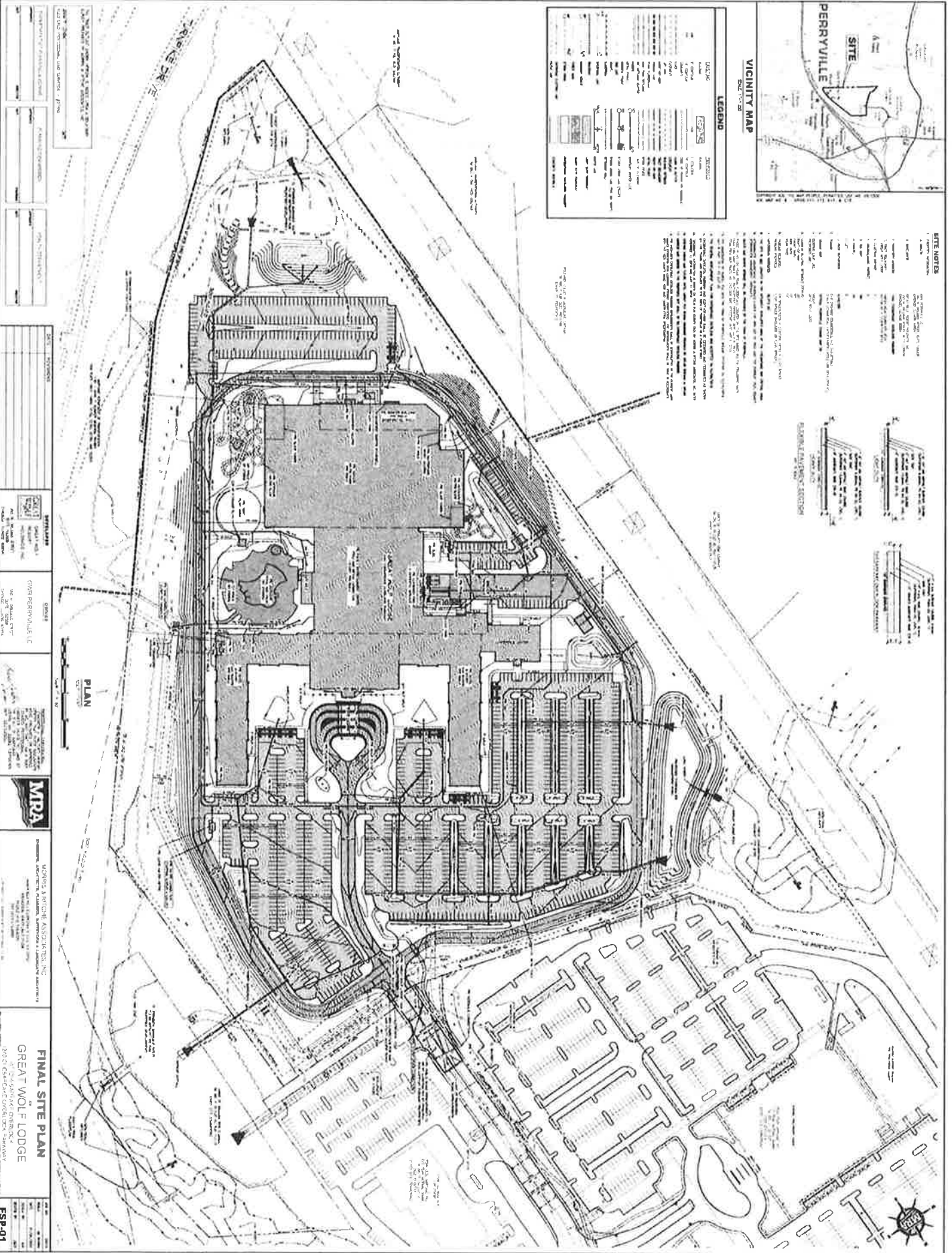


VICINITY MAP
SHEET 75-20

LEGEND

| SYMBOL | DESCRIPTION |
|----------|--------------------------------|
| (Symbol) | Proposed Building Footprint |
| (Symbol) | Proposed Parking |
| (Symbol) | Proposed Driveway |
| (Symbol) | Proposed Roadway |
| (Symbol) | Proposed Utility |
| (Symbol) | Proposed Easement |
| (Symbol) | Proposed Retention Wall |
| (Symbol) | Proposed Stormwater Management |
| (Symbol) | Proposed Landscaping |
| (Symbol) | Proposed Fencing |
| (Symbol) | Proposed Signage |
| (Symbol) | Proposed Accessory Building |
| (Symbol) | Proposed Deck/Patio |
| (Symbol) | Proposed Pool |
| (Symbol) | Proposed Spa |
| (Symbol) | Proposed Tennis Court |
| (Symbol) | Proposed Basketball Court |
| (Symbol) | Proposed Hardscape |
| (Symbol) | Proposed Softscape |
| (Symbol) | Proposed Irrigation |
| (Symbol) | Proposed Lighting |
| (Symbol) | Proposed Security |
| (Symbol) | Proposed Other |

- SITE NOTES**
1. THE PROPOSED BUILDING FOOTPRINT IS SHOWN IN SHADING.
 2. THE PROPOSED PARKING IS SHOWN IN HATCHING.
 3. THE PROPOSED DRIVEWAY IS SHOWN IN DASHING.
 4. THE PROPOSED ROADWAY IS SHOWN IN SOLID LINES.
 5. THE PROPOSED UTILITY IS SHOWN IN DOTTED LINES.
 6. THE PROPOSED EASEMENT IS SHOWN IN WAVE DASHING.
 7. THE PROPOSED RETENTION WALL IS SHOWN IN LONG DASHING.
 8. THE PROPOSED STORMWATER MANAGEMENT IS SHOWN IN SHORT DASHING.
 9. THE PROPOSED LANDSCAPING IS SHOWN IN STIPPLES.
 10. THE PROPOSED FENCING IS SHOWN IN CROSS-HATCHING.
 11. THE PROPOSED SIGNAGE IS SHOWN IN DIAGONAL HATCHING.
 12. THE PROPOSED ACCESSORY BUILDING IS SHOWN IN SHADING.
 13. THE PROPOSED DECK/PATIO IS SHOWN IN SHADING.
 14. THE PROPOSED POOL IS SHOWN IN SHADING.
 15. THE PROPOSED SPA IS SHOWN IN SHADING.
 16. THE PROPOSED TENNIS COURT IS SHOWN IN SHADING.
 17. THE PROPOSED BASKETBALL COURT IS SHOWN IN SHADING.
 18. THE PROPOSED HARDSCAPE IS SHOWN IN SHADING.
 19. THE PROPOSED SOFTSCAPE IS SHOWN IN SHADING.
 20. THE PROPOSED IRRIGATION IS SHOWN IN SHADING.
 21. THE PROPOSED LIGHTING IS SHOWN IN SHADING.
 22. THE PROPOSED SECURITY IS SHOWN IN SHADING.
 23. THE PROPOSED OTHER IS SHOWN IN SHADING.



PLAN
SCALE: 1" = 20'

PROJECT INFORMATION

PROJECT NAME: GREAT WOLF LODGE
 PROJECT ADDRESS: 10000 WOLF CREEK DRIVE, PERRYVILLE, MD 21557
 CLIENT: GREAT WOLF LODGE
 ARCHITECT: MPR & PARTNERS ASSOCIATES, INC.
 DATE: 08/20/2014
 SHEET: FSP-01

MPR & PARTNERS ASSOCIATES, INC.
 ARCHITECTS
 10000 WOLF CREEK DRIVE, SUITE 100
 PERRYVILLE, MD 21557
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 WWW.MPR-PA.COM