

3.4.600 Easements

The applicant shall provide any and all required on-site utility easements dedicated to the respective utility company and show these easements on a final plat map.

3.4.700 Construction Plan Approval & Assurances

The applicant agrees to have all plans approved, fees paid, and permits issued prior to construction. The applicant also agrees to provide bonding or other performance guarantee to the Town for all public improvements.

3.4.800 Installation

The applicant shall conform to all installation requirements of the Town of Lakeview and shall submit two sets of as-built plans to the Town at the end of construction.

Chapter 3.6 Other Design Standards**3.6.500 Signs**

The administration building will have a wooden sign on the front side of the building. Design of the sign has not been determined at this time. When the sign details are available a Town of Lakeview Sign Permit Application will be submitted with the applicable fee.

Chapter 3.7: Sensitive Lands**3.7.100 Flood Plains**

The site is determined to be in Zone X as per the Federal Emergency Management Agency Panel 2010 of 2300 of the FIRM (Flood Insurance Rate Map), Community Panel # 4101152010B effective date-December 5, 1989. Zone X areas are determined to be outside of the 500 year flood plain. No areas of special flood hazard exist at the proposed biomass plant site.

3.7.400 Wetlands

There are no locally significant wetland areas as per the Town of Lakeview's Wetland Inventory on subject site. The inventory maps do note the excavated fire suppression pond just north of the proposed site. The fire suppression pond shall be maintained and not filled in. Seasonal drainage areas do exist and will be maintained as natural drainage to provide for storm water runoff.

Chapter 3.8: Loading Standards**3.8.100 Loading Standards**

No loading area is proposed for the administration building. A loading area is not required for buildings under 20,000 square feet.

