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Benton County Planning and Environmental
905 NW 8th St
Bentonville, AR72712

Reference: Large Scale Development Plan Amendment for Wolfe Boat Works, 14101 East Highway 12, Rogers, Arkansas 72756

To Whom It May Concern:

Proposed plan involves adding 1800 sq. ft. to an existing 6000 sq. ft. building that is used for boat repair. Construction Type is IIIB and Use Group is F-2. Wolfe uses Carroll Electric, Rogers Water, and Roper Propane for utilities. No additional plumbing will be required. Additional parking plus screening and buffering have been addressed. State Department of Health for septic system approval is attached. Solid Waste Container is serviced by Deffenbaugh Industries, 810 Lester Lane, Rogers, AR. Land acquisition was done to allow for proper setback for the new addition. This purchase increased the land from 2.32 acres to 3.34 acres. The stormwater from this site runs south to the creek on Prairie Creek Golf Course and then west to join the runoff from Lake Atlanta then under Highway 12 and into Beaver Lake. There are no private residences in this flow path and the path from Wolfe to the Golf course is not buildable. The land is owned by the developer as quite space. The increase in flow by this addition of 1800 sq. ft. building and the increase in Service Parking by 36,650 sq, ft is 1.665 cubic feet per second and with the short path to the lake can be considered prepeak flow; therefore no stormwater detention pond is being submitted. This land is not in the FEMA flood plain (map attached) and noted on survey.

Changes made since the original issue of the Large Scale Development Plan include:

1. Additional Landscaping
2. Correct location of septic tank and field
3. Bollard to protect septic tank and relocated propane tank
4. Consolidation of three lots into one parcel will be done before permit is approved
5. Parking modified to allow better flow around building
6. Revised Adjacent Owners Property Map
7. Revised fencing plan
8. Entrance to Stoner to be shared with adjacent owner added
9. Current contour lines were redone and correct new lines shown as they are to be constructed