



NWA UTILITY SERVICES, INC  
PO Box 9299 Fayetteville, AR 72703  
Office 479-530-5926 Fax 479-925-7217  
[www.nwautilityservices.com](http://www.nwautilityservices.com)

Arkansas Department of Environmental Quality  
5301 Northshore Dr  
North Little Rock AR 72118-5317

Water Division Permits Branch

Attn: Jamal Solaimanian

Please see the enclosed paperwork to process the transfer of Permit 4890-WR-1 from Eagle Creek Holdings to Legacy Estates Homeowners Association, Inc.

Additionally, I have included the paperwork for the deficiencies noted on the Bethel Oaks Subdivision Permit 4875-WR-3. I had emailed these documents to Katherine McWilliams on Nov 6, 2017 and told her I would also be sending them via Fed Ex.

Thank you very much

A handwritten signature in black ink, appearing to read 'K Bartlett', is written over the typed name.

Kathryn Bartlett  
Internal Operations Manager  
NWA Utility Services, Inc.

**Nonmunicipal Domestic Sewage Treatment Works Trust Fund Requirement Form**

Permittee (Legal) Name: Bethel Oaks Property Owners Association, Inc  
 Facility Name: Bethel Oaks Subdivision  
 Permit No. 4875-WR-3

***Section A – Information Requiring Engineering Certification***

**Part I – Operating and Maintenance Expenses**

	<b>Units/Year</b>	<b>Unit Cost</b>	<b>Annual Cost</b>	<b>5-Year Cost<sup>1</sup></b>
<b>Operating Expenses</b>				
Operating Labor <sup>2</sup>	12	350	4200.00	22260.00
Electricity <sup>3</sup>	12	188.00	2256.00	11956.00
Supplies & Chemicals	6	100.00	600	3180.00
Analytical Testing	12	185.00	2220.00	11766.00
Generator Fuel				
Other				
<b>Maintenance Expenses</b>				
Maintenance Labor <sup>2</sup>				1000.00 sludge removal
Parts & Supplies				1000.00 misc parts
Other				
<b>Administrative Expenses</b>				
Administrative Labor <sup>2</sup>				
Customer Fee Collection				
Insurance & Bonding				
Consulting and Legal Fees				
Interest Expenses				
Property Taxes				
Permit Fees			500.00	2650.00
<b>Other Miscellaneous Expenses</b> Mowing dripfield	7	450.00	3150.00	16695.00
<b>TOTAL</b>				<b>70,507.00</b>

<sup>1</sup> Assuming no inflation data are available, assume an inflation rate of 3% in years two through five and multiply the annual cost by 5.3 to estimate the five-year cost.  
<sup>2</sup> Labor costs must include fringe benefits and payroll taxes.  
<sup>3</sup> For existing facilities, include historical data if they are representative of future operations. For new facilities, show the electricity consumption calculations in kilowatt hours (kWh).

**Part II – Capital Expenditures**

- The wastewater treatment plant (WWTP) must be examined by a Professional Engineer registered in the State of Arkansas to determine all necessary capital expenditures, system upgrades, or significant repairs which may be needed within the following five (5) years. ***A list of all of these items must be attached to this document.***

**Nonmunicipal Domestic Sewage Treatment Works Trust Fund Requirement Form**

**Part III – Financial Plan**

A financial plan that demonstrates to the Department's satisfaction the permittee's ability to operate and maintain the WWTP for five (5) years must be prepared. This plan should also include a comprehensive connection summary listing the number of connections and types of connections based on Appendix B of the Arkansas Department of Health Rules and Regulations Pertaining to Onsite Wastewater Systems. The summary should include the number of existing connections and an estimated number of new connections for the next five (5) years. *The financial plan must be attached to this document.*

**Part IV – Certification**

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name of AR Professional Engineer: Charles L. Presley

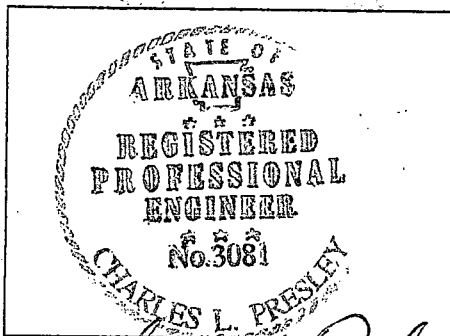
Registration License Number: 3081

Signature of AR Professional Engineer: *Charles L. Presley*

Date: 10/31/2017 Telephone Number: 479-738-2979

E-mail: cipres@madisoncounty.net Fax Number: \_\_\_\_\_

Stamp of AR Professional Engineer



*Charles L. Presley*  
10/31/17

Nonmunicipal Domestic Sewage Treatment Works Trust Fund Requirement Form

*Section B – Service Area Information and Certification of Compliance*

**Part I – Legal Description**

A legal description of the service area *must be attached to this document*. This requirement may be satisfied by providing a plat for the area served by the non-municipal domestic sewage treatment works.

**Part II – Potable Water Sources**

A list of the sources of the potable water for the service area *must be attached to this document*.

Washington Water Authority

**Part III – Certification of Compliance**

Has the permit applicant complied with all local zoning ordinances, local planning authority regulations, local permitting requirements, and any other applicable local regulations necessary for the construction and operation of this facility?

Yes X

No \_\_\_\_\_

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name of Permittee Responsible Official: DLR

Signature of Permittee Responsible Official: DAVID LEVINE

Date: 11/1/17

Telephone Number: (479) 466-2812

E-mail: countryprideautos@gmail.com

Fax Number: \_\_\_\_\_

**PRESLEY, BRANNAN, & ASSOCIATES, INC.**

**CONSULTING ENGINEERS AND LAND SURVEYORS**

Office (479) 738-6630

CHARLES PRESLEY, PE & PLS

cjpres@madisoncounty.net

P.O. Box 607

Huntsville, AR. 72740

**Part I – Capital Expenditures**

The Bethel Oaks Subdivision Wastewater Treatment Facility was put into operation in April, 2009. At present it has been built to capacity with 68 homes, there are no further connections planned. All components of the collection and treatment system are functioning as designed and there are no planned upgrades or capital expenditures necessary.



PO Box 848 | Fayetteville, AR 72702 | 800.521.6144 | www.ozarksecc.com



Reduce the clutter with paperless billing. Visit [ozarksecc.com/paperless](http://ozarksecc.com/paperless) for more.

Statement Date	10/25/2017
Account Number	269578003
Payment Due	11/13/2017

Service Summary	
Previous Balance	167.49
Payment(s) Received	-167.49
Balance Forward	0.00
Current Charges	158.61
<b>Total Amount Due</b>	<b>\$158.61</b>

Bank Draft - Do Not Pay

853 1 AV 0.370  
 BETHEL OAKS POA  
 12531 BETHEL OAKS DR  
 FARMINGTON AR 72730-5000

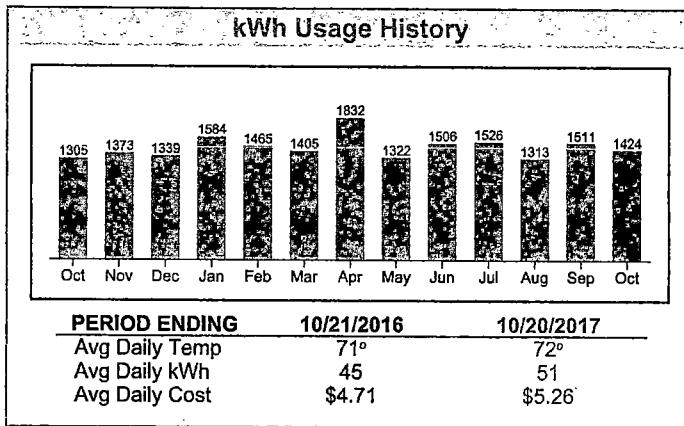
5 853  
 C-4 P-9



Account Number: 269578003

Phone Number: (479) 646-7444

Meter Number	Services		Days	Readings		Usage	Rate	Service Address Location Number
	From	To		Previous	Present			
1864645	09/22/2017	10/20/2017	28	2621	4045	1424	5A1	12945 BETHEL BLACKTOP RD COMM 28289424



Current Service Detail	
Balance Forward	0.00
Customer Charge	22.00
Energy Charge	1424 kWh @ 0.0899000 128.02
Fuel Cost Adj	1424 kWh @ -0.0043930 -6.26
Debt Cost Adj	1424 kWh @ 0.0024170 3.44
Washington County Tax	1.84
Arkansas State Tax	9.57
<b>Total Charges</b>	<b>158.61</b>
<b>Total Amount Due 11/13/2017</b>	<b>\$158.61</b>
\$4.93 late charge applies after 5 p.m. on 11/13/2017	



Please check if returning information on the reverse side.



**Your account. Your Ozarks.**

Pay your bill and get up-to-date information about your account, including daily usage readings and payment history with the MyOzarks mobile app.

Visit [www.ozarksecc.com/MyOzarks](http://www.ozarksecc.com/MyOzarks) for more information.

**Sending us a check?**

Did you know we offer a bank draft payment option? Stop worrying about due dates and misplaced bills. Call 1-800-521-6144 for more information.

**Want to pay by credit card?**

Pay your bill quickly and securely with our automated phone system, available 24/7. Call 1-855-386-9904 to make a payment.

Account Number	269578003
Location Number	28289424
Total Due 11/13/2017	\$158.61

Bank Draft - Do Not Pay

BETHEL OAKS POA



OZARKS ELECTRIC COOPERATIVE  
 PO BOX 22114  
 TULSA OK 74121-9948



2026957800300000000015861



PO Box 848 | Fayetteville, AR 72702 | 800.521.6144 | www.ozarksecc.com



Reduce the clutter with paperless billing. Visit [ozarksecc.com/paperless](http://ozarksecc.com/paperless) for more.

Statement Date	10/25/2017
Account Number	269578002
Payment Due	11/13/2017

Service Summary	
Previous Balance	35.60
Payment(s) Received	-35.60
Balance Forward	0.00
Current Charges	34.41
<b>Total Amount Due</b>	<b>\$34.41</b>

Bank Draft - Do Not Pay

852 1 AV 0.370  
 BETHEL OAKS POA  
 12531 BETHEL OAKS DR  
 FARMINGTON AR 72730-5000

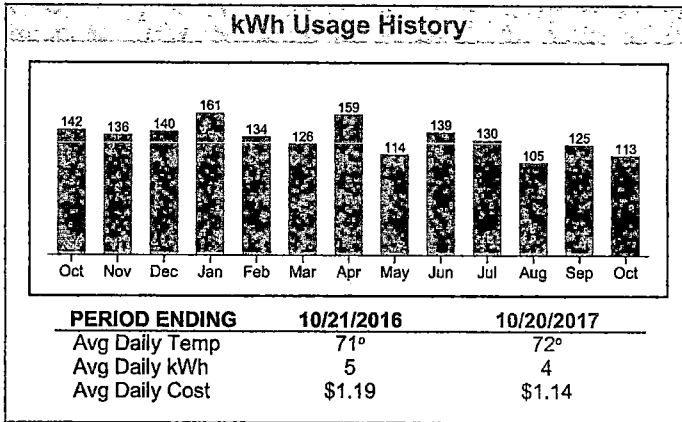
5 852  
 C-4 P-9



Account Number: 269578002

Phone Number: (479) 646-7444

Meter Number	Services		Days	Readings		Usage	Rate	Service Address Location Number
	From	To		Previous	Present			
3512914	09/22/2017	10/20/2017	28	9605	9718	113	5A1	12922 JIM DEVAULT RD COMM 28287493



Current Service Detail		
Balance Forward		0.00
Customer Charge		22.00
Energy Charge	113 kWh @ 0.0899000	10.16
Fuel Cost Adj	113 kWh @ -0.0043930	-0.50
Debt Cost Adj	113 kWh @ 0.0024170	0.27
Washington County Tax		0.40
Arkansas State Tax		2.08
<b>Total Charges</b>		<b>34.41</b>
<b>Total Amount Due 11/13/2017</b>		<b>\$34.41</b>
\$4.93 late charge applies after 5 p.m. on 11/13/2017		



Please check if returning information on the reverse side.



**Your account. Your Ozarks.**

Pay your bill and get up-to-date information about your account, including daily usage readings and payment history with the MyOzarks mobile app.

Visit [www.ozarksecc.com/MyOzarks](http://www.ozarksecc.com/MyOzarks) for more information.

**Sending us a check?**

Did you know we offer a bank draft payment option? Stop worrying about due dates and misplaced bills. Call 1-800-521-6144 for more information.

**Want to pay by credit card?**

Pay your bill quickly and securely with our automated phone system, available 24/7. Call 1-855-386-9904 to make a payment.

Account Number	269578002
Location Number	28287493
Total Due 11/13/2017	\$34.41

Bank Draft - Do Not Pay

BETHEL OAKS POA



OZARKS ELECTRIC COOPERATIVE  
 PO BOX 22114  
 TULSA OK 74121-9948



602695780020000000003441



**NWA UTILITY SERVICES, INC**  
**PO Box 9299 Fayetteville, AR 72703**  
**Office 479-530-5926 Fax 479-925-7217**  
**www.nwautilityservices.com**

FINANCIAL PLAN FOR LONG TERM OPERATIONS AND MAINTENANCE

As per the terms of the contract executed between the Bethel Oaks Property Owners Association and Bethel Oaks Utility LLC, a NWA Utility Services company; this facility has secured long term operations and maintenance for the facility. The following pertinent language is defined in the terms of the executed agreement.

*This agreement (this "Agreement") is entered into as of this 1 day of October, 2016 by and between BETHEL OAKS PROPERTY OWNERS ASSOCIATION, an Arkansas company ("OWNER") and BETHEL OAKS UTILITY, LLC, an Arkansas limited liability company ("UTILITY").*

*WHEREAS, OWNER is the governing authority of that real estate subdivision that is described on Exhibit A-1, attached hereto (the "Subdivision");*

*WHEREAS, OWNER desires to retain UTILITY to operate and maintain the wastewater treatment plant that is located in the subdivision described in Exhibit A-2 (the "Plant") in accordance with Applicable Laws and this Agreement; and*

*WHEREAS, UTILITY is willing to provide said services in exchange for that compensation that is referenced herein.*

*NOW, THEREFORE, in consideration of the covenants and conditions referenced and exchanged herein, and for other good and valuable consideration received, and intending to be fully and legally bound hereby, the parties hereto covenant and agree as follows:*

*3. Operations and Maintenance Consideration. In consideration for the performance of the Operations and Maintenance Services, OWNER does hereby agree to allow UTILITY to bill all customers with an active water meter a monthly wastewater service fee of 56.50 UTILITY reserves the right to increase this fee by an amount necessary to pay costs associated with any subsequently enacted or required Health Department, Department of Environmental Quality, or other federal, state, county, city or local rule or regulation, and/or by any other objectively demonstrable increase in the operation of the Plant.*

*4.Term; Extension. This Agreement shall have an initial term beginning on the date hereof and expiring on March 31, 2023. This Agreement may be extended thereafter for (1) additional (5) year term should the parties hereto subsequently so agree in writing.*

CONNECTION SUMMARY

YEAR	NUMBER OF RESIDENTIAL CONNECTIONS	MONTHLY SEWER RATE	ANNUAL REVENUE	CAPITAL RESERVE RETAINED ANNUALLY
2017	69	56.50	46,782.00	5796.00
2018	69	56.50	46,782.00	5796.00
2019	69	56.50	46,782.00	5796.00
2020	69	56.50	46,782.00	5796.00
2021	69	56.50	46,782.00	5796.00





NWA UTILITY SERVICES, INC  
PO Box 9299 Fayetteville, AR 72703  
Office 479-530-5926 Fax 479-925-7217  
[www.nwautilityservices.com](http://www.nwautilityservices.com)

Nov 3, 2017

Arkansas Department of Health  
Engineering Section  
4815 W Markham Slot 37  
Little Rock, AR 72705

Re: Renewal Application / Bethel Oaks Subdivision WWTF  
Permit No 4875-WR-2

On behalf of the permittee for the above referenced facility, we have submitted the application paperwork for the renewal of Permit No 4875-WR-2. This facility will continue to operate under the previously approved Waste Management Plan as there have been no changes to the facility. Currently this facility does not require any capital expenditures, system upgrades or significant repairs. The subdivision currently has 68 homes connected to the facility and there will be no additional connections.

The following documents were included with the packet sent to the ADEQ:

- No Discharge Form
- ADEQ Disclosure Statement
- Request for Change of Authorization Form
- Arkansas Secretary of State Certificate of Good Standing
- Legal Description of the service area by means of a plat

As requested by Katherine McWilliams ADEQ Water Permit Division, I have included a copy of the renewal permit application for your record along with a set of maps of the subdivision location and a copy of the engineering report. If there is any further information you require feel free to contact me directly.

Regards

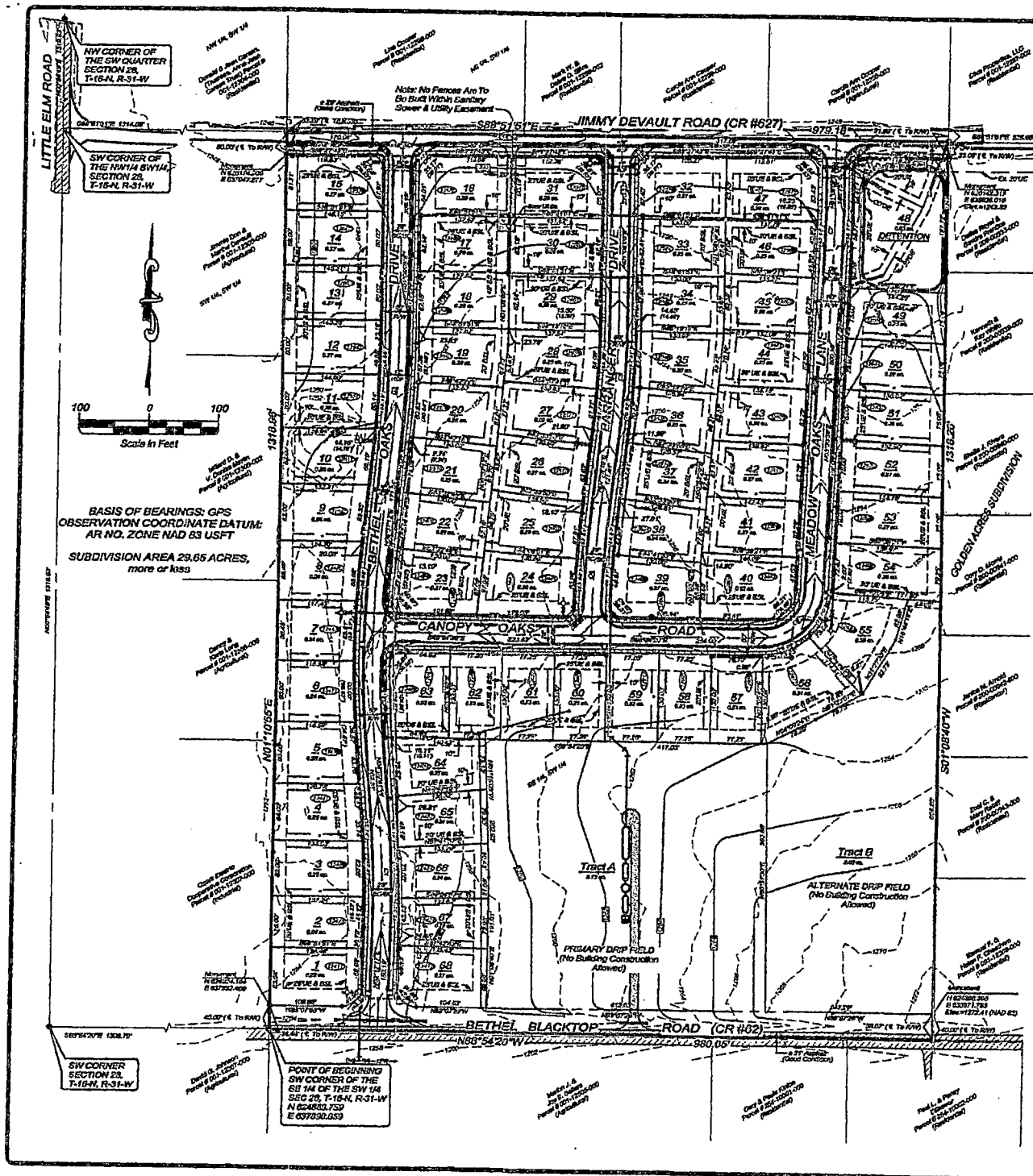
Kathy Bartlett  
Internal Operations Manager  
NWA Utility Services  
Office: 479-530-5926

EXHIBIT A-2

Tract A and Tract B, Final Plat of Bethel Oaks in Washington County, Arkansas, as shown on Plat Record 23A, at page 287.

Formerly known as:

A part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 16 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Commencing at a found PK nail at the SW corner of the SE1/4 of the SW1/4 of Section 28, thence S 88°54'20" E along the South line of said SE1/4 of the SW1/4 a distance of 320.17 feet to the Point of Beginning; thence leaving said South line N 01°05'40" E a distance of 227.25 feet; thence N 01°15'05" W a distance of 202.92 feet; thence S 88°54'20" E a distance of 417.03 feet; thence N 64°09'24" E a distance of 79.28 feet; thence N 61°23'01" E a distance of 79.73 feet; thence N 31°27'30" E a distance of 92.73 feet; thence N 16°44'19" E a distance of 62.96 feet; thence S 85°10'05" E a distance of 48.05 feet to the West line of Golden Acres Subdivision; thence S 01°08'40" W along said West line a distance of 642.93 feet to said South line of the SE1/4 of the SW1/4; thence N 88°54'20" W along said South line a distance of 659.89 feet to the Point of Beginning, containing 7.09 acres, more or less.



**MINIMUM SETBACK REQUIREMENTS (FL)**

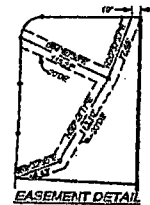
Front	Rear	Side (SE)	Side (EW)
25	20	10	25

Setbacks Not Shown For Clarity

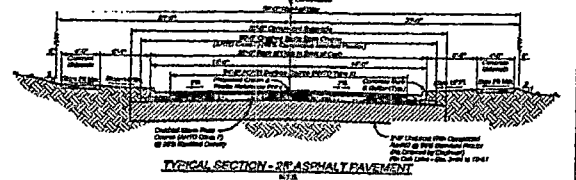
**SOIL DESCRIPTION:**  
Site Consists Mostly of Platok Loam (PaC2) & Johnsons Loam (J0)

**LEGEND**

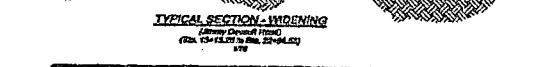
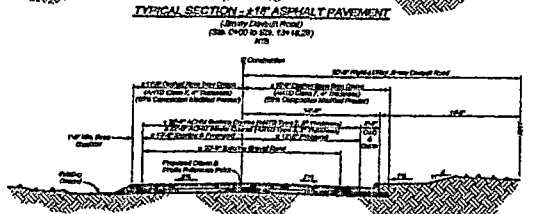
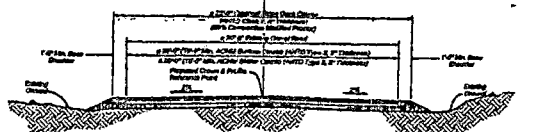
- Found Iron Pin
- Gal Iron Pin
- Property Line
- Right-of-Way Line (R/W)
- Centerline
- Easement Line (US, DE)
- Building Setback Line (BSL)
- Utility Conduit (6-4" PVC)
- Sidewalk
- Lot Address
- Street Light



**DETECTION**  
Lot 48  
Box 303 - 011009770500 Tract B, L.L. Parcel 14.00 AC. at 001190.00 PM  
Fee Area: Part 1 of a Washington County  
Deeds Station Circuit Clerk  
FILE #023A-00000287



STREET	STATIONS	ACHM SURFACE	ACHM BINDER	CLASS 7 BASE
8" Asphalt	0+00 - 0+02	2"	2"	2"
8" Asphalt	0+02 - 0+10	2"	2"	2"
8" Asphalt	0+10 - 0+20	2"	2"	2"
8" Asphalt	0+20 - 0+30	2"	2"	2"
8" Asphalt	0+30 - 0+40	2"	2"	2"
8" Asphalt	0+40 - 0+50	2"	2"	2"
8" Asphalt	0+50 - 0+60	2"	2"	2"
8" Asphalt	0+60 - 0+70	2"	2"	2"
8" Asphalt	0+70 - 0+80	2"	2"	2"
8" Asphalt	0+80 - 0+90	2"	2"	2"
8" Asphalt	0+90 - 0+100	2"	2"	2"



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	165.70	1500.00	6°19'58"	82.89'	160°02'42"W		165.71'
C2	278.20	1500.00	10°19'53"	140.01'	50°11'16"W		278.80'
C3	143.25	1500.00	5°20'13"	71.81'	103°52'41"W		143.22'
C4	178.10	1500.00	6°48'10"	88.16'	52°42'25"W		178.00'
C5	104.84	1500.00	3°18'01"	52.65'	104°17'10"E		104.68'
C6	74.86	75.00	87°43'01"	72.11'	104°17'10"E		103.28'
C7	87.81	1500.00	2°42'30"	29.91'	102°14'24"E		87.81'

**Final Plat**

**BETHEL OAKS**

(Lots 1 thru 68, Tracts A & B)

MORRISON-SIPLEY ENGINEERS, INC.  
DATE: March 19, 2007

**SHEET 2 OF 2**



BASIS OF BEARINGS: GPS  
OBSERVATION COORDINATE DATUM:  
AR NO. ZONE NAD 83 USFT  
SUBDIVISION AREA 29.65 ACRES,  
more or less

POINT OF BEGINNING  
SW CORNER OF THE  
S1/4 OF THE SW 1/4  
S20 28, T-18N, R-31-W  
N 634833.750  
E 637830.029

**BETHEL OAKS SUBDIVISION****BEDROOMS****BUILT OUT WITH 68 HOMES**

1	12411 Bethel Oaks	3
2	12412 Bethel Oaks	3
3	12423 Bethel Oaks	3
4	12424 Bethel Oaks	3
5	12432 Bethel Oaks	3
6	12434 Bethel Oaks	3
7	12435 Bethel Oaks	3
8	12447 Bethel Oaks	3
9	12454 Bethel Oaks	3
10	12459 Bethel Oaks	3
11	12471 Bethel Oaks	3
12	12471 Bethel Oaks	3
13	12483 Bethel Oaks	3
14	12484 Meadow Oaks	3
15	12491 Barranger	3
16	12492 Barranger	3
17	12493 Meadow Oaks	3
18	12494 Bethel Oaks	3
19	12495 Bethel Oaks	3
20	12496 Meadow Oaks	3
21	12503 Barranger	3
22	12504 Barranger	3
23	12505 Meadow Oaks	3
24	12506 Bethel Oaks	3
25	12507 Bethel Oaks	3
26	12508 Meadow Oaks	3
27	12515 Barranger	3
28	12516 Barranger	3
29	12517 Meadow Oaks	3
30	12518 Bethel Oaks	3
31	12519 Bethel Oaks	3
32	12520 Meadow Oaks	3
33	12527 Barranger	3
34	12528 Barranger	3
35	12529 Meadow Oaks	3
36	12530 Bethel Oaks	3
37	12531 Bethel Oaks	3
38	12532 Meadows Oaks	3
39	12539 Barranger	3
40	12540 Barranger	3
41	12541 Meadow Oaks	3
42	12542 Bethel Oaks	3

**BETHEL OAKS SUBDIVISION****BEDROOMS**

43	12543 Bethel Oaks	3
44	12544 Meadow Oaks	3
45	12550 Meadow Oaks	3
46	12551 Barranger	3
47	12552 Barranger	3
48	12553 Meadow Oaks	3
49	12554 Bethel Oaks	3
50	12555 Bethel Oaks	3
51	12563 Barranger	3
52	12564 Barranger	3
53	12565 Meadow Oaks	3
54	12566 Bethel OaksL	3
55	12567 Bethel Oaks	3
56	12575 Barranger	3
57	12576 Barranger	3
58	12577 Meadow Oaks	3
59	12578 Bethel Oaks	3
60	12579 Bethel Oaks	3
21	12877 Canopy Oaks	3
62	12899 Canopy Oaks	3
63	12901 Canopy Oaks	3
64	12913 Canopy Oaks	3
65	12925 Canopy Oaks	3
66	12937 Canopy Oaks	3
67	12949 Canopy Oaks	3
68	12961 Canopy Oaks	3

# FedEx

# Express



FedEx carbon-neutral envelope shipping

Align top of FedEx Express® shipping label here

ORIGIN ID:ROGA (479) 925-7217

NWA UTILITY SERVICES INC  
8533 APPLE GLN

ROGERS, AR 72756  
UNITED STATES US

SHIP DATE: 06NOV17  
ACTWGT: 0.50 LB  
CAD: 006994899/SSFE1822

BILL CREDIT CARD

Part # 156297-435 R172 09/15 00

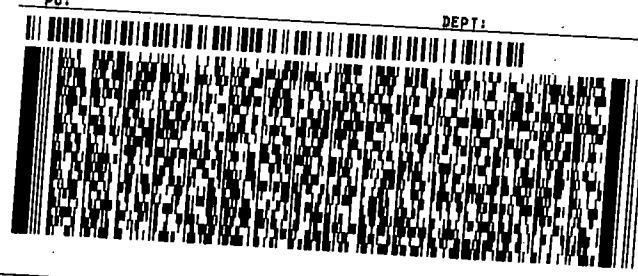
TO WATER DIVISION PERMITS BRANCH  
ARKANSAS DEPT OF ENVIRONMENTAL QUAL  
5301 NORTHSORE DR

NORTH LITTLE ROCK AR 72118

(479) 630-5928

REF:

DEPT:



FedEx Express



TRK# 7883 5348 7105  
0201

TUE - 07 NOV 3:00P  
STANDARD OVERNIGHT

# X2 LITA

72118  
AR-US LIT



# Envelope

RT 177  
ST 6  
1 15:00  
A 7105  
11.07