

Nancy Koon (adpce.ad)

From: Meredith Hawkins <merhawkins22@gmail.com>
Sent: Tuesday, December 13, 2022 4:29 PM
To: Water Draft Permit Comment
Subject: RE: Discharge Permit Number AR0053210, AFIN 60-05010
Attachments: Preliminary Plat Tract B in ADH approval stamped 10-6-21 DETAIL page 1.jpg;
Preliminary Plat Tract B in ADH approval stamped 10-6-21(1) page 2.jpg; Preliminary
Plat Tract B original approval by Pulco Planning Board 2-23-21(1) page 3.jpg

Loretta Carstens, P.E.
Permits Branch, Office of Water Quality
Division of Environmental Quality
5301 Northshore Drive
North Little Rock, Arkansas 72118-5317

December 12, 2022

Dear Ms. Carstens,

I request that ADEQ deny the permit being considered for the Paradise Valley Wastewater Treatment Plant and I request a public hearing. The revised draft permit would allow pollution of a pristine wetlands area, Mill Bayou and its tributaries. The sewage facility would endanger drinking water, livestock, wildlife and the environment.

***Tract B on the Preliminary Plat approved by the Planning Board on 2-23-21 was designated a "Recreational Area" and discussed by the developer and his engineer as well as a future trail system with the Commissioners as an amenity. Tract B in recent documents approved by the ADH shows Tract B has become a "Stormwater Detention/Sedimentation Basin" stamped by the developer's engineer on 10-6-21. Van McClendon, Director of Pulaski County Planning, indicated in an email 3-7-21 that "Should the proposed configuration of the Preliminary plat be altered or changed, the applicant would have to bring a revised Preliminary Plat back to the Planning Board for review." I think this constitutes an alteration or change and should be sent back to the Pulaski County planning board for review. Van McClendon has been notified of this but I haven't heard about his decision. **SEE ATTACHED** plats before and after the alteration or change.

***This permit will allow the permittee to flood the area with wastewater which will deny the property owners the quiet and peaceable use of their property. This is a notable taking of private property and the creation of a public nuisance. Discharging poorly treated wastewater into the wetlands will also result in significantly more pathogen and parasites in and around the flooded areas. Human health will become a chronic problem for all the people who frequent the wetland areas for recreation and commercial activities. The World Health Organization has stated that parasites are an even greater threat to people who come in contact with treated wastewater than pathogens. Please do your due diligence and stop this atrocity!

For these reasons and more, ADEQ must deny this permit. Please hold a public hearing.

Thank you,

Meredith Hawkins

PO Box 223

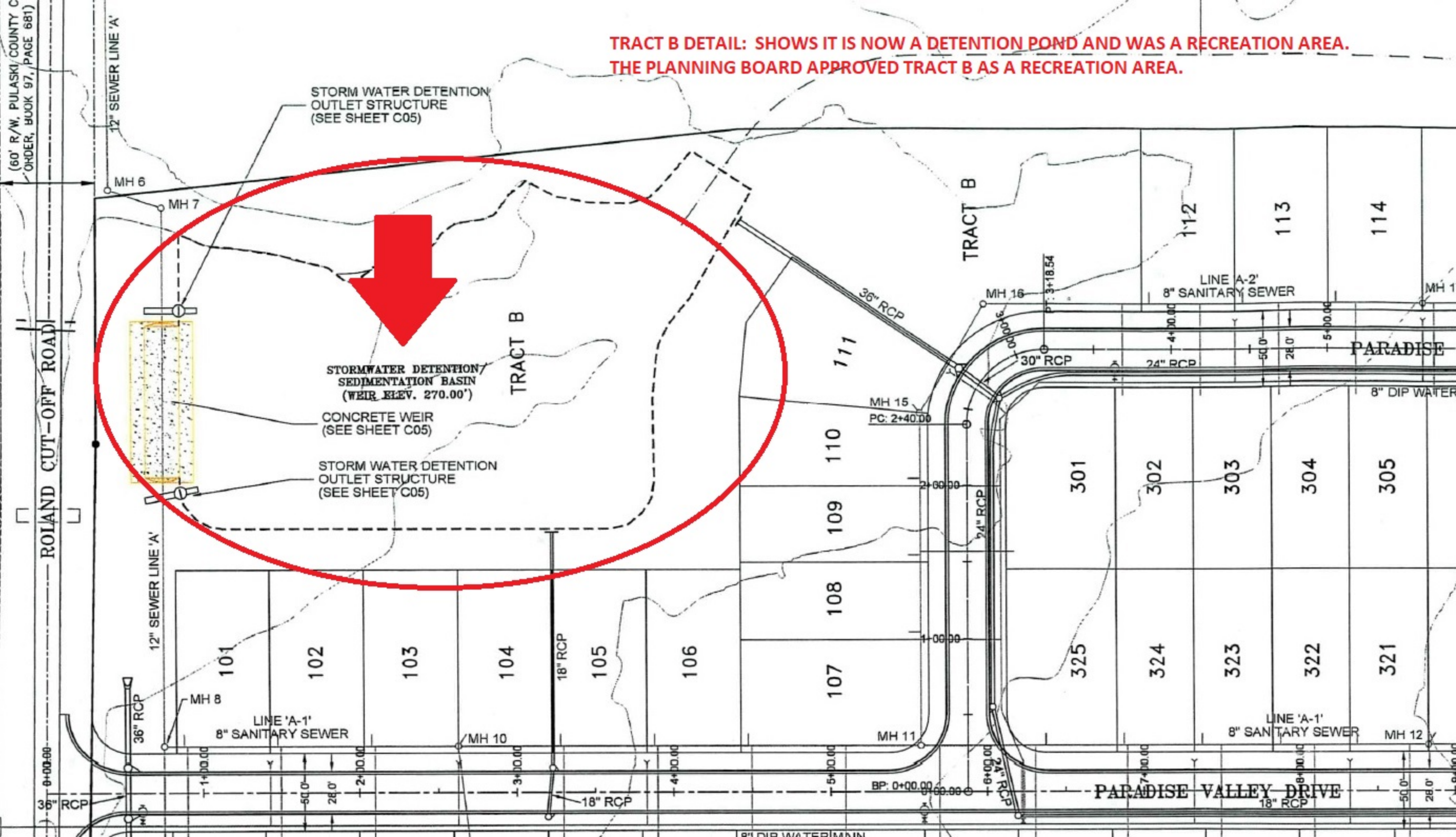
Roland, AR 72135

December 12, 2022

cc: PMCC, PO Box 73, Roland, AR 72135

Preview attachment Preliminary Plat Tract B in ADH approval stamped 10-6-2

**TRACT B DETAIL: SHOWS IT IS NOW A DETENTION POND AND WAS A RECREATION AREA.
THE PLANNING BOARD APPROVED TRACT B AS A RECREATION AREA.**



(60' R/W, PULASKI COUNTY ORDER, BOOK 97, PAGE 681)

ROLAND CUT-OFF ROAD

12" SEWER LINE 'A'

STORM WATER DETENTION OUTLET STRUCTURE (SEE SHEET C05)

STORMWATER DETENTION SEDIMENTATION BASIN (WEIR ELEV. 270.00')

CONCRETE WEIR (SEE SHEET C05)

STORM WATER DETENTION OUTLET STRUCTURE (SEE SHEET C05)

TRACT B

TRACT B

36" RCP

MH 15
PC: 2+40.00

MH 16
PT: 3+18.54

LINE A-2'
8" SANITARY SEWER

PARADISE

8" DIP WATER

101

102

103

104

105

106

107

108

109

110

111

301

302

303

304

305

325

324

323

322

321

12" SEWER LINE 'A'

MH 8

LINE 'A-1'
8" SANITARY SEWER

MH 10

18" RCP

18" RCP

MH 11

2+00.00

MH 12

LINE 'A-1'
8" SANITARY SEWER

MH 12

PARADISE VALLEY DRIVE

18" RCP

MH 9

36" RCP

BP: 0+00.00

6+00.00

7+00.00

8+00.00

9+00.00

8" DIP WATER

THIS DOCUMENT WAS FOUND IN THE RECENT ADH RE-APPROVAL LETTER OF 11-17-22 AND SHOWS THAT TRACT B IS NO LONGER A RECREATIONAL AREA BUT A DETENTION POND.

THE DIRECTOR OF PLANNING INDICATED TO ME CHANGES TO THE PRELIMINARY PLAT CONFIGURATION WOULD REQUIRE BRINGING A REVISED PRELIMINARY PLAT BACK TO THE PLANNING BOARD.

Van McClendon - vmcclendon@pulaski-county.net
 To: Kristy Eanes, Jim Cranor
 Cc: Shane Ramsey, Adam Fogleman

Kristy,
 I have forwarded your email to our Public Works Director as his department (Road & Bridge) would likely be the party to respond to your query reference item 4.

There is no Pulaski County Site Plan for Paradise Valley. Should the proposed configuration of the Preliminary plat be altered or changed, the applicant would have to bring a revised Preliminary Plat back to the Planning Board for review.

Best,
 Van
 Van McClendon CFM, Director
 Pulaski County Planning and Development
 3200 Brown Street
 Little Rock, Arkansas 72204
 (501) 340-8260
 Fax: (501) 340-8274

1. SUBMITTANCE OF THIS PLAT SHALL BE MADE TO THE PLANNING BOARD AND THE PUBLIC WORKS DIRECTOR. THE CONTRACTOR SHALL FILE A NOTICE OF INTENT WITH THE ARKANSAS STATE ENGINEER. THE SITE SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION. WATER SHALL NOT BE ALLOWED TO POOL.
2. ALL AREAS TO BE CUT OR FILLED SHALL BE CLEARED AND GRADDED. THE MAXIMUM FILL SLOPE SHALL BE 3:1. ALL FILLS SHALL BE MADE IN 6" LIFTS AND COMPACTED. AT MINIMUM MATERIAL CONTAINING TO 10% OF REDUCED PROCTOR DENSITY SHALL BE USED. ALL EXISTING AND NEW CONCRETE, BRICK AND TILE WORKING SHALL BE SUBJECT TO A QUALITY CONTROL PLAN. ALL SOIL CLASSIFIED AS SO OR CO ACCORDING TO THE UNIFORM SOIL CLASSIFICATION SYSTEM AND COMPACTED MATERIALS SHALL BE COMPACTED AT 90% OF PROCTOR MOISTURE CONTENT WITH A VIBRATORY SHEET PILE COMPACTOR.
3. THE CONTRACTOR SHALL COORDINATE WITH EACH UTILITY COMPANY PRIOR TO ANY EXCAVATION. ANY DAMAGE TO UTILITY LINES CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING AND PROPOSED STORM SEWER, SANITARY SEWER AND WATER LINES TO INSURE THAT THEY ARE INSTALLED WITH APPROPRIATE COVER AND CLEARANCE. ALL NEW LINES SHALL BE COMPLETE BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER AND WATER LINES TO INSURE THAT THEY ARE INSTALLED WITH APPROPRIATE COVER AND CLEARANCE. ALL NEW LINES SHALL BE COMPLETE BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER AND WATER LINES TO INSURE THAT THEY ARE INSTALLED WITH APPROPRIATE COVER AND CLEARANCE. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH SELECT MATERIAL AS SPECIFIED IN NOTES AS ABOVE.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES GOVERNING WORK OF THIS TYPE.
5. THE INSTALLATION OF ALL CULVERTS SHALL BE IN ACCORDANCE WITH ADEP SPECIFICATIONS.
6. ALL EXISTING IMPROVEMENTS WHICH INTERFERE WITH THE WORK AND ARE NOT TO BE SAVED SHALL BE REMOVED AND DISPOSED OF. IMPROVEMENTS IN THE RIGHT-OF-WAY WHICH ARE TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
7. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS B WITH BELL AND SPIGOT TYPE Joints. PIPE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH APPLICABLE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT (AHD) STANDARD SPECIFICATIONS.
8. ALL NEIGHBORING PROPERTIES AND THEIR APPOINTMENTS INCLUDING INSTALLATION SHALL COMPLY WITH THE LATEST APPLICABLE WATER CODES AND SPECIFICATIONS AND THE PULASKI COUNTY PROPERTY OWNER'S REQUIREMENTS. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO ADJACENT PROPERTIES CAUSED BY THE CONTRACTOR'S OPERATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE SPECIFICALLY CALLED TO THE LOCATION OF THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ANY EXISTING IMPROVEMENTS WHICH ARE TO BE SAVED. PRIOR TO SUBMITTING THIS PLAT, THE CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS, BE SURE TO VISIT THE SITE AND INSPECT THE CONDITION OF THE SITE AND THE ADJACENT IMPROVEMENTS.
9. THE CONTRACTOR SHALL CALL "ONE-CALL" FOR LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
10. ANY EXCESS OCCUPANCY MATERIALS AND WASTE FOR CONSTRUCTION OF THIS PLAT SHALL BE DISPOSED BY SERVICE.
11. THE PULASKI COUNTY HIGHWAY DEPARTMENT MULTIPURPOSE IMPROVEMENT DISTRICT NO. 301-2 (PARADISE VALLEY SUBDIVISION) IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE WASTEWATER TREATMENT PLANT. THE IMPROVEMENT DISTRICT SHALL ALSO BE RESPONSIBLE FOR THE WASTEWATER COLLECTION SYSTEM OF THE SUBDIVISION.
12. THE CURRENT OWNERSHIP OF THE WASTEWATER TREATMENT PLANT AND THE WASTEWATER COLLECTION SYSTEM IS BEING TRANSFERRED TO SOUTHVIEW EQUITY IMPROVEMENTS, LLC, THE ANNUAL OWNERSHIP IS IN THE DETAIL INCLUDE INTERFERE STATE, LLC, WATERVIEW SERVICES, LLC AND SOUTHVIEW EQUITY INVESTMENTS, LLC.

SCALE IN FEET

NO.	DATE	REVISION

**C03 - KEY MAP
 PARADISE VALLEY
 PHASE 1**

LOTS 166-224, BLOCK 1
 LOTS 98-103, BLOCK 2
 LOTS 301-312, BLOCK 3
 TRACTS A & B

AN ADDITION TO PULASKI COUNTY
 BEING PART OF SECTION 17, T-1-N, R-14-W

JOE WHITE & ASSOCIATES, INC.
 CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
 2508 ARKANSAS HIGHWAY 1000
 LITTLE ROCK, ARKANSAS 72202
 (501) 224-8999

DATE: 10-19-2021 SCALE: 1" = 80'
 PROJECT NUMBER: 21-032





VICINITY MAP (1"=4000')

BUILDING SETBACKS

FRONT	25'
REAR	25'
SIDE	10% LOT WIDTH

CURVE DATA

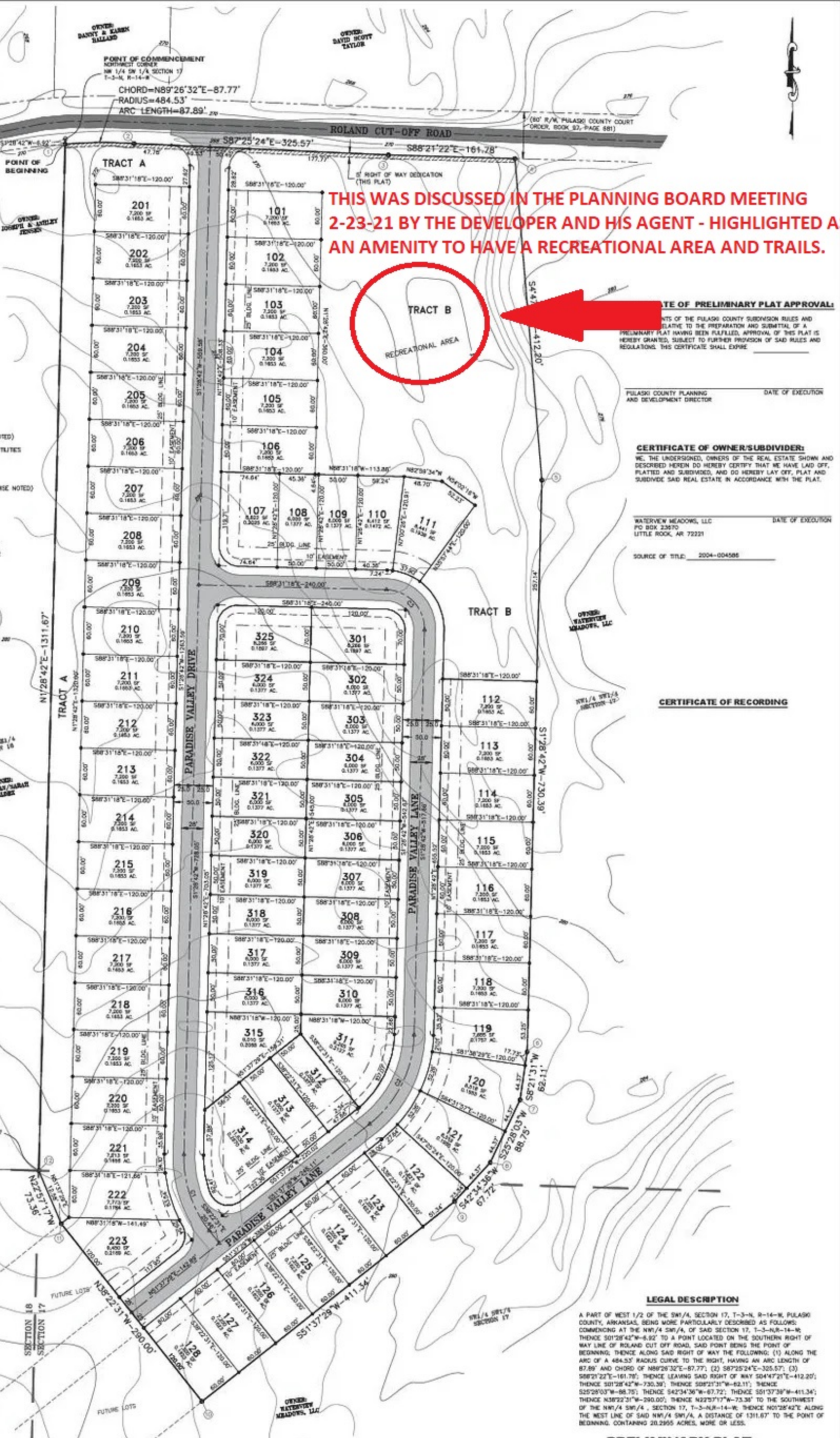
CURVE NO.	RADIUS	ARC LENGTH	BEARING
C1	150.00	104.34	S19°20'53"E-102.35
C2	150.00	131.28	S22°13'50"W-122.13
C3	60.00	78.54	S43°31'18"E-70.31

GENERAL NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83
2. ALL CORNERS WILL BE SET WITH 1/2" IRON PINS (UNLESS OTHERWISE NOTED)
3. EASEMENTS INDICATED HEREIN SHALL BE USED FOR DRAINAGE AND/OR UTILITIES
4. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
5. ERROR OF CLOSURE: EXCEEDS 1:50,000
6. RACK AT STREET RIGHT OF WAY INTERSECTIONS ARE 25' (UNLESS OTHERWISE NOTED)
7. TOTAL NUMBER OF LOTS: 78
50' FRONT: 36
60' FRONT: 48
8. ALL RIGHT OF WAYS INDICATED HEREIN ARE TO BE PUBLIC
9. TRACT A SHALL BE USED FOR DRAINAGE, UTILITY AND/OR WALKING TRAIL
10. TRACT B SHALL BE USED FOR DRAINAGE, UTILITY, WALKING TRAIL AND/OR RECREATIONAL AREA.

MAP COORDINATES

POINT #	NORTHING (FT)	EASTING (FT)
1	206509.13	1154016.86
2	206509.98	1154104.63
3	206495.35	1154429.86
4	206490.71	1154591.58
5	206079.94	1154625.99
6	205349.79	1154607.15
7	205288.34	1154598.12
8	205208.21	1154599.96
9	205158.35	1154514.14
10	204902.99	1154191.67
11	205130.34	1154011.64
12	205197.89	1153983.02



THIS WAS DISCUSSED IN THE PLANNING BOARD MEETING 2-23-21 BY THE DEVELOPER AND HIS AGENT - HIGHLIGHTED AS AN AMENITY TO HAVE A RECREATIONAL AREA AND TRAILS.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
 I, THE PLANNING AND DEVELOPMENT DIRECTOR OF THE PULASKI COUNTY SUBDIVISION RULES AND REGULATIONS, HAVE REVIEWED THE PRELIMINARY PLAT HAVING BEEN FILED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISION OF SAID RULES AND REGULATIONS. THIS CERTIFICATE SHALL EXPIRE _____

PULASKI COUNTY PLANNING AND DEVELOPMENT DIRECTOR DATE OF EXECUTION _____

CERTIFICATE OF OWNER/SUBDIVIDER:
 WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAD OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

WATERVIEW MEADOWS, LLC DATE OF EXECUTION _____
 PO BOX 23870
 LITTLE ROCK, AR 72221

SOURCE OF TITLE: 2004-004586

CERTIFICATE OF RECORDING

LEGAL DESCRIPTION
 A PART OF WEST 1/2 OF THE SW1/4, SECTION 17, T-3-N, R-14-W, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW1/4 SW1/4, OF SAID SECTION 17, T-3-N, R-14-W; THENCE S01°28'42"W-6.92' TO A POINT LOCATED ON THE SOUTHERN RIGHT OF WAY LINE OF ROLAND CUT OFF ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING: (1) ALONG THE ARC OF A 484.53' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 87.89' AND CHORD OF N89°26'32"E-87.77'; (2) S87°25'24"E-325.57'; (3) S88°21'22"E-161.78'; THENCE LEAVING SAID RIGHT OF WAY S04°47'21"E-412.20'; THENCE S01°28'42"W-730.39'; THENCE S08°21'31"W-62.11'; THENCE S25°28'03"W-88.75'; THENCE S42°34'36"W-67.72'; THENCE S01°37'38"W-411.34'; THENCE N38°22'31"W-290.00'; THENCE N22°31'17"W-73.38' TO THE SOUTHWEST OF THE NW1/4 SW1/4, SECTION 17, T-3-N, R-14-W; THENCE N01°28'42"E ALONG THE WEST LINE OF SAID NW1/4 SW1/4, A DISTANCE OF 1311.67' TO THE POINT OF BEGINNING, CONTAINING 20.2955 ACRES, MORE OR LESS.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, DANIEL K. HANER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION, THAT THE BOUNDARY LINES SHOWN HEREIN CORRESPOND WITH THE DESCRIPTION IN THE DEEDS CITED IN THE ABOVE SOURCE OF TITLES, AND THAT ALL MONUMENTS WHICH WERE FOUND OR PLACED ON THE PROPERTY ARE CORRECTLY DESCRIBED AND LOCATED.

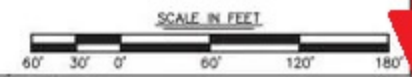
DANIEL K. HANER REGISTERED LAND SURVEYOR NO. 1542, ARKANSAS DATE OF EXECUTION _____

CERTIFICATE OF ENGINEERING ACCURACY:

I, JOE D. WHITE, JR., HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN OF IMPROVEMENTS MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL, ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE PULASKI COUNTY SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

JOE D. WHITE, JR. REGISTERED PROFESSIONAL ENGINEER NO. 7094, ARKANSAS DATE OF EXECUTION _____

FLOOD INFORMATION
 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 05119C01200, EFFECTIVE DATE: JULY 8, 2015 FOR PULASKI COUNTY.



NO.	REVISION	DATE

PRELIMINARY PLAT
PARADISE VALLEY PHASE I
 LOTS 101-128
 LOTS 201-223
 LOTS 301-325
 TRACTS A & B
 AN ADDITION TO PULASKI COUNTY, ARKANSAS
 BEING PART OF SECTION 17, T-3-N, R-14-W

JOE WHITE & ASSOCIATES, INC.
 CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
 258 WILSON DRIVE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
 (501) 214-9141

DATE: FEBRUARY 2, 2021 SCALE: 1" = 60'
 PROJECT NUMBER: 21-038J