

Nancy Koon (adpce.ad)

From: ravdb1979@gmail.com
Sent: Sunday, November 27, 2022 8:19 AM
To: Water Draft Permit Comment
Subject: ADEQ 30-day Public Comment Period - Proposed Paradise Valley Development

Dear Sirs,

Thank you for allowing me to add my concerns about the proposed subdivision of Paradise Valley on Roland Cutoff and to express my extreme concern related to its development

I moved my wife and 3 children out to Roland, on Roland Cutoff in 2002. We loved the serenity and freedoms afforded by living out in the country, away from the busyness, noise, and traffic of city life. Little could we envision that someone would try to bring the city out to the country by planning to build an overall subdivision of over 170 homes in an area that doesn't have the infrastructure, roadways, fire protection, police protection, emergency services, etc. to support it. Not only that, which is bad enough, but to take advantage of our tributaries and bayou by dumping the massive amounts of sewer/waste/effluent into it and ruining a way of life that has been here for decades. And to add insult to injury, this was all planned in secret done by a slight of hand by only notifying 6 homeowners in the area, one of which was the developer of Paradise Valley himself. He mailed himself his own notice!

While no one in the community was aware, the developer was secretly buying up land that surrounds my home and that of my neighbors on Roland Cutoff through an anonymous holding company so that he could secretly install the sewer station, which butts up to and directly behind my property at 23000 Roland Cutoff.

Even though the property that he was building the sewer plant on bordered my and my neighbor's property, no notice was given to any of us, even though this would devastate us and our community. This is simply wrong. There may not be any ordinance that currently requires property owners to be notified when something so damning takes place, but any simple-minded person who cares about his fellow man can easily see that this is wrong. It is wrong to ruin my property, my livelihood, and my future by taking advantage of and operating in a deceitful manner, such as this.

After destroying the value of my property and that of my neighbors, you can't help but look at the devastating effect this sewer plant will have on the health of the surrounding environment, which will be compounded by the flooding that already occurs throughout the year.

These wetlands on which the sewer plant is planned to be built hosts much wildlife including deer, owls, coyotes, and many species of birds which will all be impacted by the effluent/sewage flowing out from this facility.

I frequently enjoy hearing the hoot of the owls, the laughter of the coyotes, the croaking of the frogs along with many other sounds not heard in the city. (The wildlife is one of the reasons I moved out here)

And then I must talk about the roadways.

Traffic is barely manageable at times, depending on what event may be going on, but if another 70 homes spring up, with double that amount being planned, the addition of hundreds of cars traveling it on any given day will make driving on Roland Cutoff and Hwy. 300 unsafe.

When you add bikers, and especially the very large Big Dam Bridge 100 bike tour, this becomes a disaster in the making. I have seen many times how these activities already affect drivers who try to pass groups of bikers when facing oncoming traffic. It will be very bad.

And then the cost to support this major expansion.

The added financial burden that current residents such as I will incur to subsidize all of the services in the form of taxes and fees for police and fire protection to support the extra needs is unfair, and simply wrong.

The added noise and light pollution would change our lives here. It will no longer be the quiet area we have grown accustomed to but be more like a city crammed in a small spot out in the country.

Additionally, the value of my property will be negatively impacted due to the loss of country life that I and many others moved here for. With that benefit gone there will no longer be a draw for others to want to live in this area due to all the reasons I mentioned above.

Finally, I am pleading with you to deny any and all approvals for the additional following reasons:

1. The stench of fumes already evidenced by the current wastewater treatment plant servicing Waterview Estates, demonstrating that the developer has already failed, and failed many times to adequately and safely operate the treatment plant.
2. The destruction of Mill Bayou when the treatment plant falls out of compliance with ADEQ standards, which again has already been demonstrated the ineptness of the developer to maintain your standards in his Waterview Estates subdivision treatment plant.
3. The flooding of the area will substantially affect people, livestock, pets, and wildlife.
4. The discharge of tens of thousands of gallons of wastewater, containing suspended solids, nutrients, and fecal coliform bacteria from the treatment plant into Mill Bayou every day as well as funnel polluted stormwater from the development into Mill Bayou causing potential risk of poisoning of the Mill Bayou when algae blooms form affecting people and wildlife and causing health issues to anyone coming into contact with the hazardous waste.
5. The treatment plant will result in a discharge that exceeds the natural flow in Mill Bayou during certain times of the season, turning the bayou into a sewer pipe.
6. Pose a constant risk of catastrophic failure due to flooding since the proposed sewer facility is near Mill Bayou.

It is my hope that what I have communicated in this short period of time weighs on you in a way that adequately describes how out of place this subdivision would be and simply doesn't belong. It is my prayer that the Paradise Valley subdivision, which will be no paradise at all, be denied. I thank you for hearing my plea and ask that you exercise your authority to stop this development.

Sincerely,



Randall A. Van Den Berghe
23000 Roland Cutoff Road
Roland, AR 72135