

## Koon, Nancy

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**From:** Penny Beebe <pbbinlr@gmail.com>  
**Sent:** Wednesday, March 23, 2022 2:28 PM  
**To:** Water Draft Permit Comment  
**Cc:** Pmccarkansas@gmail.com  
**Subject:** RE: Discharge Permit Number AR0053210,AFIN60-05010

Mr. Khan,

Re: Discharge Permit Number AR0053210, AFIN 60-05010

I ask that ADEQ DENY the permit for the sewage treatment facility for Paradise Valley and I also request a public hearing on this issue. Mill Bayou is a protected Water of the U.S. and a source for animals and people with the Mill Bayou Watershed. It is not an appropriate use as a sewage pipe which will poison our waters and threaten our health. The developer of this land is known and documented as a "bad actor" with ADEQ and should not be allowed to install yet another failed sewage facility on Roland Cutoff Rd. in the country town of Roland, AR.

I moved to Roland in 2019, to enjoy my first experience of living in the country. I have thoroughly enjoyed the privacy, beautiful, star-filled night skies, my farmhouse on five acres and all of the nature that surrounds me every single day.

However, the latter part of last year, I was shocked to see and hear bulldozers and dump trucks clearing land just a 1/4 mile from my home. I, along with my neighbors on Wild Oak Lane, as well as, Roland Cutoff Rd. had no idea what was going on until I got wind of a proposed tract housing development for 76 homes on 20 acres. This, along with a probable complete development of a total of 600 homes on just 160 acres of land!? This is NOT an area for an urban-style development with homes literally built in a row and within feet apart of each other.

One of the biggest concerns, is that of the amount and effect of that much treated waste flow water, onto an already low lying area. This new system would flow over and through multiple surrounding home-owners land, as well as, into Mill bayou, which is already considered, stagnant. In dry times the waste water simply sits, increasing the chance of contamination to nearby properties, as well as, Mill Bayou. Stench is yet another problem and several neighbors have already noticed an odor and nothing has even been built.

Another huge concern, is the extreme flow and amount of storm water runoff due to diversion ditches that have been created from nearby Waterview Estates development. The ridge that runs behind and above the new proposed Paradise Valley subdivision and the amount of storm water flowing down from it, is causing a ton of havoc already on the proposed site! Flood waters, as well as, standing water already exist. This ridge is also the same ridge that runs behind and on top of my street of Wild Oak Lane, which is just a hop, skip and jump away from Paradise Valley. In the three years I have lived here, I have noticed a substantial increase of flood waters onto my personal property, causing large amounts of runoff water to penetrate and dump into what was explained to me at the time I purchased my home, to be a "dry creek" area! This "dry creek" area surrounds my home, and is now one of importance and extreme concern to me as I watch the water levels rise during any storm and eventually which flood my property. I have already spent thousands of dollars to remove trees that have fallen due to erosion and will have to spend that much more to secure certain areas/bends within the creek, in an effort to support the large amounts of water, from several sources, that cause my creek to, flow like a river, when storms hit the Roland area. Am I concerned? You bet, as I feel much of this could have been avoided by the builder diverting the water elsewhere.

There are many other concerns in regards to this proposed development of Paradise Valley, as Roland does not have the infrastructure to accommodate the additional people that would be moving in. We have no schools, no grocery stores, no gas stations, and our road system in and out of highway 300 already struggles with traffic concerns. How high will our

taxes go to widen these roads in and out of Roland and within the town limits. This tract housing and the addition of more people, will almost get near to tripling the population of Roland. If approved, the local residents have no idea on how their livelihood is about to change. It saddens me.

I am not opposed to responsible growth. As a matter-of-fact, if Mr. Ferguson would be building 4 or 5 homes on this 20 acres... I would have little conflict with it. But building tract homes in the COUNTRY town of Roland is absurd, not welcome, and surely NOT a place for it. And, any kind of tract housing being built, should ultimately be placed on a public sewage system.

In closing, I pray that this Paradise Valley development is DENIED for all of the above reasons listed. Imagine how the lifestyle of all the residents of Roland and it's nearby communities will change?  
Roland is NOT the place for tract-housing. Take it elsewhere, not the countryside we all love and adore!  
It's a quick money-maker for the "BAD ACTOR". That's it in a nutshell. And that, hurts my heart!

I appreciate your time and effort in this matter. I, along with my fellow residents are counting on YOU, ADEQ... to flat out deny this development.

Sincerely,

Penny Beebe  
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