

Nonmunicipal Domestic Sewage Treatment Works Trust Fund Certification Form

Permittee (Legal) Name: Southwest Equity Investments
 Facility Name: Paradise Valley Subdivision
 Permit No. AR0053210

Section A – Information Requiring Engineering Certification

Part I – Operating and Maintenance Expenses

	Units/Year	Unit Cost	Annual Cost	5-Year Cost ¹
Operating Expenses				
Operating Labor ²	12	\$1,400	\$16,800	\$89,040
Electricity ³	12	400	4,800	25,440
Supplies & Chemicals	12	1,400	16,800	89,040
Analytical Testing	12	250	3,000	15,900
Generator Fuel	12	20	240	1,272
Other	12	50	600	3,180
Maintenance Expenses				
Maintenance Labor ²	12	500	6,000	31,800
Parts & Supplies	12	200	2,400	12,720
Other	12	50	600	3,180
Administrative Expenses				
Administrative Labor ²	12	200	2,400	12,720
Customer Fee Collection	12	750	9,000	47,700
Insurance & Bonding	12	300	3,600	19,080
Consulting and Legal Fees	12	100	1,200	6,360
Interest Expenses	N/A	N/A	N/A	N/A
Property Taxes	1	400	400	2,120
Permit Fees	1	200	200	1,060
Other Miscellaneous Expenses	12	50	600	3,180
TOTAL			\$68,640	\$363,792

¹ 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.

² Labor costs must include fringe benefits and payroll taxes.

³ 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.***
- A milestone schedule for completion of the capital expenditures, system upgrades, or significant repairs ***must be attached to this document.***

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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: William D. Ford

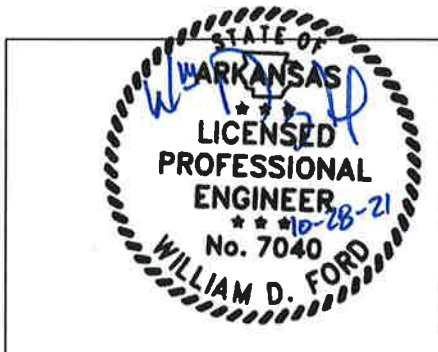
Registration License Number: 7040

Signature of AR Professional Engineer: W D Ford

Date: 10-28-21 Telephone Number: 501-221-7122

E-mail: dford@pmico.com Fax Number: 501-221-7775

Stamp of AR Professional Engineer



Paradise Valley WWTP Capital Expenditures and Schedule

Paradise Valley WWTP anticipates the items listed below can be expected to be replaced within the next five years.

	Unit Cost		Total Cost	Tentative Schedule
Clearwell backwash pumps	\$1,500	x 2	\$3,000	3–4 years
Electric panels—rehab	\$2,000		\$2,000	2–3 years
Aerators	\$300	X8	\$2,400	1 year
Blower	\$5,000		\$5,000	2–3 years

Table 1 below provides a projected cost of major expenses and a projected schedule.

Table 1
Paradise Valley WWTP
Permit #AR0053210
Projected Expenses 2022–2026

Expense	2022	2023	2024	2025	2026
Clearwell Pumps			\$3,000		
Electric Panel Rehab	\$500	\$500	\$500	\$500	
Aerators	\$1,200	\$600	\$600		
Blowers			\$5,000		
SUBTOTAL:	\$1,700	\$1,100	\$9,100	\$500	
Annual O&M Expenses	\$68,640	\$70,699	\$72,820	\$75,005	\$77,255
TOTAL:	\$70,340	\$71,799	\$81,920	\$75,505	\$77,255

Paradise Valley Financial Plan

The Paradise Valley has a Special Improvement District (SID) that will collect fees for the operation and maintenance of the WWTP. Table 2 below indicates the financial plan for collection of revenue from the subdivision. Southwest Equity (Permittee) will subsidize the difference between the expenses and revenue until enough lots can be sold to exceed the expenses.

Table 2
Paradise Valley WWTP
Permit #AR0053210
Projected Revenues 2022–2026

Revenue	2022	2023	2024	2025	2026
Paradise Valley SID	\$35,040	\$63,480	\$92,640	\$121,440	\$150,240

Paradise Valley Connection Summary

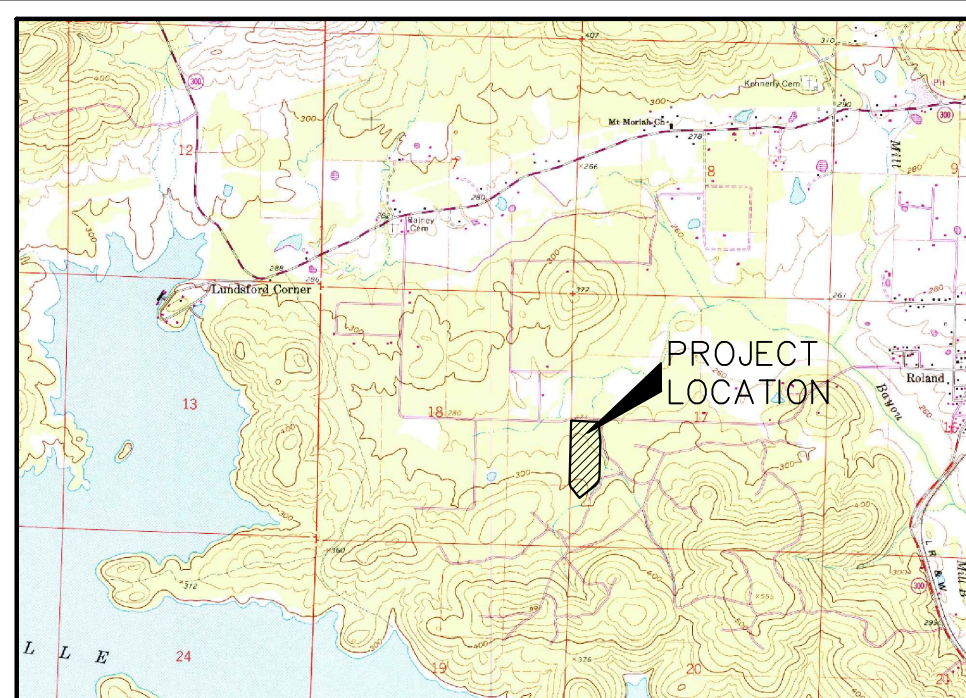
Paradise Valley has 73 lots platted in Phase I of the development and plans to add 60 lots per year for the next four years. Paradise Valley plans to sell all 73 lots in year 2022 and from market levels see no problem with selling 60 lots per year for the following four years. After selling 300 to 316 lots, Paradise Valley plans to add an additional WWTP for the development.

Potable Water Source

Maumelle Water Corporation has agreed to provide water service to Paradise Valley Subdivision, see attached letter.

Local Jurisdiction Approval

The Paradise Valley WWTP site is located on a separate parcel of land (approximately 30 acres) in Pulaski County. There is no zoning on this parcel of land and Pulaski County indicated the only County permits needed are a road bore permit for crossing Roland Cutoff Road and a floodplain development permit. Joe White, Joe White and Associates, is making application for both permits.



VICINITY MAP
(1"=4000')

BUILDING SETBACKS

FRONT	25'
REAR	25'
SIDE	10% LOT WIDTH

CURVE DATA

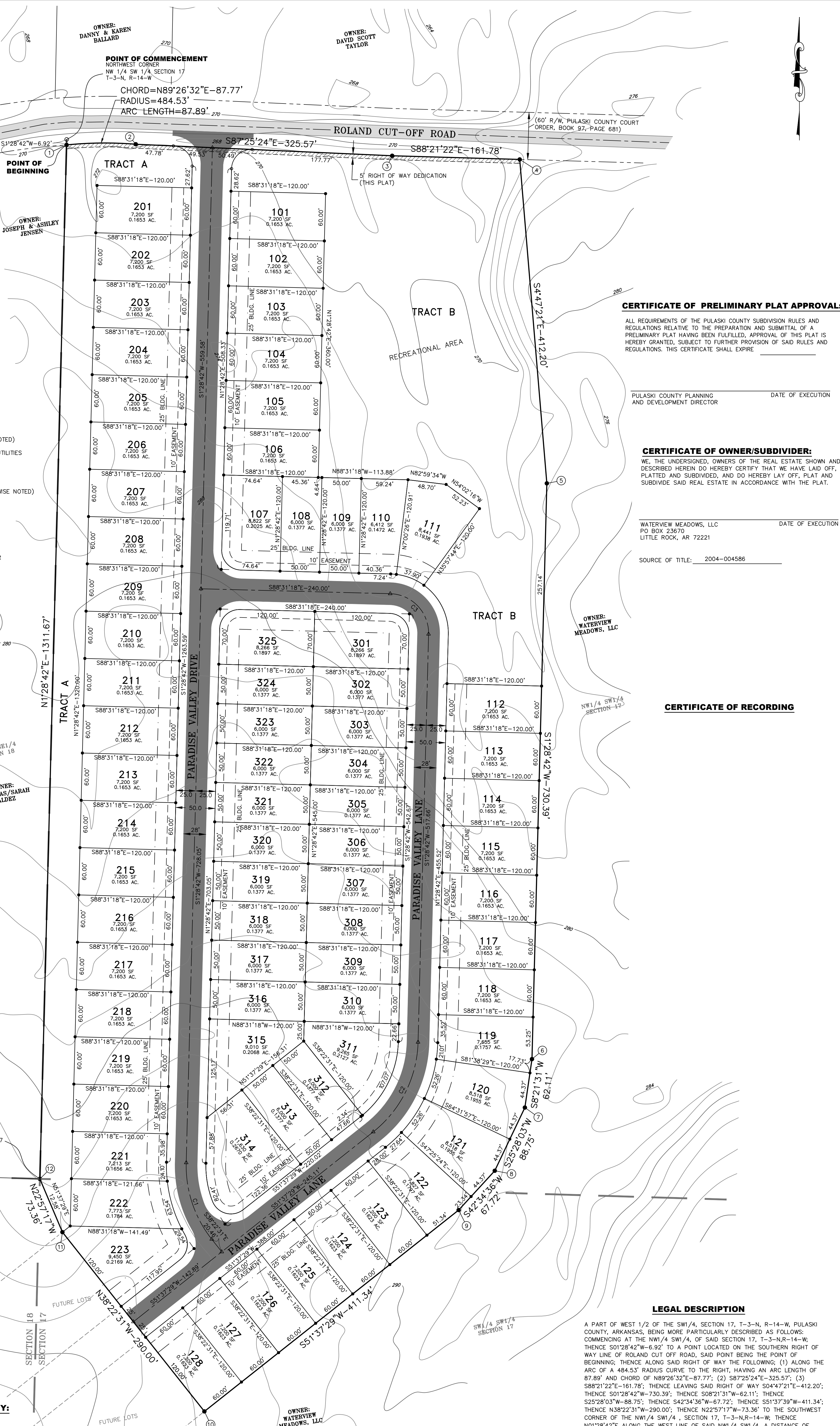
CURVE NO.	RADIUS	ARC LENGTH	BEARING
C1	150.00	104.34	S18°26'53"E-102.25
C2	150.00	131.28	S26°33'05"W-127.13
C3	50.00	78.54	S43°31'18"E-70.71

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 HEREON 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. RADII AT STREET RIGHT OF WAY INTERSECTIONS ARE 25' (UNLESS OTHERWISE NOTED)
7. TOTAL NUMBER OF LOTS: 76
50' FRONT: 30
60' FRONT: 46
8. ALL RIGHT OF WAYS INDICATED HEREON 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	1154559.96
9	205158.35	1154514.14
10	204902.99	1154191.67
11	205130.34	1154011.64
12	205197.89	1153983.02



CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

ALL REQUIREMENTS OF THE PULASKI COUNTY SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, 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 LAID 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 2670
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 S51°37'39"W-411.34'; THENCE N38°22'31"W-290.00'; THENCE N22°57'17"W-73.36' TO THE SOUTHWEST CORNER 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 PRELIMINARY SURVEYING ACCURACY:

I, DANIEL W. HAWNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION, THAT THE BOUNDARY LINES SHOWN HEREON 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 W. HAWNER DATE OF EXECUTION
REGISTERED LAND SURVEYOR
NO. 1542, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

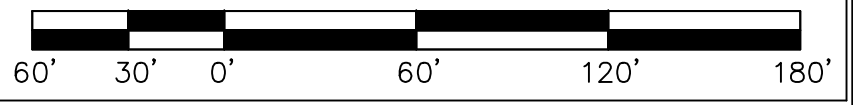
I, JOE D. WHITE, JR., HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN OF IMPROVEMENTS MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE PULASKI COUNTY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

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

FLOOD INFORMATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 05119001206, EFFECTIVE DATE: JULY 6, 2015 FOR PULASKI COUNTY.

SCALE IN FEET



DATE	DESCRIPTION	BY

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
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: FEBRUARY 4, 2021 SCALE: 1" = 60'
PROJECT NUMBER: 21-038J

MAUMELLE WATER CORPORATION

PO Box65

ROLAND, AR. 72135

Office: (501) 868-5110

Fax: (501) 868-5952

Email: maumellewater@comcast.net

October 13, 2021

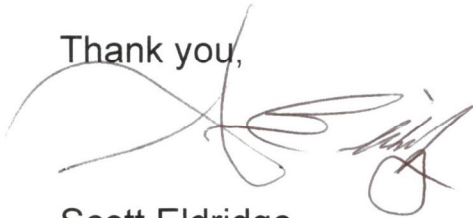
Rick Ferguson
Ref: Paradise Valley

Dear Mr. Ferguson,

Maumelle Water Corporation has agreed to supply water to the development of Paradise Valley by connecting to our 6" line on Roland Cutoff Rd.

If you have any question, please feel free to give us a call Monday – Friday 7am – Noon and 1 – 4pm.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott Eldridge', with a large, sweeping flourish extending to the left.

Scott Eldridge
President
Maumelle Water Corp.

From: Doug Ford <DFord@pmico.com>
Sent: Tuesday, November 2, 2021 4:22 PM
To: Khan, Faizan
Cc: Rick Ferguson
Subject: RE: Paradise Subdivision WWTP - AR0053210 - Trust Fund Requirements

Faizan:

The revenue is based on \$40 per month per lot as the starting rate for wastewater services. There is no fee for connection to the system. The fees are based on a per lot basis and are collected starting from the sale of the lot. If one builder buys 10 lots, he will pay 10 monthly fees until he sales the home or lots. Typically, a builder will purchase multiple lots a one time.

Let me know if you have any questions or need additional information.

Respectfully,

William Doug Ford, P.E.
Principal
Pollution Management, Inc.
3512 South Shackelford
Little Rock, AR 72205
Office: 501-221-7122
Fax: 501-221-7775
Cell: 501-837-5610
Email: dford@pmico.com

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From: Khan, Faizan <Faizan.Khan@adeq.state.ar.us>
Sent: Tuesday, November 2, 2021 2:53 PM
To: Doug Ford <DFord@pmico.com>
Cc: Rick Ferguson <rickferguson777@gmail.com>
Subject: RE: Paradise Subdivision WWTP - AR0053210 - Trust Fund Requirements

Doug,

After reviewing the received documents, we would like to request some additional information on the submitted Financial Plan. Could you provide a breakdown with calculations on how the revenue estimates were generated? How did you come to the final numbers that are listed in Table 2?

The Financial Plan mentions collecting fees for the operation and maintenance of the WWTP. Using the 2022 projected revenue of \$35,040 with 73 lots expected to be sold as an example, we can calculate a monthly fee of \$40: $(\$35,040/73 \text{ lots})/(12 \text{ months}) = \$40/\text{month per lot}$. Is this the starting number being used for the calculations?

Could you clarify what this fee will be exactly—a monthly service/connection/utility/wastewater fee? And do you begin collecting these fees when the lot is sold, or when people actually move in and become residents?

Thanks,

Faizan Khan | Engineer

Division of Environmental Quality | Office of Water Quality
NPDES Permits Section

5301 Northshore Drive | North Little Rock, AR 72118

t: 501.682.0670 | e: faizan.khan@adeq.state.ar.us



ARKANSAS
ENERGY & ENVIRONMENT

From: Doug Ford [<mailto:DFord@pmico.com>]

Sent: Thursday, October 28, 2021 2:36 PM

To: Khan, Faizan

Cc: Rick Ferguson

Subject: RE: Paradise Subdivision WWTP - AR0053210 - Trust Fund Requirements

Faizan:

Attached are the documents that you requested in the emails below. The attached documents are as follows;

- Revised NDSTW Trust Fund Certification form. There was an additional mistake in the first one submitted, so I corrected that and had Rick Ferguson sign it and date it today.
- Paradise Valley Capital Expenditures and Schedule;
- Phase I Paradise Valley Plat for Phase I, future phases have not been platted yet;
- Maumelle Water Corporation approval of water service;

Please let me know if you have any questions or need additional information.

Respectfully,

William Doug Ford, P.E.
Principal
Pollution Management, Inc.
3512 South Shackelford
Little Rock, AR 72205
Office: 501-221-7122
Fax: 501-221-7775
Cell: 501-837-5610
Email: dford@pmico.com

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