

ARKANSAS

ENERGY & ENVIRONMENT

PUBLIC COMMENT REGISTRATION CARD

ENTITY:

DATE: April 5th 2023

SPEAKER #:

(FOR STAFF USE ONLY)

VERBAL COMMENT



WRITTEN COMMENT (REFER TO BACK)

HEARING/MEETING LOCATION: ADEQ HEADQUARTERS

YOUR NAME: Penny L. Beebe

STREET ADDRESS: 15724 WILD OAK LANE

CITY, STATE, ZIP CODE: ROLAND, AR 72135

MAIL ADDRESS: Penny Beebe 123@gmail.com

Wednesday, April 5, 2023 at 2:00 pm
ADEQ Headquarters Building, Commission Room
5301 Northshore Drive
North Little Rock, AR 72118

**the Hearing with PMCC, please meet at the Roland Park parking
if you need a ride to the Hearing, please email PMCC at: PMCCAR**

**is VERY important. Please invite family and friends to attend with
strong opposition to the Paradise Valley permit will SPEAK VOLUM
nt appointed by our new Governor.**

WRITE YOUR COMMENT HERE:



Please deny Paradise
Valley Permit.

Additional comments in a
written statement regarding
my personal property @
15724 WILD OAK LANE, ROLAND

This information will be included in the public record and will provide contact information
in response to your comment.

ing the building, turn right toward the Commission Room and sign-in a
hearing at the tables in the lobby

will ask if you want to make a comment. Say "YES" and they will give y
"Registration Card". Fill out the card (instructions below and on the back
he "Written Comment" box on the front and write a brief opposition c

IT IS IMPORTANT THAT YOU WRITE YOUR OPPOSITION ON THE BACK O

Want to make a verbal comment, check that box on the front. SPEAKIN
me will be called when it is your turn to speak.

visit PMCCArkansas.org or email PMCCArkansas@gmail.com

ntain Community Coalition (PMCC) Board of Directors:

lent; Meredith Hawkins, Secretary, Barbie Henley, Treasurer; John Killi

APRIL 5th '23

Penny Beebe
15724 Wild Oak Lane
Roland, AR 72135
501-804-5456

I'm about to tell you about severe flooding on my property. ALL of the water that I'm describing flows from my property and contributes to the extreme flooding at the proposed treatment plant which is the subject of today's hearing. I will present to you a timeline of events and the increased water flow I have witnessed on my property.

March 2019- I purchased my home in Roland. I live at the intersection of Wild Oak Lane and Roland Cutoff Road. I own the beautiful farmhouse on the right side as you enter on Wild Oak Lane. Before purchasing the home, a discussion was had with the previous home owners regarding any flooding of the creek that meanders throughout the property. They assured me there had never been an issue with flooding since they had built the home in 2016. I can confirm that during the first year of living in my home, that I too noticed no visible water to speak of, except in a few areas due to sporadic storms. Whatever water was in the creek bed at the time, quickly dissipated with sunshine and dry weather that followed the storm.

In 2020- The County Bridge and Road crew showed up and a large culvert...4'-6" T x 5'- 6" W, is being replaced in the front of my property and that runs under Wild Oak Lane. To my surprise an unexpected, new and additional culvert of the same size is placed directly aside of the other one. At the time, I wondered why the second one was added?

Ironically, it was recognized and noted several months later by the PMCC, that an extended diversion ditch... (#8 on the Waterview Estates Diversion Ditch Phase 4 plan/map enclosed and highlighted)... was placed on the property that runs parallel and behind the homes on the top side of Wild Oak Lane. This is the same ridge that runs behind the proposed development of Paradise Valley. Water has been racing down that hillside for months, creating a flooding pattern of it's own and invading the homes and business owners on the opposite side of Roland Cutoff Road from the proposed Paradise Valley development.

In that exact moment, it made me wonder if the developer had anticipated storm water runoff from the diversion ditch that then runs parallel and down the right side of Wild Oak Lane, through 22"W culverts and eventually settles directly in front of my property at the giant culverts that were replaced and added in 2020. This is in conjunction with the now tens of thousands of gallons of water flowing within my creek bed.

*The definition of Diversion: The instance of turning something aside from its course. Rerouting. Redirection.

There is definitely something different happening all throughout the properties of Wild Oak Lane, as some of the home owners who have lived here for 25-30 years, have stated that they've never seen, nor incurred, the huge amounts of water that is now flowing, and in some cases, rushing through their properties.

2021/2022-I can honestly say that there is an amazing, significant increase in water within my creek bed and the idea of a dry creek bed is long gone! This actually coincides precisely with the phase 3 & 4 completion of the Waterview Estates diversion ditches. This information was created by CAW.

April 2023-After the recent storms just over two weeks ago, there are now millions of gallons of water running on my property from a variety of sources:

1. If I walk just a few steps up Roland Cutoff Road there is a large culvert positioned to carry water under Roland Cutoff Rd. It runs directly onto the rear/side portion of my property which then feeds into the flooding waters within my creek bed, contributing to the now rushing water that surrounds my home with any large storm.
2. The two extra large culverts (replace and added) at the front of my property were filled & covered with water and were unable to handle the amount of rushing water that was upon them. You could not see the top of the culverts. (Noted on one of the photos)
3. My neighbor has a beautiful pond on his property, however, it fills up quickly with rushing water flowing down the property behind his home and all of the overflow from his pond has created a tributary that's 4', -6' wide, which carries yet more rushing water that flows into my creek area.
4. The very rear portion of my property remains wet for long periods of time and has created additional tributaries if you will, that flow through the back of my property and down in my creek area.
5. Additional culverts need to be added at the intersection of Wild Oak Lane and Roland Cutoff! Right now the tiny 22" w culverts actually circle around the very front of my property (in front of the white fence) and then also feed the large amounts of water into the extra large culverts that run under Wild Oak Lane in front of my property.
6. ***No wonder that secondary extra culvert was added, yet, it is still not enough to carry the water.

March 2023-The creek has gone from being DRY to now flowing with millions of gallons of water flooding and rushing through my property in any given storm.

During the storm that took place a bit over two weeks ago (end of March, '23) the water was completely out of the creek bed and had taken over my property. I was scared, as the rising and rushing storm water was very close to all of my electrical equipment which is housed on this side of my home. My heating and cooling units, my sewer pump, my generator, and a buried propane tank all stood the chance of getting inundated by the storm.

April 4th, 2023-I cannot live like this!! I feel a heightened sense of anxiety, as would you... if this property was yours! Simply knowing a storm is approaching gets my blood pressure rising! It's the unknown of what the next storm will bring! Will it dump a couple inches of rain or will it bring 4-6 inches of rain in just a few hours? Will it stop in time? Will it overtake my property? At times, my property is unable to dry out in-between the storms, thus added to the flooding chances. Please and without hesitation...THERE IS AN URGENCY WITH MY PROPERTY in particular, to correct what is wrong!!

This is my dream home! A gorgeous property that I'm fully invested in and own. I've created a beautiful garden, have planted lots of trees and bushes and perennial garden beds and pathways totaling over \$100,000.00!! I have a pool in the backyard that I thoroughly enjoy and where my friends come to swim and hang out. I also own a cottage (1100 sq.ft.) on this same property. (The erosion of the creek bed to the side of the cottage is definitely a concern with the proximity to the building structure). This is where my family gathers and my grandson comes to play! It's my biggest investment and I stand to LOSE it and also lose lots of money if and when I go to sell it... as now, I will have to disclose the flooding issues at hand! This situation saddens me as it doesn't have to be! This has been created by a developer, without thought for anyone living on the opposite side of Waterview Development. Nor does he care about all of the now terrible issues regarding the proposed development of Paradise Valley. How a plat of land gets completely cleared without the proper permits for water and sewer is beyond me! Plus, it's just is not a good fit for this small rural town of Roland. We do not have the infrastructure to support this proposed development and others like it. We don't have grocery store, a gas station, or a school. Not to mention the increase in traffic on 300!! I oppose the Paradise Valley subdivision for all the reasons stated above.

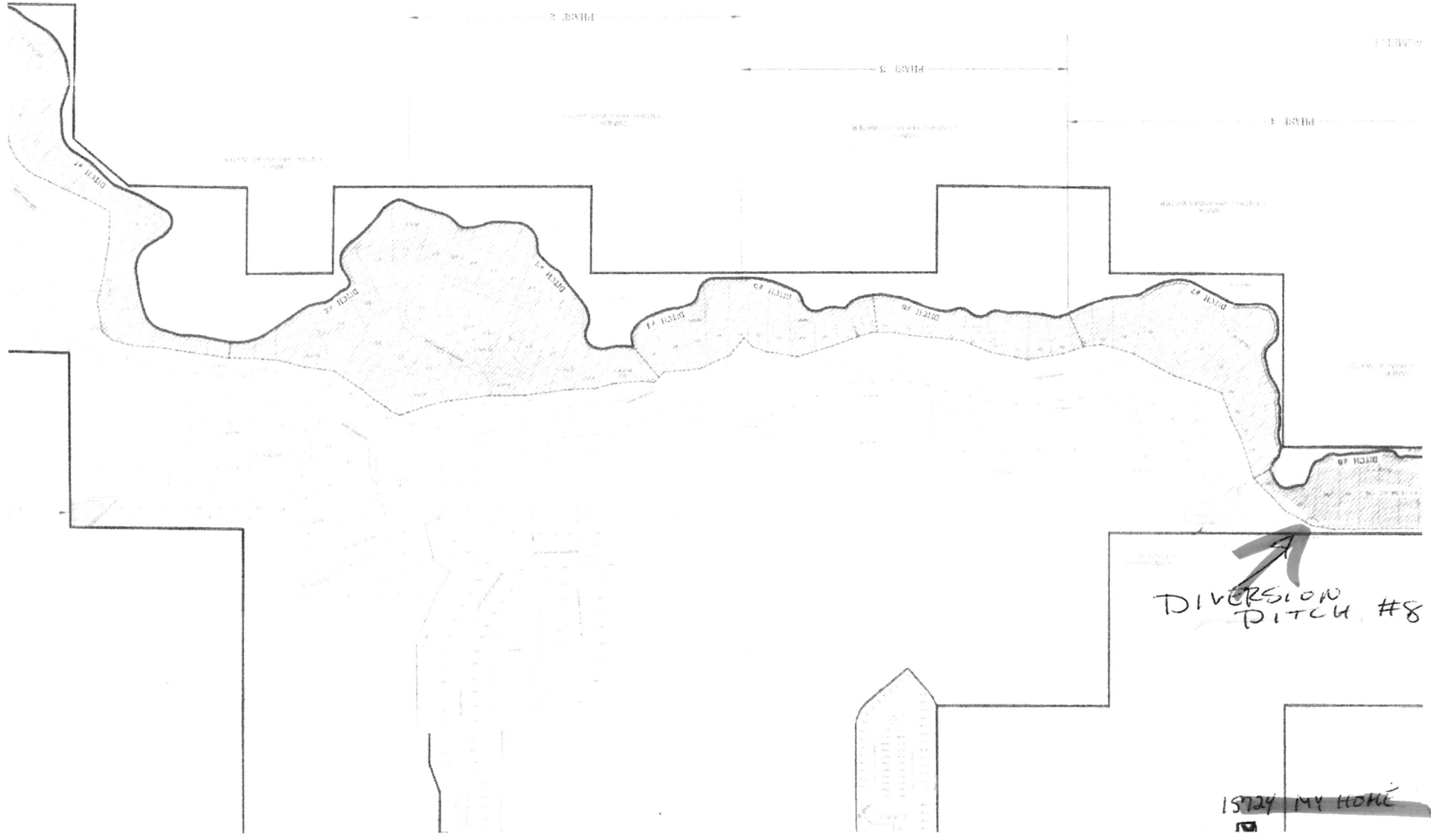
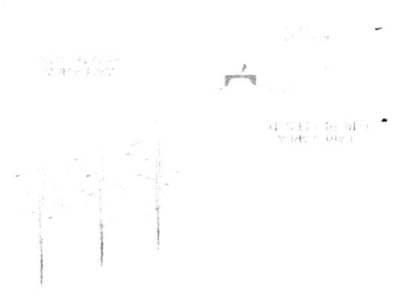
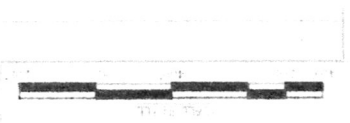
I pray that there will be some kind of immediate resolve for my property and the flooding issues at hand. I moved to the country for the nature, the gorgeous night skies, the privacy and the peace and quiet.

It sure would be nice to also have peace of mind!

Sincerely,

Penny L. Beebe

JOE WHITE &
ENGINEERS
DIVISION OF
WATERWAY
DITCHES
C02 - OVERALL



15724 MY HOME

Below is the timeline and phasing for the Waterview Estates Diversion Ditch construction which was built from east to west continuously. The original construction of the diversion ditch began in the year 2007 and progressed as follows:

- Phase 1 – 2007/2008 Ditch #1 – 4395’ and Ditch #2 – 1976’
- Phase 2 – 2020 Ditch #3 – 2395’ and Ditch #4 – 1116’
- Phase 3 – 2021 Ditch #5 – 896’ and Ditch #6 – 1714’
- Phase 4 – 2022 Ditch #7 – 2969’ and Ditch #8 – 2256’

Please let me know if I may be of further assistance or if you need additional details.

Thanks,

Blake F. Weindorf, P.E., BCEE

Central Arkansas Water

NORMAL DAY
MARCH / 2023



FRONT YARD
MARCH 24/23

FRONT + SIDE YARD
*CANNOT SEE CULVERTS
AT ROAD

CANNOT SEE
CREEK BOUNDARIES



MARCH 24th 2025
FRONT / SIDE OF PROPERTY



(2) CULVERTS
4 1/2' T x 66" W

- WATER LEVEL IS AS HIGH AS THE CULVERTS AT FRONT OF PROPERTY
- THEY INSTALLED 2ND CULVERT IN 2020
- WATER RUNS UNDER WILD OAK LANE



← ~~THE~~ WILD OAK LANE →

↘
CULVERTS
WHERE ARE
THEY?

FLOOD
MARCH '23

MARKINGS FROM FLOOD WATERS AFTER RELEASING

18" H
1





← WILD OAK LANE →

IVORNALE DAY
MARCH '23

FRANK YARD



STOP. / FLOOD 2023 / MARCH

MY
BACKYARD



*CANNOT SEE
CREEK BOUNDARIES

ALMOST
TO MY POOL

TAKEN FROM 2ND STORY OF
HOUSE

MARCH 24TH 2023 FLOOD

WATER IS FLOWING
FROM THE REAR
OF MY PROPERTY
TOWARDS MY POOL
AND HOME.





FLOOD MARCH '23

REAR YARD
RUSHING H₂O

SIDE

NEIGHBOR
←

FLOOD

NO CREEK
BOUNDARIES

WATER FLOODS
OVER TOP OF LOG!

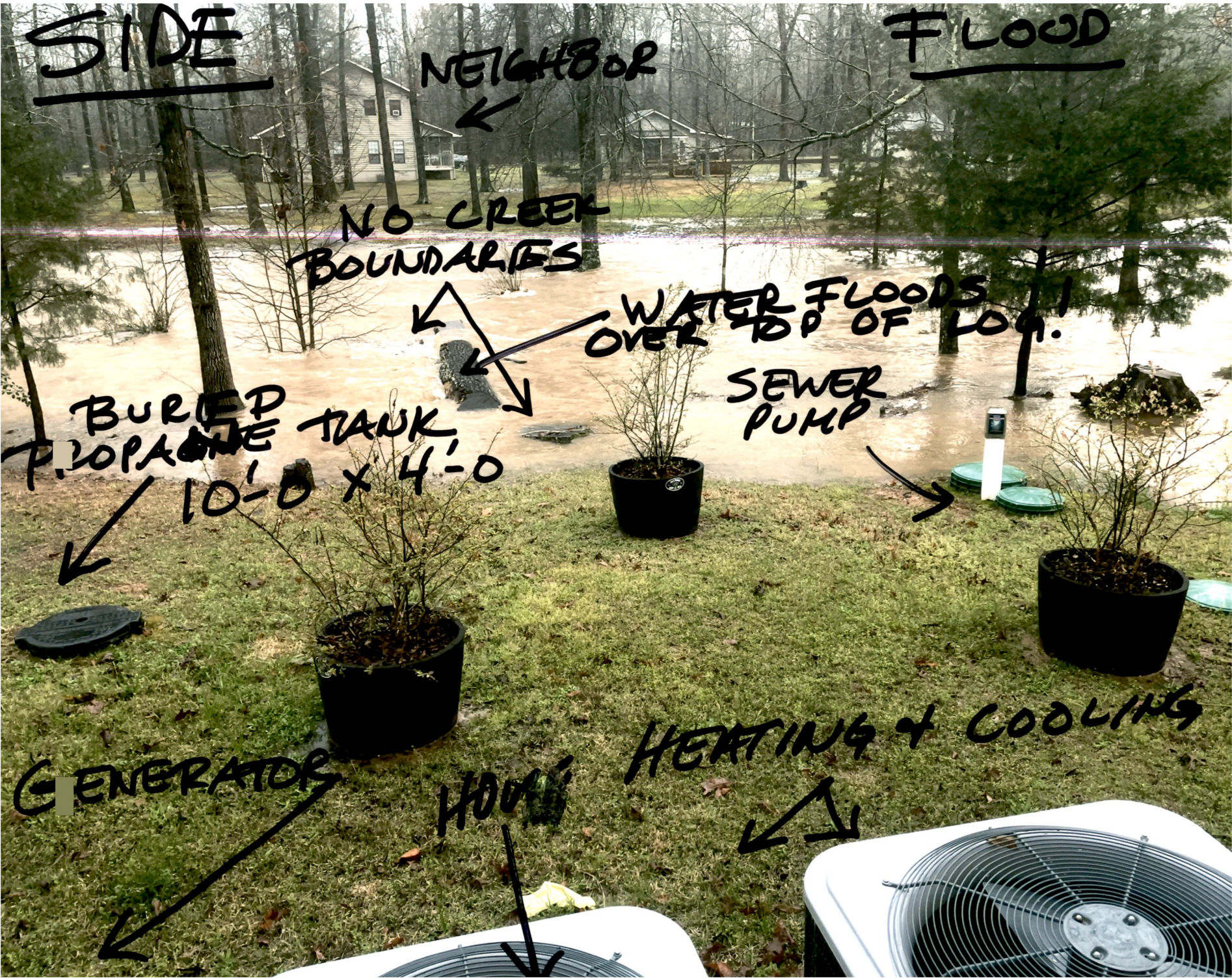
SEWER
PUMP

BURIED
PROPANE TANK,
10'-0" X 4'-0"

GENERATOR

HOUSE

HEATING & COOLING





HOUSE

BURIED

PEOPLES

HEAT
+
COOL
X2
UNITS

SEWER PUMP

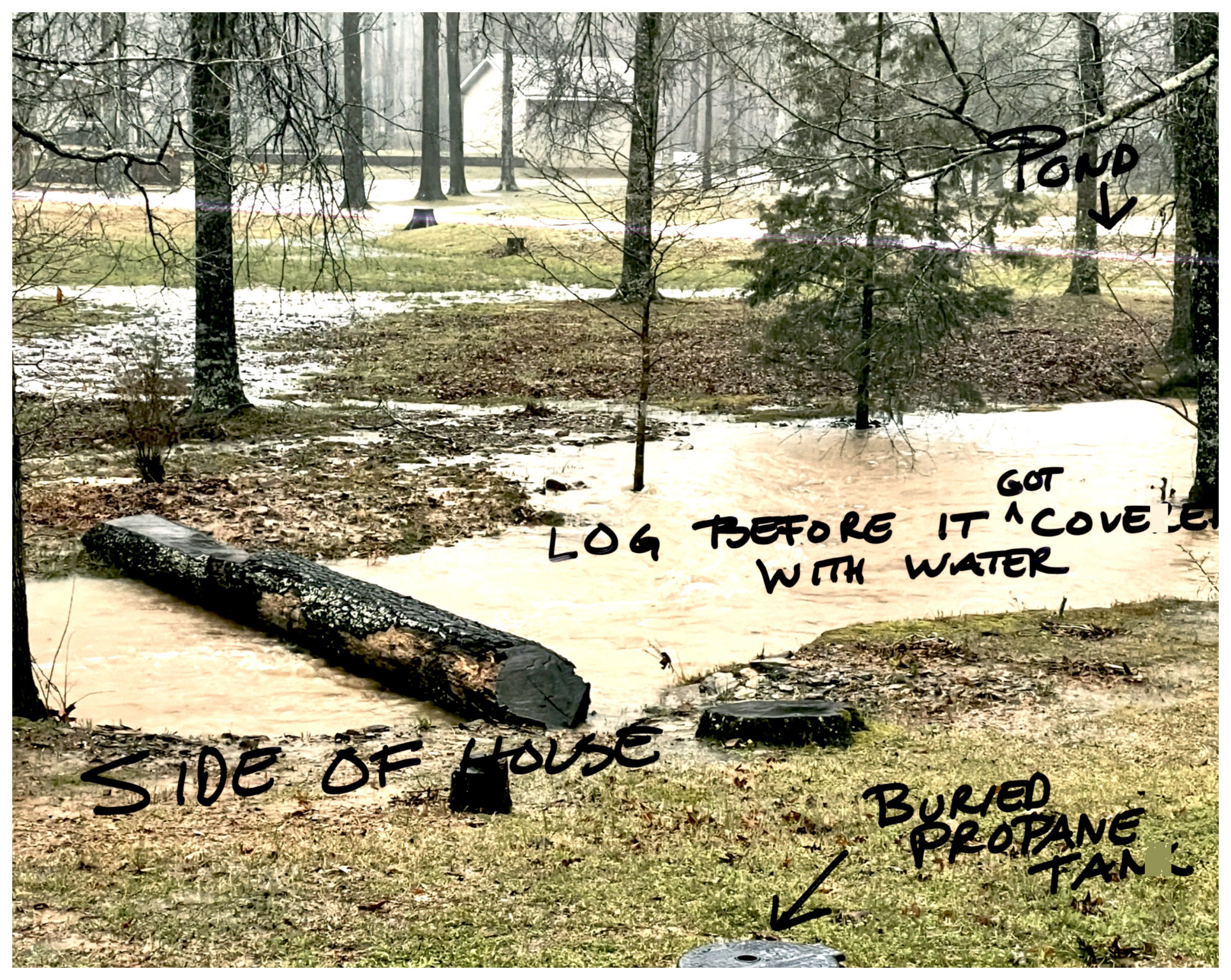
LOG

POND
↓

LOG BEFORE IT ^{GOT} COVERED
WITH WATER

SIDE OF HOUSE

BURIED
PROPANE
TANK
↓



SIDE

MY GRANDSON'S
SWINGS

SIDE OF
PROPERTY




OVERFLOW OF
H₂O FLOODS
POND

NEIGHBOR'S
POND

NORMAL
DAY

OVERFLOWS
AND RUNS
DOWN A TRENCH
INTO MY CREEK





NORMAL DAY WATER IS
CONTAINED IN NEIGHBORS
POND!

NEIGHBORS POND





RUSHING H₂O!

SIDE



NEIGHBORS
PROPERTY

SIDE/REAR



POND

NEIGHBOR

← POOL

CANT SEE
BANKS OF
CREEK →



NORMAL DAY MARCH 20 23

26'-0"

TO CREEK EDGE TO SIDE OF
COORAGE



NORMAN DAY
MARCH '23

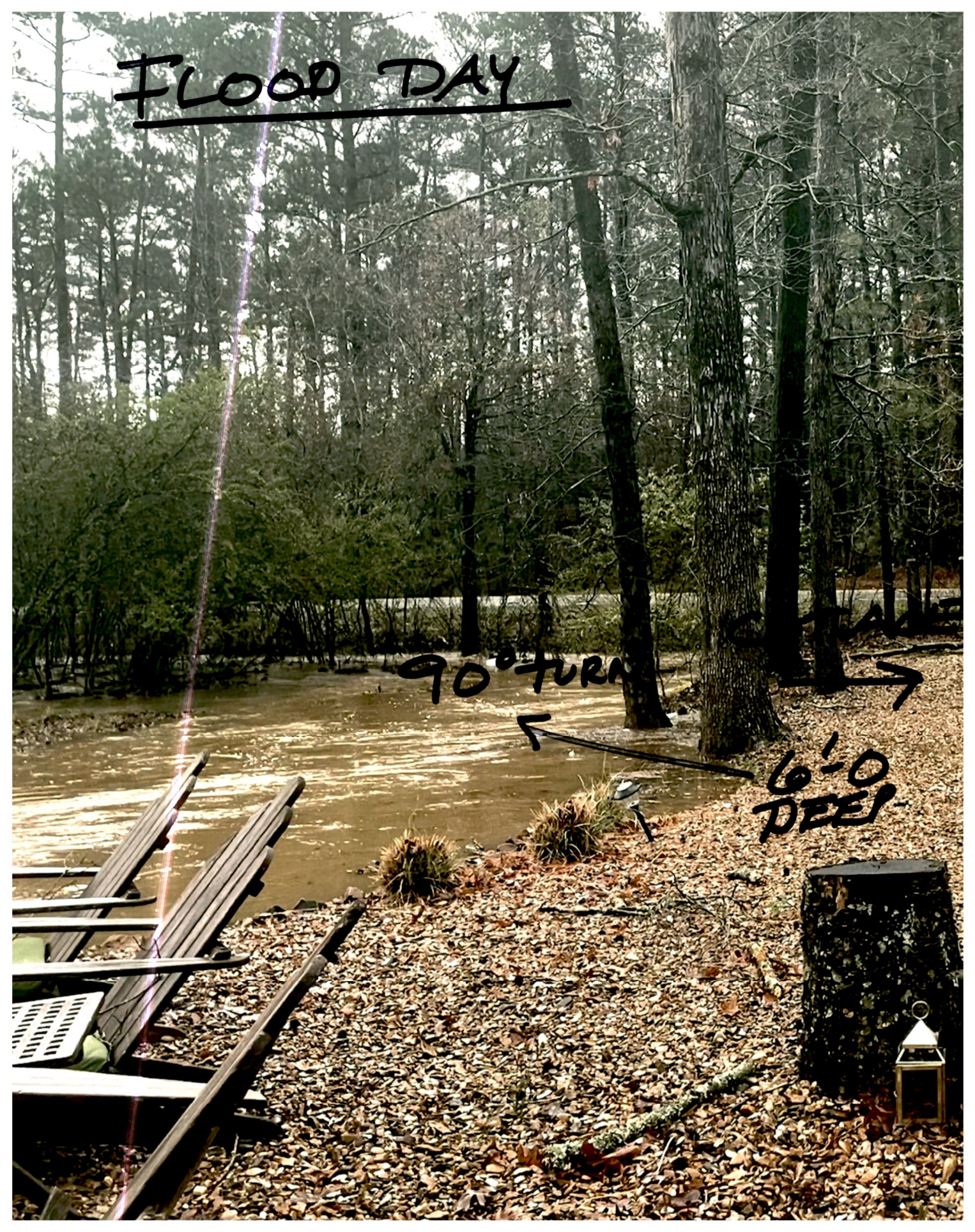


FLOOD DAY

90° TURN



6'-0"
DEEP



FLOOD DAY
MARCH 23



NORMAL
DAY
MARCH 23

COTTAGE

← 90°

VIRTUALLY A DRY CREEK
BEFORE THE STORM



FLOOD

90°
TURN

COTTAGE

SEWER

ROLAND
CUT OFF

6'-0" IN
DEPTH



NORMAL DAY
MARCH '23



NOVEMBER DAY
MARCH 93

CREEK



CREEK



FLOOD MARCH '23

WET AT REAR OF
PROPERTY



* WATER IS AS
HIGH AS ISLAND

