



Buckeye Beach Park LLC
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Ohio EPA Public
Water System
Conversion Plan &
Approval



Division of Drinking and Ground Waters
Operations Resiliency and Certification Section

Request for Public Water System Reclassification

PWS Name: Buckeye Beach Park, LLC	
PWS ID #: OH-2302212	STU #: 2353955
Owner's Address: 13610 Shell Beach Road NE Thornville, Ohio 43076	
Owner's Phone: 740.616.2406	Fax: 740.879.0679
Contact Person: Bonita Bair	County: Fairfield
Design Flow (MGD): <u>.012</u> Population served: <u>96</u>	
Average daily flow will be used in lieu of potential population served for the classification determination (TNC, NTNC and Comm with daily flow of 1,250 GPD or less): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Water Source: <input type="checkbox"/> Surface water <input checked="" type="checkbox"/> Ground water	
Precipitative Softening: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Slow Sand Filtration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Treatment for a Primary MCL: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Treatment for a Secondary MCL: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name of the Operator of Record: John Wood	Certification Number of the Operator of Record: WS4-1009116-90
Phone number: 740.808.6553	Expiration date: 12/31/2024
Current Classification: Community	Proposed Reclassification: TNC(Transient, Non Community (With No Treatment))

Describe why you are requesting this reclassification: (Attach additional sheets if necessary.)

Print PWS Owner Name and Title: Bonita Bair

Owner Signature: Bonita Bair Digitally signed by Bonita Bair Date: 2024.01.16 12:01:11 -05'00' Date: 1/16/2024

Send to the appropriate Ohio EPA District Office:

Central District Office:	Ohio EPA – CDO	P.O. Box 1049, Columbus, Ohio 43216-1049	Fax: (614) 728-3898
Northeast District Office:	Ohio EPA – NEDO	2110 East Aurora Road, Twinsburg, Ohio 44087	Fax: (330) 487-0769
Northwest District Office:	Ohio EPA – NWDO	347 North Dunbridge Road, Bowling Green, Ohio 43402	Fax: (419) 352-8468
Southeast District Office:	Ohio EPA – SEDO	2195 Front Street, Logan, Ohio 43138	Fax: (740) 385-6490
Southwest District Office:	Ohio EPA – SWDO	401 East Fifth Street, Dayton, Ohio 45402	Fax: (937) 285-6750



Public Water System Deactivation/ Exemption Request Form

Inspection or Compliance Review
Correspondence
Drinking Water Program
Fairfield County
PWS ID: OH 2302212
Incoming

Division of Drinking and Ground Waters (Rev. 5/16/23)

Water System Information

Water System Name: Buckeye Beach Park, LLC

PWS ID: OH 2302212

Water System Address: 13546 Shell Beach Road NE Thornville, OH 43076

Phone Number: 740.616.2406

Reason for Deactivation/Exemption

Instructions: Check **ONE** of the following reasons why the water system qualifies to be deactivated as a public water system. Enter the effective date of the change, complete the Statement of Fact section, and attach documentation.

Select One: Reason for Deactivation/Exemption:

- 1. Serving less than 25 people, less than 60 days per year and has less than 15 active or inactive service connections.
- 2. Facility closed. (Note: The well(s) must be properly abandoned or maintained per OAC Chapter 3745-9).
- 3. Installed a hauled water system per applicable approvals*
- 4. Connected to the following public water system:*

Public water system name: _____

Public water system telephone: _____

- 5. Other reason, explain: _____

Effective Date of Change (mm/dd/yyyy): 2/14/2024

**To qualify for this exemption set forth by Ohio Revised Code 6109.02, all of the following conditions must be met by the water system: consists only of distribution and storage facilities and does not have any collection and treatment facilities; obtains all of its water from, but is not owned or operated by, a public water system; does not sell water to any person; and is not a carrier which conveys passengers in interstate commerce. A PWS is not considered to sell water if they do not bill separately for water. Submetered properties must also complete the "Submeter Exemption Request Form."*

Statement of Fact

I have evaluated the water system identified above and I swear and affirm that the statements contained in this form and the supporting documents attached hereto are true and accurate to the best of my knowledge.

I acknowledge that if the number of individuals served by this system increases to an average of at least 25 individuals (including staff and others who may have access to the water) daily for at least sixty (60) days out of the year, if the system increases to at least 15 service connections, or if the system no longer meets the exemption criteria established under ORC 6109.02, it would again be subject to Ohio EPA regulations. I agree to notify the Ohio EPA immediately if any of these scenarios occur.

By: Bonita Bair
Digitally signed by Bonita Bair
Date: 2024.02.14
14:15:10 -05'00'
Signature of Owner

Date: February 14th, 2024

Name (Printed): Bonita Bair

Title: Owner/Operator



Buckeye Beach Park LLC
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Fairfield County Auditor
Property Cards for
Campground and Mobile
Home Park Parcels

Fairfield County, Ohio - Property Record Card
 Parcel 0460034520
 Card 1

GENERAL PARCEL INFORMATION

Owner: BUCKEYE BEACH MARINA INC AN OHIO CORP
 Property Address: SHELL BEACH RD NE
 Billing Address: C/O F T BAIR & ASSOC 5089 BATESON DR NE
 THORNVILLE OH 43076
 Parcel Use: C - 415
 Legal Description: BATESON BEACH



RESIDENTIAL

EVALUATION

	Appraised	Assessed
Land Value	\$134,330.00	\$47,020.00
Improvements Value	\$129,250.00	\$45,240.00
Total Value	\$263,580.00	\$92,260.00
Unimproved Value	\$0.00	
Available Value	\$92,260.00	

LAND

Land Type	Acres	Depth	Frontage	Depth	Value
Secondary Site	5.97	0	0	1	\$134,330.00

ADDITIONS

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
MOBILE HOME	1985	0x0	0	\$45,237.50

AGRICULTURAL

SALES

COMMERCIAL



OUTBUILDING DATA

Type	YrBlt	EffYr	Size	Area	Gr	Qty	ModCd	PH	FV	%Comp	Value
MH3	1985	0	0x0	0	C	42		A	A	0	\$129,250.

Fairfield County, Ohio - Property Record Card
 Parcel 0460034500
 Card 2

GENERAL PARCEL INFORMATION

Owner: BUCKEYE BEACH MARINA INC
 Property Address: 5089 BATESON DR NE
 Billing Address: %F T BAIR & ASSOC 5089 BATESON DR
 THORNVILLE OH 43076
 Parcel Use: C - 416
 Parcel Description: CURRENT DEED VOLUME/PAGE: /
 BATESON BEACH

EVALUATION

	Appraised	Assessed
Land Value	\$152,810.00	\$53,480.00
Improvements Value	\$180,140.00	\$63,050.00
Total Value	\$332,950.00	\$116,530.00
Unimproved Value	\$0.00	
Available Value	\$116,530.00	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
Primary Site	1	0	0	1	\$74,250.00
Secondary Site	1.58	0	0	1	\$58,660.00
Undeveloped/	2.68	0	0	1	\$19,900.00

AGRICULTURAL

Date	Buyer	Seller	Price
9/1/1986	BUCKEYE BEACH MARINA		\$162,900.00

SALES

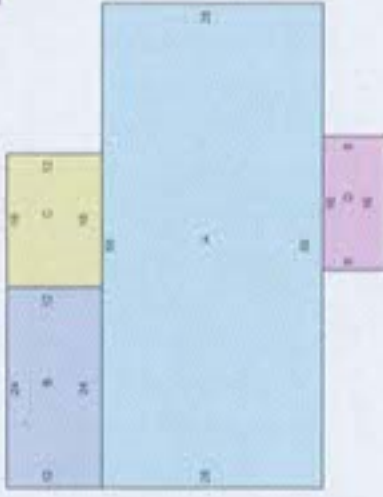
Date	Buyer	Seller	Price
9/1/1986	BUCKEYE BEACH MARINA		\$162,900.00

COMMERCIAL

Description	Year Built	Year Remodeled	Unit Count	Section Number	Section Area	Wall Height	Section Story Count	DWG
	1982	0	1	01	1624	8		



Parcel Type	Color
A - OPEN	Blue
B - PAVED OPEN	Yellow
C - PAVED ENCLOSED	Green
D - PAVED ENCLOSED	Purple



RESIDENTIAL

ADDITIONS

IMPROVEMENTS

OUTBUILDING DATA

Type	YrBlt	EffYr	Size	Area	Gr	Qty	ModCd	PH	FV	%Comp	Value
AL1	1900	0	60x60	3,600	C	1		P	A	0	\$1,120.00
AB2	1985	0	36x60	2,160	D	1		F	A	0	\$930.00
RG3	2021	0	30x45	1,350	C	1		G	A	0	\$15,130.
AL1	1900	0	10x96	960	C	1		P	F	0	\$300.00
AB2	1900	0	24x32	768	C	1		A	A	0	\$1,060.00
RS1	1900	0	11x18	198	C	1		A	A	0	\$320.00
MH3	1985	0	0x0	0	E	25		A	A	0	\$38,470.