



Buckeye Beach Park LLC

Ohio EPA submission of
EPR Marked Plans with
comments

BUCKEYE BEACH PARK, LLC
13610 SHELL BEACH ROAD NE
THORNVILLE, OH 43076

WATER SYSTEM LOCATION: 13546 SHELL BEACH ROAD NE
THORNVILLE, OH 43076

EXISTING WATER WELL NUMBER 2: CURRENTLY IN OPERATION

ODNR WELL LOG AND DRILLING REPORT: 531688

DRILLING DATE: 2/21/1980

ATTACHMENTS: ODNR WELL LOG and LABORATORY TESTING RESULTS



Summary of Comments on BUCKEYE BEACH MARINA MHP PWS - EPR - Marked Plans - DDAGW-1484 - 2-26-2024 - DRINKING WATER - FAIRFIELD - OH2302212 - 2755187.PDF

Page: 1

Number: 1 Author: Date: 2/26/2024 7:37:36 PM -05'00'
DDAGW-11

One recommendation is to sample Well No. 2 for the parameters listed in the complete well analysis list for transient public water systems. The samples should be associated with PWS ID: WL85953, Facility ID: WL85953, and Sample Point: RS002.

Number: 2 Author: Date: 2/26/2024 7:37:36 PM -05'00'
DDAGW-10

Please indicate how Well No. 2 will operate with Well No. 3. For instance, if Well No. 2 will operate as the "lag" pump, what will trigger Well No. 2 to cut-on/cut-off (e.g., what will be the pressure settings)?

The detail plan application indicates Well No. 2 is associated with ODNR well log No. 531688. Source water assessment files from Ohio EPA indicate Well No. 2 is associated with ODNR well log No. 364497 (attached). Please identify Well No. 2 with well log No. 364497, unless our records are inaccurate.

Certificate of Analysis - Fax Copy

MASI ENVIRONMENTAL SERVICES
 P. O. Box 1440
 Dublin, Ohio 43017
 (614) 873-4654

Page: 1
 Date: 12/29/17

BUCKEYE BEACH MARINA MHP
 BRANDON FOX
 5089 BATSON DR NE
 THORNVILLE OH 43076

Client No: 0000006529
 AR Sheet No: 0539614-AR
 MASI Dublin Laboratory: 877
 MASI Cincinnati Laboratory: 4100
 PWS ID No: 2302212
 STU ID No: 2353955
 PO No:

Dear Client:

Along with your results listed below we would like to thank you for allowing MASI to assist you with your environmental testing requirements.

Account Name: BUCKEYE BEACH MARINA MHP
 Sampler Name: BRANDON FOX
 Sample Date: 12/19/17
 Sample Time: 06:35
 Sample Matrix: POTABLE
 Sample Monitoring Point:
 Sample Tap: HOSE BIB WELL 2
 Sample Type:
 Sample Address: 13546 SHELLBEACH RD WELL 2 SPECIAL
 Sample ID:

Public
 County: FAIRFIELD
 Chlorinated:
 Repeat No:
 Cl2 Total:
 Cl2 Free:
 Cl2 Combined:

| Test Requested | Lab Number | Method Number | Analyst Number | Date Analyzed |
|--|------------|---------------|----------------|---------------|
| ALKALINITY, TOTAL 288 mg/l | 81798 | 2320 | 5289 | 12/20/17 |
| CHLORIDE 69.3 mg/l | 81799 | 4500CL-B | 3766 | 12/22/17 |
| PH 7.08 SU | 81800 | 4500H-B | 4791 | 12/19/17 |
| RESIDUE, TOTAL, FILTERABLE 512 mg/l | 81801 | 2540C | 5288 | 12/20/17 |
| SULFATE 78.0 mg/l | 81802 | 4500S04-E | 5288 | 12/22/17 |
| MANGANESE 33 ug/l | 81803 | 200.7 | 4792 | 12/21/17 |
| CALCIUM 126 mg/l | 81804 | 200.7 | 4792 | 12/21/17 |

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 Date: 12/29/17

BUCKEYE BEACH MARINA MHP
 BRANDON FOX
 5089 BATSON DR NE
 THORNVILLE OH 43076

Client No: 0000006529
 AR Sheet No: 0539614-AR
 MASI Dublin Laboratory: 877
 MASI Cincinnati Laboratory: 4100
 PWS ID No: 2302212
 STU ID No: 2353955
 PO No:

Dear Client:

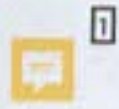
Along with your results listed below we would like to thank you for allowing MASI to assist you with your environmental testing requirements.

Account Name: BUCKEYE BEACH MARINA MHP
 Sampler Name: BRANDON FOX
 Sample Date: 12/19/17
 Sample Time: 08:35
 Sample Matrix: POTABLE
 Sample Monitoring Point:
 Sample Tap: HOSE BIB WELL 2
 Sample Type:
 Sample Address: 13546 SHELLBEACH RD WELL 2 SPECIAL
 Sample ID:

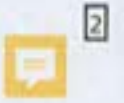
Public
 County: FAIRFIELD
 Chlorinated:
 Repeat No:
 C12 Total:
 C12 Free:
 C12 Combined:

| Test Requested | Lab Number | Method Number | Analyst Number | Date Analyzed |
|---------------------------|------------|---------------|----------------|---------------|
| Copper, total <50 ug/l | 81805 | 200.7 | 4792 | 12/21/17 |
| SILVER <10.0 ug/l | 81806 | 200.7 | 4792 | 12/28/17 |
| SODIUM 12.0 mg/l | 81807 | 200.7 | 4792 | 12/21/17 |
| LEAD <5.0 ug/l | 81808 | 3113B | 4792 | 12/28/17 |
| ZINC <10.0 ug/l | 81809 | 200.7 | 4792 | 12/21/17 |

BUCKEYE BEACH PARK, LLC
13610 SHELL BEACH ROAD NE
THORNVILLE, OH 43076



WATER SYSTEM LOCATION: 13546 SHELL BEACH ROAD NE
THORNVILLE, OH 43076



EXISTING WATER WELL NUMBER 3: AVAILABLE FOR OPERATION

ODNR WELL LOG AND DRILLING REPORT: 2043678

DRILLING DATE: 7/19/2013

ATTACHMENTS: ODNR WELL LOG and LABORATORY TESTING RESULTS



Number: 1 Author: Date: 2/26/2024 7:37:36 PM -05'00'
DDAGW-20

Please submit the project summary sheet (PSS) for Well No. 3 with the plan approval application. If the original PSS cannot be found, please complete a new PSS.

Number: 2 Author: Date: 2/26/2024 7:37:36 PM -05'00'
DDAGW-4

The engineering report published on October 2, 2018, for proposed Well No. 3 (and treatment plant upgrades) indicates Well No. 3 will be equipped with a Goulds, Model 25GS10 well pump. Please indicate if the selected pump has changed since 2018.

Number: 3 Author: Date: 2/26/2024 7:37:36 PM -05'00'
DDAGW-13

Please submit the original pumping test report for Well No. 3 through ePlans.

Arsenic Reports
Well #3

Gmail

Compose

Archive (20)

- Starred
- Important
- Sent Mail
- Drafts (23)
- All Mail
- Trash
- Custom

Search

- J.d. foltz
- Judy Bar
- Lisa Wells
- 6142901577
- 6146574531
- 7404383038
- Margaret Evans
- Martha Mate
- ray & Jeanne murray
- Volunteer

CNN.com Recently Published/Up

Arsenic result

Tornes, Brian

I received Kevin's voice mail it was drilled and test pump

The report also shows iron

Arsenic is a primary standar

Let me know if you need an

Thanks,

Brian Tornes
 Burgess & Niple, Inc.
 5085 Reed Road
 Columbus, OH 43220
 Phone: (614) 459-2050 ext
 Fax: (614) 451-1345



P.O. Box 1440 • Dublin, Ohio 43017 • Phone (614) 673-4654

Certificate of Analysis - Reprint

Page: 1
Date: 11/1

Client No: 0000
 AR Sheet No: 0133727
 Chemical Certification
 Bacterial Certification
 PWS ID No: 2
 STU ID No: R
 PO No:

STAGE INC DBA MC HARRY
 STEVE COSGRAY
 6631 N BROAD ST
 MALLONAY OH 43110

Dear Client:

Along with your results listed below we would like to thank you for allow MASI to assist you with your environmental testing requirements.

Account Name: STAGE INC DBA MC HARRY
 Sampler Name: TODD WASH
 Sample Date: 07/27/13
 Sample Time: 09:10
 Sample Type: POTABLE
 Sample Monitoring Point: R0001
 Sample Tap: WRLD HEAD
 Sample Class:
 Sample Address: 5085 REED RD COLUMBUS OH 43220 NEW WELL
 Sample ID:

Public
 County: FRANKLIN
 Chlorinated:
 Repeat No:
 C12 Total:
 C12 Free:
 C12 Combined:

| Test Requested | Test Result | Lab Number | Method Number | Analyst Number | A |
|---------------------------|-------------|------------|---------------|----------------|---|
| ALKALINITY, TOTAL | 281 mg/l | 09937 | 2320 | 3766 | 0 |
| CHLORIDE | 7.70 mg/l | 09939 | 4500CL-B | 3766 | 0 |
| FLUORIDE | 0.96 mg/l | 09939 | 4500F-C | 3710 | 0 |
| NITRATE | <0.10 mg/l | 09940 | 4500NO3-F | 3710 | 0 |
| NITRITE | <0.10 mg/l | 09941 | 4500NO2-F | 3710 | 0 |
| PH | 7.29 SU | 09942 | 4500H-B | 4171 | 0 |
| RESIDUE, TOTAL, FILTRABLE | 420 mg/l | 09943 | 2510C | 3766 | 0 |
| SULFATE | 52.3 mg/l | 09944 | 4500SO4-B | 3861 | 0 |

Arsenic 19.4



P.O. Box 1440 • Dublin, Ohio 43017 • Phone (614) 673-4654

Certificate of Analysis - Reprint

Page: 1
Date: 11/2

STAGE INC DBA MC HARRY
 STEVE COSGRAY

Client No: 0000
 AR Sheet No: 0133727

| Test Requested | Test Result | Lab Number | Method Number | Analyst Number | A |
|------------------------------|-------------|------------|---------------|----------------|---|
| GROSS ALPHA, INCL. RADON & U | <1 pCi/L | 09945 | 90C | 3863 | 0 |
| RESULT +/- 2.54 pCi/L | | | | | |

TCCI LABORATORIES, INC.

Environmental Lab Analysis & Consulting

120 West Broadway

P.O. Box 643

New Lexington, Ohio 43764

ATTN: GLENN DECKER www.tccilabs.com

Phone : (740) 342-1110

Toll Free : (800) 686-3519

Fax : (740) 342-4750

1 of 5

Buckeye Beach Marina & MHP

5089 Bateson Drive

Thornville, Ohio 43076

PWS # : 2302212

EPA Cert. # : 896

Sample Date : February 13, 2015

Sample Number : 1500917

Sample Time : 11:10

Source : NEW WELL

| Parameter | Method | Concentration | Units | Date Analyzed | Analyst | Time Analyzed |
|-----------|-----------|---------------|-------|---------------|---------|---------------|
| Arsenic | EPA 200.9 | 17.5 | ug/l | 02/19/15 | 3330 | 13:56 |

Reviewed by: _____

Lucinda Yinger, Lab Manager

Signed by for Jeff Roberts
President

Submitted By : _____

Jeff L. Roberts, President

Data Substitution Codes

- * AA - Below Detectable Limit
- * AE - Analytical Data Not Valid
- * LA - Lab Accident

EPA Certifications

Total Coliform and E. Coli by MMO-MUG (9223), pH (SM4500-H+), Alkalinity (SM2320-B), Stability (SM2330), Hardness (SM2340-C), Fluoride (SM4500 F C), Chlorine (SM4500 Cl-G), Nitrate (SM4500 NO3-F), Nitrite (SM4500 NO3-F), Sulfate (SM4500 SO4-E), Phosphate (SM4500 P-E), TDS (SM2540-C), Barium, Beryllium, Cadmium, Chromium, Copper, Nickel, Calcium, Iron, Manganese, Magnesium, Silver, Sodium, Zinc, Potassium (EPA 200.7), Antimony, Arsenic, Lead, Selenium, Thallium (EPA 200.9), Mercury (EPA 245.1), Hardness (SM2340-B)

Analytical Results

Thank You

Buckeye Beach Marina

2 of 5

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Fax : (740) 342-4750

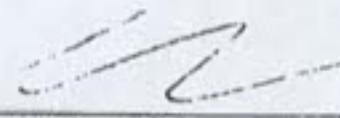
Buckeye Beach Marina & MHP

5089 Bateson Drive
Thornville, Ohio 43076

| | |
|-----------------|-------------------|
| PWS # : | 2302212 |
| EPA Cert. # : | 896 |
| Sample Date : | February 20, 2015 |
| Sample Number : | 1501021 |
| Sample Time : | 10:45 |
| Source : | NEW WELL |

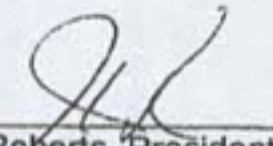
| Parameter | Method | Concentration | Units | Date Analyzed | Analyst | Time Analyzed |
|-----------|-----------|---------------|-------|---------------|---------|---------------|
| Arsenic | EPA 200.9 | 14.3 | ug/l | 02/23/15 | 3330 | 9:49 |

Reviewed by:


Lucinda Yinger, Lab Manager

| Data Substitution Codes |
|----------------------------------|
| * AA - Below Detectable Limit |
| * AE - Analytical Data Not Valid |
| * LA - Lab Accident |

Submitted By :


Jeff L. Roberts, President

EPA Certifications

Total Coliform and E. Coll by MMO-MUG (9223), pH (SM4500-H+), Alkalinity (SM2320-B), Stability (SM2330), Hardness (SM2340-C), Fluoride (SM4500 F C), Chlorine (SM4500 Cl-G), Nitrate (SM4500 NO3-F), Nitrite (SM4500 NO3-F), Sulfate (SM4500 SO4-E), Phosphate (SM4500 P-E), TDS (SM2540-C), Barium, Beryllium, Cadmium, Chromium, Copper, Nickel, Calcium, Iron, Manganese, Magnesium, Silver, Sodium, Zinc, Potassium (EPA 200.7), Antimony, Arsenic, Lead, Selenium, Thallium (EPA 200.9), Mercury (EPA 245.1), Hardness (SM2340-B)

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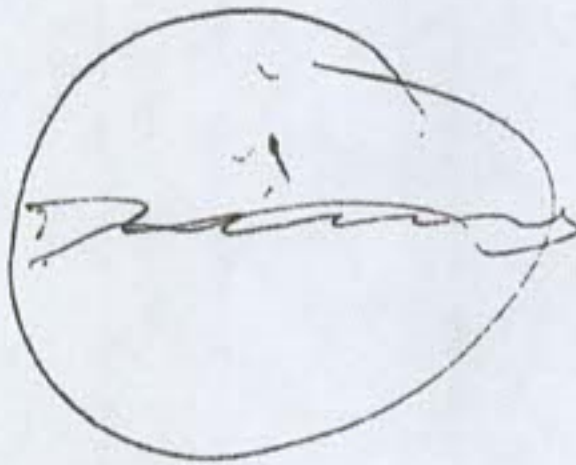
Buckeye Beach Marina & MHP

5089 Bateson Drive

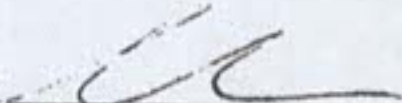
Thornville, Ohio 43076

| | |
|-----------------|-------------------|
| PWS # : | 2302212 |
| EPA Cert. # : | 896 |
| Sample Date : | February 27, 2015 |
| Sample Number : | 1501128 |
| Sample Time : | 11:19 |
| Source : | NEW WELL |

| Parameter | Method | Concentration | Units | Date Analyzed | Analyst | Time Analyzed |
|-----------|-----------|---------------|-------|---------------|---------|---------------|
| Arsenic | EPA 200.9 | 14.5 | ug/l | 03/04/15 | 3330 | 11:29 |

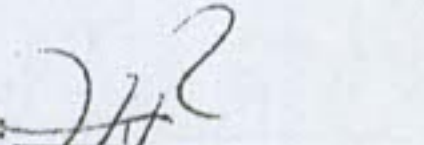


Reviewed by:


 Lucinda Yinger, Lab Manager

| Data Substitution Codes |
|----------------------------------|
| * AA - Below Detectable Limit |
| * AE - Analytical Data Not Valid |
| * LA - Lab Accident |

Submitted By:


 Jeff L. Roberts, President

EPA Certifications

Total Coliform and E. Coli by MMO-MUG (9223), pH (SM4500-H+), Alkalinity (SM2320-B), Stability (SM2330), Hardness (SM2340-C), Fluoride (SM4500 F C), Chlorine (SM4500 Cl-G), Nitrate (SM4500 NO3-F), Nitrite (SM4500 NO3-F), Sulfate (SM4500 SO4-E), Phosphate (SM4500 P-E), TDS (SM2540-C), Barium, Beryllium, Cadmium, Chromium, Copper, Nickel, Calcium, Iron, Manganese, Magnesium, Silver, Sodium, Zinc, Potassium (EPA 200.7), Antimony, Arsenic, Lead, Selenium, Thallium (EPA 200.9), Mercury (EPA 245.1), Hardness (SM2340-B)

The last complete well analysis for Well No. 3 occurred in 2013. Please purge Well No. 3 for one hour and then immediately sample Well No. 3 for the parameters listed for transient public water systems. Please also collect two bacteriological samples at least thirty minutes apart from one another. The certified lab responsible for the analyses should associate the results for Well No. 3 with PWS ID: OH2302212, Facility ID: WL003, and Sampling Point: RS003.

- a. Please disinfect, flush, and resample the well for bacteria if one the samples is positive for total coliforms.
- b. Please consult with the certified lab how long the analyses may take, given the results will be needed for this plan approval application.
- c. Please ensure the lab analyzes for radium-228.

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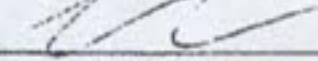
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Buckeye Beach Marina & MHP

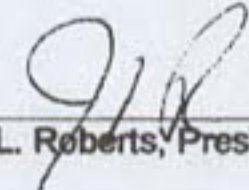
5089 Bateson Drive
Thornville, Ohio 43076

| | |
|-----------------|----------------|
| PWS # : | 2302212 |
| EPA Cert. # : | 896 |
| Sample Date : | March 10, 2015 |
| Sample Number : | 1501355 |
| Sample Time : | 11:00 |
| Source : | NEW WELL |

| Parameter | Method | Concentration | Units | Date Analyzed | Analyst | Time Analyzed |
|-----------|-----------|---------------|-------|---------------|---------|---------------|
| Arsenic | EPA 200.9 | 11.1 | ug/l | 03/11/15 | 2434 | 11:20 |

Reviewed by: 
Lucinda Yinger, Lab Manager

| Data Substitution Codes |
|----------------------------------|
| * AA - Below Detectable Limit |
| * AE - Analytical Data Not Valid |
| * LA - Lab Accident |

Submitted By: 
Jeff L. Roberts, President

EPA Certifications

Total Coliform and E. Coli by MMO-MUG (9223), pH (SM4500-H+), Alkalinity (SM2320-B), Stability (SM2330), Hardness (SM2340-C), Fluoride (SM4500 F C), Chlorine (SM4500 Cl-G), Nitrate (SM4500 NO3-F), Nitrite (SM4500 NO3-F), Sulfate (SM4500 SO4-E), Phosphate (SM4500 P-E), TDS (SM2540-C), Barium, Beryllium, Cadmium, Chromium, Copper, Nickel, Calcium, Iron, Manganese, Magnesium, Silver, Sodium, Zinc, Potassium (EPA 200.7), Antimony, Arsenic, Lead, Selenium, Thallium (EPA 200.9), Mercury (EPA 245.1), Hardness (SM2340-B)

5055

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Buckeye Beach Marina & MHP

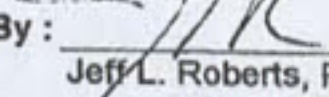
5089 Bateson Drive
Thornville, Ohio 43076

| | |
|-----------------|----------------|
| PWS # : | 2302212 |
| EPA Cert. # : | 896 |
| Sample Date : | March 17, 2015 |
| Sample Number : | 1501544 |
| Sample Time : | 12:07 |
| Source : | NEW WELL |

| Parameter | Method | Concentration | Units | Date Analyzed | Analyst | Time Analyzed |
|-----------|-----------|---------------|-------|---------------|---------|---------------|
| Arsenic | EPA 200.9 | 12.3 | ug/l | 03/19/15 | 3330 | 14:23 |

Reviewed by: 
Lucinda Yinger, Lab Manager

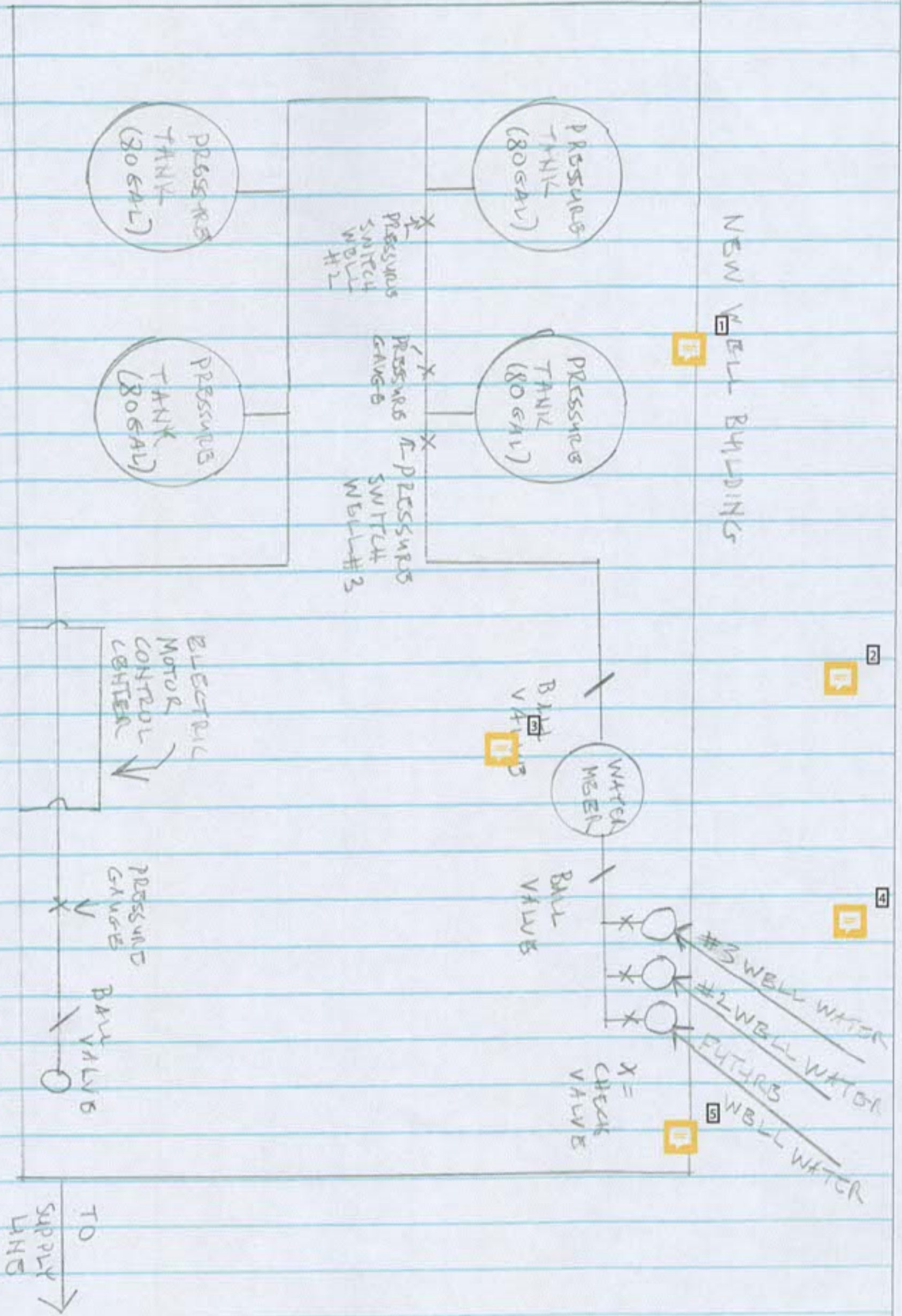
| Data Substitution Codes |
|----------------------------------|
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| * LA - Lab Accident |

Submitted By: 
Jeff L. Roberts, President

EPA Certifications

Total Coliform and E. Coli by MMO-MUG (9223), pH (SM4500-H+), Alkalinity (SM2320-B), Stability (SM2330), Hardness (SM2340-C), Fluoride (SM4500 F C), Chlorine (SM4500 Cl-G), Nitrate (SM4500 NO3-F), Nitrite (SM4500 NO3-F), Sulfate (SM4500 SO4-E), Phosphate (SM4500 P-E), TDS (SM2540-C), Barium, Beryllium, Cadmium, Chromium, Copper, Nickel, Calcium, Iron, Manganese, Magnesium, Silver, Sodium, Zinc, Potassium (EPA 200.7), Antimony, Arsenic, Lead, Selenium, Thallium (EPA 200.9), Mercury (EPA 245.1), Hardness (SM2340-B)

NEW WELL BUILDINGS



Number: 1 Author: Date: 2/26/2024 7:37:37 PM -05'00'
DDAGW-17

Please provide the make and model number(s) for the proposed pressure tanks. The tanks should be adequately sized to provide roughly two – three minutes of pump runtime (or the minimum runtime required by the well pump manufacturer).

a. Please show the shutoff valve on each pressure tank's "service line."

Number: 2 Author: Date: 2/26/2024 7:37:37 PM -05'00'
DDAGW-18

Please describe the proposed water treatment room/building (e.g., dimensions, floor elevation, construction materials, etc.). If the floor elevation with respect to mean sea level is not known, please indicate the height of the floor compared to surrounding grade.

Number: 3 Author: Date: 2/26/2024 7:37:37 PM -05'00'
DDAGW-2

If the proposed water meter could be bypassed, please show the water meter on a water line other than the main line.

Proposed shutoff valves/ball valves for the water treatment plant should be installed downstream of the pressure switches. Any shutoff valves proposed for a well should only be turned to the "closed" position if the power to the well's pump has been shutoff.

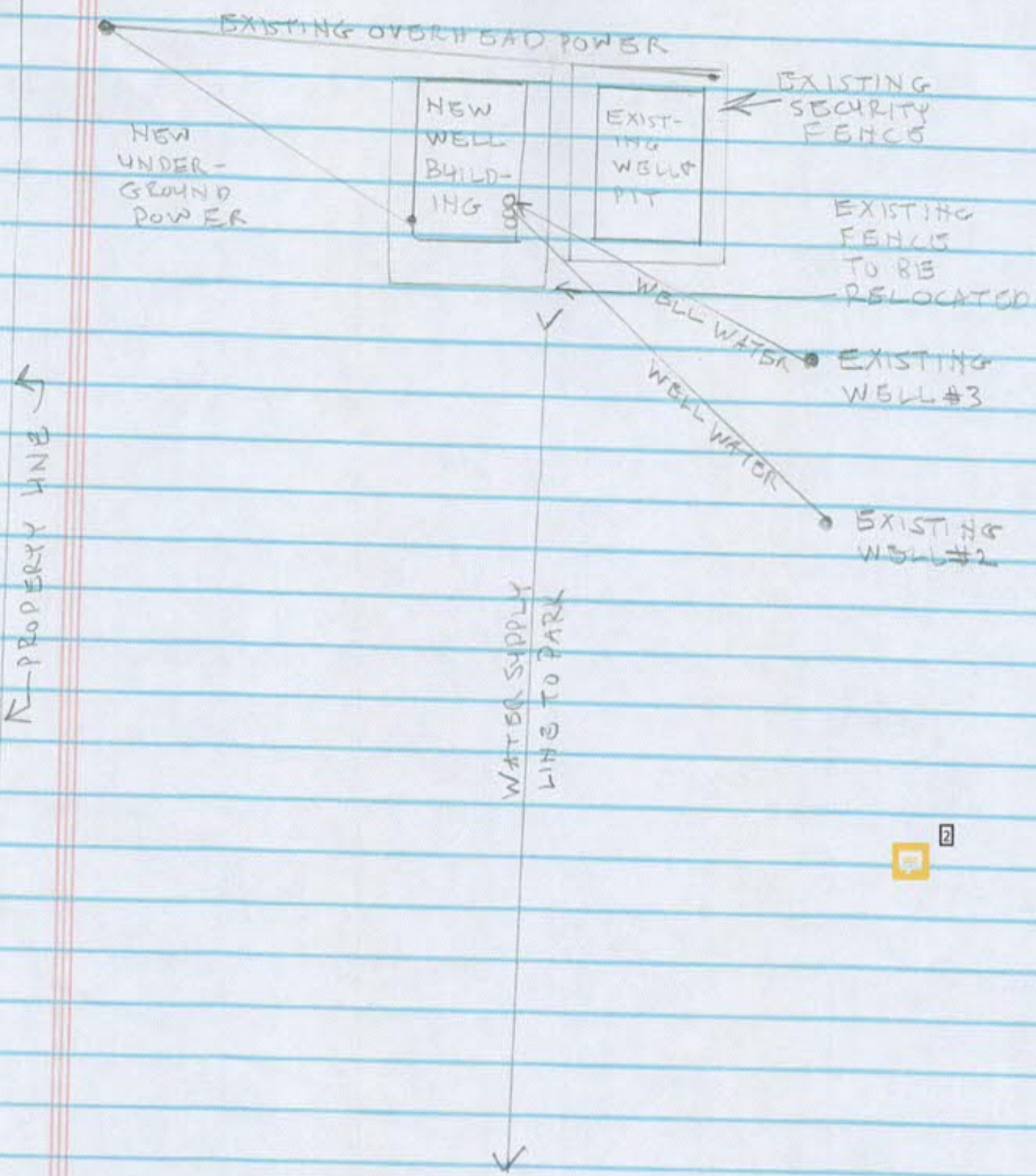
Number: 4 Author: Date: 2/26/2024 7:37:37 PM -05'00'
DDAGW-19

Please show the raw water taps on the drawing. The taps must be smooth-nose sample taps and installed upstream of the pressure tanks.

Number: 5 Author: Date: 2/26/2024 7:37:37 PM -05'00'
DDAGW-1

Check valves cannot be installed between the pitless adapter for a well and pressure tanks. Please revise the plan drawings.

BBP, LLL



Number: 1 Author: Date: 2/26/2024 7:37:37 PM -05'00'
DDAGW-3

Please provide an "aerial" map showing the property limits of Buckeye Beach Park and the location of the water system components (with relation to direction). For instance, a north arrow should be included on the map(s). Additionally, a scale (or alternative means for measuring distances) should be provided between the wells, water treatment plant, and distribution system.

- a. Please show where sources of contamination are located in relation to the water system components (e.g., sewer lines, septic systems, dump station, etc.).
- b. Please show the approximate paths of the proposed and/or installed discharge lines for the wells.
- c. If water mains will be extended or altered in the distribution system, please show the modifications in the plans.

Number: 2 Author: Date: 2/26/2024 7:37:37 PM -05'00'
DDAGW-16

On February 9, 2024, John Wood received an email with attachments explaining what should be submitted for detail plan applications. The email included a small system detail plan template, small system submittal checklist, and a few other items. The email and its attachments will be forwarded to you outside of ePlans.

- a. A copy of the facility description sheet from Ohio EPA's "New Well Application" was also attached to the email. Please complete this sheet to describe the new population to be served.
- b. Please use the small system submittal checklist, and the below comments, to improve the detail plan application.