

**DOCKET NO. D-98-28-2**

**DELAWARE RIVER BASIN COMMISSION**

**Honey Brook Golf Club  
Ground and Surface Water Withdrawal  
Honey Brook Township, Chester County, Pennsylvania**

**PROCEEDINGS**

This docket is issued in response to an Application submitted by Honey Brook Golf Club to the Delaware River Basin Commission (DRBC or Commission) for renewal of an allocation of ground water and review of a ground water withdrawal project on February 18, 2008 (Application). The project wells were approved by the Pennsylvania Department of Environmental Protection, subject to approval by the DRBC.

The Application was reviewed for continuation under Section 3.8 of the *Delaware River Basin Compact*. The Chester County Planning Commission has been notified of the application for this permit. A public hearing on this project was held by the DRBC on July 16, 2008.

**A. DESCRIPTION**

1. **Purpose.** The purpose of this project is to continue supplying 10.37 million gallons per thirty days (mg/30 days) of water to the docket holder's golf course irrigation system through 1 well. The proposed total allocation of ground water is not an increase in existing allocation.
2. **Location.** The project well is located in the Brandywine-Christina Watershed in the Honey Brook Gneiss Formation. Specific location information has been withheld for security reasons.
3. **Area Served.** The well serves the docket holder's golf course as outlined on a map entitled "Location Map" submitted with the Application. For the purpose of defining Area Served, the Application is incorporated herein by reference consistent with conditions contained in the DECISION section of this docket.
4. **Physical features.**
  - a. **Design criteria.** The docket holder operates a ground water well at an average and maximum water demand of 3.8 mg/30 days and 10.37 mg/30 days, respectively. The golf course is designed to incorporate a series of three constructed ponds which discharge to an unnamed intermittent stream to an unnamed tributary of West Branch Brandywine Creek. The ponds store a small fraction of surface water runoff; ground water will supply the ponds for pumping to the irrigation system. Surface water sources are not adequate to supply more than

100,000 gallons per day (gpd) and metering of Well No. PW-1 is identified as separate usage. The withdrawal will provide water to maintain the docket holder’s golf course consisting of approximately seven acres of tees, seven acres of rough, 30 acres of fairways, and seven acres of greens.

The docket holder uses a computer-controlled valve and head irrigation systems that allows selective operation of sprinkler banks. A central control system, in conjunction with a weather station, allows for adjustments to the irrigation system as needed. The turf is maintained with a minimal amount of water to foster disease resistance and drought tolerance. A double-row spacing of irrigation sprinklers will permit more control of irrigation and the uses of smaller sprinkler prevent over-saturation and enable water conservation. The anticipated ten-year future average and maximum water demand will remain unchanged at 3.8 mg/30 days and 10.37 mg/30 days, respectively.

**b. Facilities.** The existing project well has the following characteristics:

WELL NO.	DEPTH	CASED DEPTH/ CASING DIAMETER	PUMP CAPACITY	YEAR DRILLED
PW#1	400'	107'/8"	240 gpm	1998

The well and intakes are metered.

Prior to entering the distribution system, the water is not treated

The project well is above the 100-year flood elevation.

**B. FINDINGS**

The project is designed to conform to the requirements of the *Water Code* and *Water Quality Regulations* of the DRBC.

The DRBC estimates that the project withdrawals, used for the purpose of golf course irrigation, result in a consumptive use of 90 percent of the total water use. The DRBC definition of consumptive use is defined in Article 5.5.1.D of the *Administrative Manual – Part III – Basin Regulations – Water Supply Charges*.

The project does not conflict with the Comprehensive Plan and is designed to prevent substantial adverse impact on the water resources related environment, while sustaining the current and future water uses and development of the water resources of the Basin.

The docket holder's well was previously approved by DRBC Docket No. D-98-28 approved on August 12, 1998. A pumping test was performed on this well in 1997. No reports of interference were received with the operation of the wells under Docket No. D-98-28. No adverse impact is anticipated with the continued operation of this project.

**C. DECISION**

- I. Effective on the approval date for Docket No. D-98-28-2 below:
  - a. The project described in Docket No. D-98-28 is removed from the Comprehensive Plan to the extent that they are not included in Docket No. D-98-28-2.
  - b. Docket No. D-98-28 is terminated and replaced by Docket No. D-98-28-2.
  - c. The project and the appurtenant facilities described in the Section A "Physical features" shall be added to the Comprehensive Plan.
  
- II. The project and appurtenant facilities as described in the Section A "Physical features" are approved pursuant to Section 3.8 of the *Compact*, subject to the following conditions:
  - a. Docket approval is subject to all conditions, requirements, and limitations imposed by the PADEP, and such conditions, requirements, and limitations are incorporated herein, unless they are less stringent than the Commission's. The docket holder shall register with the PADEP all surface and ground water sources described in this docket in accordance with the Pennsylvania Water Resources Planning Act (Pennsylvania Act 220).
  - b. The wells and operational records shall be available at all times for inspection by the DRBC.
  - c. The wells shall be operated at all times to comply with the requirements of the *Water Code* and *Water Quality Regulations* of the DRBC.
  - d. During any 30-day period, the withdrawal from the project well shall not exceed 10.37 million gallons, and the withdrawal from all sources shall not exceed 10.37 million gallons.
  - e. Existing wells are to be similarly equipped, where possible, with readily accessible ports and drop pipes as repairs or modifications are made at each existing well.
  - f. In accordance with the provisions of Resolution No. 74-6, as amended, if the irrigation withdrawal exceeds the amount of the well withdrawal, the applicant shall pay for the surface water use.

g. Upon completion of construction of the approved project, the docket holder shall submit a statement to the DRBC, signed by the docket holder's engineer or other responsible agent, advising the Commission that the construction has been completed in compliance with the approved plans, giving the final construction cost of the approved project and the date the project is placed in operation.

h. The project withdrawals shall be metered with an automatic continuous recording device that measures to within 5 percent of actual flow. An exception to the 5 percent performance standard, but no greater than 10 percent, may be granted if maintenance of the 5 percent performance is not technically feasible or economically practicable. A record of daily withdrawals shall be maintained, and monthly totals shall be reported to the PADEP annually and shall be available at any time to the Commission if requested by the Executive Director.

i. Each new water service connection shall include a water meter in accordance with the DRBC's Resolution No. 87-7 (Revised).

j. In accordance with DRBC Resolution No. 87-6 (Revised), the docket holder shall continue to implement to the satisfaction of the PADEP, the systematic program to monitor and control leakage within the water supply system. The program shall at a minimum include: periodic surveys to monitor leakage, enumerate unaccounted-for water, and determine the current status of system infrastructure; recommendations to monitor and control leakage; and a schedule for the implementation of such recommendations. The docket holder shall proceed expeditiously to correct leakages and unnecessary usage identified by the program.

k. The docket holder shall implement to the satisfaction of the PADEP, the continuous program to encourage water conservation in all types of use within the facilities served by this approval. The docket holder will report to the PADEP on the actions taken pursuant to this program and the impact of those actions as requested by the PADEP.

l. No water service connections shall be made to newly constructed premises with plumbing fixtures and fittings that do not comply with water conservation performance standards contained in Resolution No. 88-2 (Revision 2).

m. The docket holder shall continue to implement its Water Conservation Plan as approved by PADEP, and shall report to the PADEP on actions taken pursuant to this program and the impact of those actions as requested by the PADEP.

n. The docket holder shall implement to the satisfaction of the PADEP, a drought or other water supply emergency plan.

o. No new water service connections shall be made to premises connected to sewerage systems which are not in compliance with all applicable effluent limits contained in State permits and the *Water Quality Regulations* of the Commission.

p. Nothing herein shall be construed to exempt the docket holder from obtaining all necessary permits and/or approvals from other State, Federal or local government agencies having jurisdiction over this project.

q. The docket holder is permitted to provide the water approved in this docket to the areas included in Section A.3. Area Served of this docket. Any expansion beyond those included in Section A.3. Area Served is subject to DRBC review and approval in accordance with Section 3.8 of the *Compact*.

r. A complete application for the renewal of this docket, or a notice of intent to cease the operations (withdrawal, discharge, etc.) approved by this docket by the expiration date, must be submitted to the DRBC at least 12 months prior to the expiration date below (unless permission has been granted by the DRBC for submission at a later date), using the appropriate DRBC application form. In the event that a timely and complete application for renewal has been submitted and the DRBC is unable, through no fault of the docket holder, to reissue the docket before the expiration date below, the terms and conditions of this docket will remain fully effective and enforceable against the docket holder pending the grant or denial of the application for docket approval.

s. The issuance of this docket approval shall not create any private or proprietary rights in the water of the Basin, and the Commission reserves the rights to amend, alter or rescind any actions taken hereunder in order to insure the proper control, use and management of the water resources of the Basin.

t. If the operation of this project significantly affects or interferes with any domestic or other existing wells or surface water supplies, or if the docket holder receives a complaint by any user of wells or surface water supplies within the zone of influence of the withdrawal, the docket holder shall immediately notify the Executive Director of any complaints by users of wells or surface water supplies within the zone of influence of the withdrawal, and unless excused by the Executive Director, shall investigate such complaints. The docket holder should direct phone call notifications of potential well or surface water interference or complaints of interference to the DRBC Project Review Section at 609-883-9500, extension 216. Oral notification must always be followed up in writing directed to the Executive Director. In addition, the docket holder shall provide written notification to all potentially impacted users of wells or surface water supplies of the docket holder's responsibilities under this condition. Any well or surface water supply which is substantially adversely affected, or rendered dry or otherwise unusable as a result of the docket holder's project withdrawal, shall be repaired, replaced or otherwise mitigated at the expense of the docket holder. A report of investigation and/or mitigation plan prepared by a hydrologist shall be submitted to the Executive Director as soon as practicable. The Executive Director shall make the final determination regarding the validity of such complaints, the scope or sufficiency of such investigations, and the extent of appropriate mitigation measures, if required. The Executive Director may modify or suspend this approval or any condition thereof, or require mitigating measures pending additional review,

if in the Executive Director's judgment such modification or suspension is required to protect the water resources of the Basin.

u. For the duration of any drought emergency declared by either Pennsylvania or the Commission, water service or use by the docket holder pursuant to this approval shall be subject to the prohibition of those nonessential uses specified by the Governor of Pennsylvania, the Pennsylvania Emergency Management Council, PADEP, or the Commonwealth Drought Coordinator to the extent that they may be applicable, and to any other emergency resolutions or orders adopted hereafter by the Commission.

v. The docket holder and any other person aggrieved by a reviewable action or decision taken by the Executive Director or Commission pursuant to this docket may seek an administrative hearing pursuant to Articles 5 and 6 of the Commission's *Rules of Practice and Procedure*, and after exhausting all administrative remedies may seek judicial review pursuant to Article 6, section 2.6.10 of the *Rules of Practice and Procedure* and section 15.1(p) of the Commission's *Compact*.

**BY THE COMMISSION**

**APPROVAL DATE: July 16, 2008**

**EXPIRATION DATE: July 16, 2018**