

# MEMORANDUM

## New Mexico Office of the State Engineer

### *Water Use & Conservation Bureau*

**Date:** February 28, 2002

**To:** Brian C. Wilson, P.E., Chief, Water Use & Conservation Bureau

**From:** John T. Romero, Water Master I

**Subject:** Heartstone Subdivision, Preliminary Plat, Santa Fe County

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The proposed subdivision is a request to develop a 60.3-acre tract of land into a 24-parcel subdivision. The tract is located approximately 4 miles West of Bishops Lodge, North of Santa Fe, NM off CR 85-A, "Tano West". This development is further described as being located in Sections 3 & 4, Township 17 North, Range 09 East, New Mexico Principal Meridian. This proposal was reviewed pursuant to the Santa Fe County Land Development Code, the Extraterritorial Subdivision Regulations and provisions of the New Mexico Subdivision Act.

This developer has indicated that shared 72-12-1 domestic wells will be utilized to supply water to this subdivision. It is believed that well No. RG-76687 is one of the wells, which may supply this subdivision with water. It also is the well that was pump tested for the Geohydrology Report performed by Dennis R. Cooper, Consulting Engineer. Additional well permit numbers were not provided nor is it known if additional wells have been drilled on the property. The developer has stated that six (6) wells (4 parcels per well) will serve this subdivision, all of which must be properly permitted by the Office of the State Engineer (OSE). The developer should state, in the disclosure statement, which parcels will be sharing a specific well. Additionally, it is recommended that the developer include a well agreement in the disclosure statement since shared 72-12-1 domestic wells will be utilized. The well agreement should state what the responsibilities and requirements are for each parcel owner sharing a well.

The developer has submitted a water budget stating that the subdivision will use 0.42 acre-feet of water per year per residence for a total of 10.08 acre-feet per year. The water budget figures and calculations were prepared in an acceptable manner. It should be noted that the maximum amount of water that can be diverted from a 72-12-1 domestic well is 3.0 acre-feet per year and the maximum amount of land that can be irrigated is one acre. Since six wells will be constructed at the subdivision there should be no problem staying below the 3.0 acre-feet per year of water entitlement per well. Each shared 72-12-1 domestic well will be required to be metered with a totalizing meter and quarterly meter readings submitted to the OSE. It is also recommended that the county require the

developer to require a totalizing meter at **each** parcel or connection so that individual water use can be measured.

The developer has addressed conservation measures by indicating that each parcel in the development will be allowed to have up to 800 square-feet of xeriscaped landscape. The development will also include a commons area, part of which may be landscaped in cool season turf that will be irrigated with sprinklers and part which will be landscaped with low water use trees, shrubs and other plants that will be irrigated with a drip irrigation system. It is recommended that in addition to these conservation measures the developer should restrict outdoor water use by each parcel at the subdivision. This restriction should include swimming pools, Jacuzzi's, and decorative ponds etc. as an additional conservation measure. The water budget for each parcel does not account for this type of outdoor use.

The developer has proven that there is a 100-year supply of water meeting the water requirements of the subdivision. This was accomplished with the Geohydrology Report mentioned previously and performed by Mr. Dennis Cooper. The report demonstrated a supply of at least 0.42 acre-feet per year for 24 parcels over 100-year period

It is my opinion that the developer's water proposal conforms to the Santa Fe County Land Development Code and the Extraterritorial Subdivision Regulations. It is suggested that the county consider our recommendations addressing additional conservation measures and the well agreements. A **favorable** opinion is recommended for this proposal.