



COMMUNITY DEVELOPMENT DEPARTMENT

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**WATER SUPPLY REQUIREMENTS
 FOR
PARTITIONS AND SUBDIVISIONS**

Effective October 2, 2007

Before dividing land you need to meet the applicable water supply standards within BCC 99.800 - 99.850. These standards were adopted to help ensure a safe and reliable supply of water for all users of groundwater, now and into the future.

Before conducting a pump test, you need to contact a County planner for more information.

Partition (dividing a property into two or three parcels)

Your application will need to include:

- A well log** (see page 4) and a **map** showing locations and well ID #s of all monitored wells.
- A water quality test for coliform bacteria and nitrates** performed within the past 12 months.
- A water quantity test** (performed within the past 12 months) **as follows:**

If the average size of the resulting parcels is...	...then this is required:
less than 10 acres	Major Pump Test
10 acres or more	Minor Pump Test

See pages 2 and 3 for descriptions of "Minor Pump Test" and "Major Pump Test."

Subdivision (dividing a property into four lots or more in one calendar year)
or Series Partition (partition of a property that exceeds six times the minimum parcel size)

Your application will need to include:

- A well log** (see page 4) and a **map** showing locations and well ID #s of all monitored wells.
- A water quality test for coliform bacteria and nitrates** performed within the past 12 months.
- A water quantity test** (performed within the past 12 months) **as follows:**

If the average size of the resulting parcels or lots is...	...and your well is in bedrock then you need a:	...and your well is in alluvium then you need a:
less than 5 acres	Hydrogeologic Study	Hydrogeologic Study
5 acres to less than 10 acres	Hydrogeologic Study	Major Pump Test
10 acres to less than 20 acres	Major Pump Test	Minor Pump Test
20 acres or larger	Minor Pump Test	Minor Pump Test

Minor and Major Pump Test water quantity requirements:

If your pump test was during this time period and showed a sustained yield of this many gallons per minute...		...then you are required to install this much water storage:
October 16 through July 14	July 15 through October 15	
5 gpm or more	5 gpm or more	None
<5 gpm Can not submit land division application until completion of dry season testing showing a minimum of 1 gpm.	3 to 4.99 gpm	500 gallons
	2 to 2.99 gpm	1000 gallons
	1 to 1.99 gpm	1500 gallons

Notes: The required storage may be a combination of tank and well storage.
 A well producing less than 1 gpm is inadequate to serve as a water supply.
Shared wells must produce at least 5 gallons per minute per property.

Minor Pump Test

- The County will notify neighboring property owners.**
- Use the “Minor Pump Test Submittal Form” and “Recovery Worksheet”** and review the completed examples.
- Test must be performed no more than 12 months before you submit your application.
- Test must be performed by an Oregon licensed well driller, pump installer, geologist, engineering geologist or professional engineer.
- In the proposed production well:
 - Prior to pumping -- **record** the static water level.
 - While the sustained yield pumping rate is being determined, it is likely the water level within the well will be reduced. **Pump for at least 4 hours at a rate that does not reduce the water level within the well** (this is called “sustained yield”). **Record** this rate and the water level at half-hour intervals. Using the table on page 1, this will determine if your well is adequate and how much storage is required.
 - After pumping stops, **record** the recovery of water level in the well at half-hour intervals for 4 hours or until water level rebounds to 90% of the total drawdown amount, whichever comes first. (**Use the “Recovery Worksheet”** and review the completed example.)
- For all other existing wells on the same property, all wells on adjacent properties (including far away and across the street), and all wells within 100 feet of the subject property’s boundaries:
 - Prior to pumping the production well – **record** the static water level of **all wells**.
 - At half-hour intervals during pumping – **record** drawdown in **all wells**.
 - After pumping stops – **record** recovery of water level at half-hour intervals for 4 hours or until water level returns to 90% of the total drawdown amount, whichever comes first. **This is required for only the closest well drawing from the same aquifer.**

Note: You do not have to monitor a well on a property on which the property owner has refused to grant access for that purpose. Documentation is required.
- Return the completed documentation (see page 1) to Staff as part of your partition application.

Major Pump Test

- At least 10 days before the pump test, the County will notify neighboring property owners:**
 - within 250 feet of the subject property if the subject property is inside an urban growth boundary, or
 - within 1,000 feet of the subject property if the subject property is outside an urban growth boundary

The reason for this is to enable neighbors to monitor their own wells during the pump test if they choose.
- Use the “Major Pump Test Submittal Form” and “Recovery Worksheet”** and review the completed examples.
- Test must be performed no more than 12 months before you submit your application.
- Test must be performed by an Oregon licensed well driller, pump installer, geologist, engineering geologist or professional engineer.
- In the proposed production well:
 - Prior to pumping -- **record** the static water level.
 - While the sustained yield pumping rate is being determined, it is likely the water level within the well will be reduced. **Pump for at least 12 hours at a rate that does not reduce the water level within the well** (this is called “sustained yield”). **Record** this rate at half-hour intervals. Using the table on page 1, this will determine if your well is adequate and how much storage is required.
 - After pumping stops, **record** the recovery of water level in the well at half-hour intervals for 4 hours or until water level rebounds to 90% of the total drawdown amount, whichever comes first. (**Use the “Recovery Worksheet”** and review the completed example.)
- For all other existing wells on the same property, all wells on adjacent properties (including far away and across the street), and all wells within 500 feet of the subject property’s boundaries:
 - Prior to pumping the production well – **record** the static water level of **all wells**.
 - At half-hour intervals – **record** drawdown during the pumping of the production well. ***This is required for only two additional wells which draw from the same aquifer as the production well.***
 - After pumping stops – **record** recovery of water level at half-hour intervals for 4 hours or until water level returns to 90% of the total drawdown amount, whichever comes first. ***This is required for only two additional wells which draw from the same aquifer as the production well.***

Note: You do not have to monitor a well on a property on which the property owner has refused to grant access for that purpose. Documentation is required.
- Return the completed documentation (see page 1) to Staff as part of your application.

Hydrogeologic Study

- You need to hire a geologist, engineering geologist, or professional engineer registered with the State of Oregon, and who has worked in a professional capacity in the field of groundwater resource management and hydraulics.
- The professional you hire will need to:
 - Prepare a study proposal and submit it to Benton County for approval.
 - Based on the approved study proposal, conduct a hydrogeologic study that addresses all the factors in Section 99.850(4) of the Benton County Development Code.
 - Submit the hydrogeologic study to Benton County for review. Benton County will hire a qualified professional to perform the review.

Important:

- Your well location can impact septic drainfield and road placement options.
- A dwelling might not be approvable on certain areas of your property.
- Therefore, before drilling a well, we suggest you discuss the location with a County planner.

How to find a well log on Oregon Water Resources Department's website:

1. Go to **oregon.gov/OWRD/**. Click on "Find a Well Report."
2. Enter ONLY the Township, Range and Section for the property at the "Well Report Query" screen. (Enter more search criteria only if you receive too many results.)
3. Click the "Search" button.
4. To sort data within the well report query, click on a column heading. "Owner" is the owner when the well was drilled.
5. To view the image of the well log, click on the county and number under the "Well Log" column heading.
6. To print the image of the well log, select "file" and "print."
7. If you can't find a well log, try searching by "County" and "Owner last name" only. For more help, call Oregon Water Resources Department at 503-986-0900.