

Untitled

Commission Meeting

Name

kenneth dehoff

Address

20 pine court
placitas, NM 87043
United States

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Email

ksdehoff@netwks.com

Comments:

Regarding zoning change request ZNCH-20-001. I recommend the rejection of this request based on state liquid waste treatment law NMAC 20.7.3.

I have seen a site plan that has 20 two story homes. If these are each 2 bedrooms, the result is 80 bedrooms, with a septic sizing rate of 150 gallons/day/bedroom that is equivalent 12,000 gallons of liquid waste to be discharged (NMAC 20.7.3.201 L). According to table 301.1 a 4 acre lot size can maintain a maximum 2000 gallons per day and so the site plan design is vastly flawed and should be rejected.

I would further say that 12,000 gallons of liquid waste/day would require a commercial waste treatment license and such facilities are not allowed under the placitas area plan.

