

706 Elizabeth Ct City Engineer Comments

From: Denny Muchmore
To: Permits; Jason Shirley
Cc: Don Cutler
Subject: Followup: 706 Elizabeth Ct, code & permit questions (Dayton)
Attachments: image002.png
PWDS details (sidewalk, sewer-storm lateral, water service).pdf
Utility map excerpts, 706 Elizabeth Ct.pdf
Title Report, TL 1400, Baker.zip
Palmer Creek Addition ph 3, 1996, set.pdf

Jason,

I forgot to attach a few applicable details.

- Sidewalk & driveway approach details.
- Sewer & storm lateral details.
 - A property line cleanout per Detail 416 will need to be added to the existing sewer lateral (*at the edge of the easement*).
 - Although not noted below, separate sewer service laterals are required for each side of duplex lots, and a 6-inch minimum size lateral is required for triplexes (*or separate laterals to each unit*).
- Water service & water meter details.
 - A meter box to current City standards must be provided for the new meter(s) serving this lot.

Denny Muchmore, PE (OR, WA)
Westech Engineering, Inc., 3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302

Celebrating 56 Years of Service 1968 - 2024

From: Denny Muchmore
Sent: Tuesday, July 9, 2024 6:18 PM
To: 'Permits'; Jason Shirley, Dayton
Cc: Don Cutler
Subject: RE: 706 Elizabeth Ct, code & permit questions (Dayton)

Jason,

- Setbacks. Garage setbacks are 20 feet from the property line (*not from the curb or from the sidewalk*).
 - Location of property line will need to be marked/staked in the field by the builder's surveyor in order to verify where this setback is measured from.
 - The side yard setback on the north will be 5 feet OR the edge of the pump station access roadway, whichever is greater.
- Parking. Offstreet parking required is 2 per dwelling unit (*plus 1 for each ADU*), as noted in the LUDC 7.2.303.06 table.
- Sidewalk. A new 5 foot wide curblin sidewalk is required, per PWDS detail 212. The driveway approach(s) for the new house need to be per PWDS detail 212A.
- Sewer Lateral. The record drawings discussed below show a sewer lateral connected to the sewer main down the gravel access to the Palmer Creek pump station.
- Storm Drain Lateral. The storm lateral can either connect to the storm line near the downhill end of the cul-de-sac frontage, or daylight out to the back (*east/downhill end*) of the lot. The soils in the area are not conducive to infiltration, especially on slopes.
- Geotech Report. Due to the steep nature of the slopes below Elizabeth Court, a Geotech report is recommended (*whether or not it is required is up to the building official, but is strongly*

recommended based on challenged experienced by other lots in this general area). The soils in this area are known to be highly erodible and unstable when saturated with without established vegetation cover. See notes below regarding flood plain issues.

- Flood Plain issues. As shown on the attached utility map excerpts, the lower ~third of the lot extends down below the 100 year flood plain. If the footprint of the proposed house extends into the 100 year flood plain, a flood plain development permit is required, and flood standards will need to be met if the area within the house footprint (*including the crawl space*) is not filled to a minimum of 1 foot above the flood plain level.
- Water Service. As noted below, a single water service is shown on the old as-built drawings for this lot. If a duplex or triplex is proposed, separate water services and separate water meters will be required for each unit per PWDS 5.19.a.4.b.

Other Information.

- Utility map excerpts are attached for reference.
- A copy of a title report for the property previously pulled by the City is attached for reference.
- Pdf copy of Palmer Creek Addition Phase 3 drawings is attached for reference.
 - Sheet 13 shows the sewer lateral location based on the as-builts, at the downhill end of the lot on the gravel access road to the Palmer Creek Pump Station (*will need to be verified by the homebuilder*). This location has not been verified by Public Works.
 - Sheet 13 also shows the record alignment of the private pressure sewer from 710 Elizabeth Court (*shown just behind the cul-de-sac curbline*). This location has not been verified by Public Works.
 - Sheet 9 shows a water service location near the north end of the lot based on the as-builts (*will need to be verified by the homebuilder*). This location has not been verified by Public Works.

When the property boundaries are marked by the homebuilder's surveyor, please notify us so that we can verify the location of the gravel access road to the Palmer Creek Pump Station in relation to the proposed building envelope.

We hope this information is helpful.

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Celebrating 56 Years of Service 1968 - 2024*

From: Denny Muchmore
To: Rocio Vargas
Cc: Don Cutler
Subject: RE: 706 Elizabeth Ct., existing lot questions
Date: Wednesday, July 16, 2025 11:22:52 AM
Attachments: [image001.png](#)
[Followup 706 Elizabeth Ct code permit questions \(Dayton\).msg](#)

Rocio,

Attached is an email from just over a year ago, with information provided for reference by all parties.

See red italics text below addressing the specific current questions.

1. Tie in depth to city sewer (will dictate whether a sewer pump would be a necessity) *(this lot will be required to install a gravity sewer lateral connected to the gravity sewer mainline that runs down the gravel access road to the Palmer Creek Sewer Pump Station. A private sewer pump to serve a property in Dayton is prohibited unless it can be*

demonstrated that it is not possible to serve the property by gravity, which does not appear to be the case for this particular lot. As for the depth of the sewer mainline along the gravel pump station access road, this can be approximated by looking in the manholes on either end of the lot (MH 130 on Elizabeth Court and MH 189 down on the gravel access road). I don't have specific information on the sewer mainline depths along the gravel access road other than what is shown on the Palmer Creek Addition Ph 3 drawings included in the 7/9/2024 email attached above, and we are not sure those old drawings are accurate.)

2. Whether or not backfill / topography changes on the lot, in the floodplain would be allowed ? *(Any fills within the FEMA 100 year flood plain require a floodplain development permit. Curt would be the one to provide guidance on what is involved in that process these days)*

I just read most of the information in the link that you sent in reference to the floodplain, but for me it's still a bit convoluted. *(understood. Since the federal government (FEMA) dictates in part what is or is not allowed to happen in a flood plain, it does tend to be more complex than if it were solely a local decision.)*

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