



CITY OF PORTLAND  
Stormwater  
Management  
Manual

**FORM 2**

# OPERATIONS & MAINTENANCE FORM

## PRIVATE STORMWATER MANAGEMENT FACILITIES

This O&M Form supercedes document number \_\_\_\_\_

*(for official county use only)*

Multnomah County Official Records  
R Weldon, Deputy Clerk

2016-107598



\$71.00

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08/29/2016 10:40:32 AM

1R-MAINAGMT  
\$30.00 \$11.00 \$20.00 \$10.00

Pgs=6 Stn=11 ATJJN

**PROJECT NAME** Unit 1

**PERMIT INFORMATION**

Permit # 2016-187445-000-00-RS

Permit Submittal Date 6/13/2016

**SITE INFORMATION** *(include all parcels)*

R# (6 Digits) R131408

Site Address 4705 N CONGRESS AVE

City / State / Zip PORTLAND, OR 97217

Preparation Date: 8/17/2016

**OWNER INFORMATION (ALL LEGAL OWNERS)**

Name (1) H Hudson Homes

Name (2) \_\_\_\_\_

Address (Mailing) 9700 SW Capitol Hwy STE 100

City / State / Zip PORTLAND, OR 97219

**O&M PREPARER INFORMATION**

Name DAN WILLIAMS

Address (Mailing) 14334 NW EAGLERIDGE LN

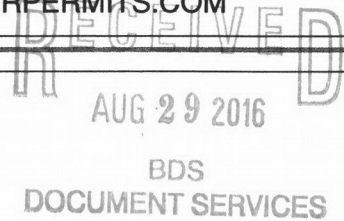
City / State / Zip PORTLAND, OR 97229

Phone (area code required) 503-819-7754

Email DAN@FASTERPERMITS.COM

**Site Legal Description:**

CENTRAL ALBINA ADD, BLOCK 6, S 50' OF LOT 4



**Responsible Party for Maintenance** *(check one)*

- Homeowners Association
- Property Owner
- Property Management Company
- Tenant
- Other (describe) \_\_\_\_\_  
*(not Contractor or Consultant)*

**Contact Information for Responsible Party**

Contact Name GEORGE HALE

Contact Organization H HUDSON HOMES

Phone (area code required) (503) 358-7067

Email: George@woodhillhomes.net

**Maintenance Practices and Schedule**

These operation and maintenance practices are required in accordance with Portland City Code, Chapter 17.38.

The requirements are based on the current version of the *City of Portland Stormwater Management Manual* on the date of permit submittal.

For the **Simplified Approach**, please attach the current O&M Specifications for each facility type from the *Stormwater Management Manual*, Chapter 3.3.1.

For the **Presumptive and Performance Approaches**, please attach the approved, site specific O&M Plan per the *Stormwater Management Manual*, Chapter 3.3.2.

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# OPERATIONS & MAINTENANCE FORM

## PRIVATE STORMWATER MANAGEMENT FACILITIES

### SITE PLAN

Provide a site plan sketch in the area provided below, or attach a scaled site plan to this submittal that includes all of the information required as shown in Appendix D6 on page D.6-1, in Operations & Maintenance Form Instructions, Site Plan.

#### STEP 1 – COMPLETE THE FOLLOWING TABLE

| Stormwater Facility Type (Chapter 2) | Stormwater Facility Size (sf) | Drainage is from Roof or Lot? | Impervious Area Treated (sf) | Discharge Point             |
|--------------------------------------|-------------------------------|-------------------------------|------------------------------|-----------------------------|
| <b>Driveway Pervious Pavers</b>      | <b>175 SF</b>                 | <b>Driveway</b>               | <b>175 SF</b>                | <b>Infiltration On-Site</b> |
| <b>Courtyard Pervious Pavers</b>     | <b>265 SF</b>                 | <b>Courtyard</b>              | <b>265 SF</b>                | <b>Infiltration On-Site</b> |
| Totals                               | <b>440 SF</b>                 |                               | <b>440 SF</b>                |                             |

Maintaining the stormwater management facility or facilities listed above shown on the following (or attached) site plan is a required condition of building permit approval for the identified property. Property owners are required to operate and maintain facilities in accordance with the O&M plan on file with the City of Portland. This requirement is binding on all current and future owners of the property. Failure to comply with the O&M plan can trigger an enforcement action, including penalties. The O&M plan may be modified by written consent of current owners and written approval of the Bureau of Environmental Services.

#### STEP 2 – REQUIRED SITE PLAN

*(insert or draw here, or attach separate sheet)*

I Have Attached a Site Plan

# OPERATIONS & MAINTENANCE FORM

## PRIVATE STORMWATER MANAGEMENT FACILITIES

### SIGNATURE AND ACKNOWLEDGEMENT

By signing below, the owner accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it. The owner further acknowledges that this documentation has been prepared on their behalf and that they are responsible for the quality and completeness of the O&M Plan. Any failure to comply with the terms of these plans may result in enforcement actions by BES requiring the property owner to restore the stormwater facilities to a functional state as approved under original requirements.

The owner also accepts that the City requires property owners to submit and record, with the County, complete and accurate O&Ms enforceable under City Code 17.38 and that substantial changes to the O&M require City approval prior to County recording. A revised O&M must state that it supersedes a previous O&M (with cited county document number; See Page 1).

THIS PAGE MUST BE SIGNED IN THE PRESENCE OF A NOTARY.



Property Owner or Authorized Representative (1) Signature

Property Owner or Authorized Representative (2) Signature

### NOTARY SIGNATURE AND STAMP

INDIVIDUAL Acknowledgement

*This acknowledgement is intended for property owned by individuals or trusts.*

STATE of OREGON county of: \_\_\_\_\_

This instrument was acknowledged before me on: (date) \_\_\_\_\_

By: (owner 1) \_\_\_\_\_

By: (owner 2) \_\_\_\_\_

Notary Signature \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**Notary Seal:**

OR  CORPORATE Acknowledgement

*This acknowledgement is intended for corporation, government agencies, school districts, or other formal entities*

STATE of OREGON county of: Multnomah

This instrument was acknowledged before me on: (date) 8-22-16

By: (representative) George Hale

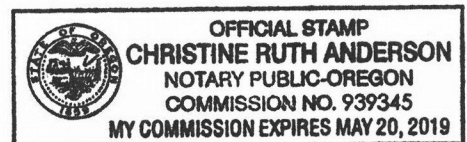
As: (Title) Pres./ owner

Of: (Corporation) H. Hudson Homes, Inc.

Notary Signature Christine Anderson

My Commission Expires May 20, 2019

**Notary Seal:**



## Simplified O&M Specifications PERVIOUS PAVEMENT

| Maintenance Indicator  | Corrective Action |
|--|-------------------|
| <p><b>Structural Components</b>, including surface materials, shall evenly infiltrate stormwater.</p> <ul style="list-style-type: none"> <li>➤ Clogged surface</li> <li>➤ Unraveling or settled pavement</li> </ul>  |                   |
| <ul style="list-style-type: none"> <li>➤ Vacuum or dry sweep at least twice a year.</li> <li>➤ Repair per manufacturer specifications.</li> <li>➤ Do not apply sealants to pervious pavement.</li> </ul>   |                   |
| <p><b>Vegetation</b></p> <ul style="list-style-type: none"> <li>➤ Large shrubs or trees</li> <li>➤ Weeds</li> </ul>  |                   |
| <ul style="list-style-type: none"> <li>➤ Sweep leaf litter and sediment to prevent surface clogging and ponding.</li> <li>➤ Prevent large root systems from damaging subsurface structural components.</li> <li>➤ Permeable pavers: manually remove weeds. Do not use herbicides. Mow, torch, or inoculate with preferred vegetation. Many pavers are designed to have pore space vegetation.</li> </ul> |                   |
| <p><b>Filter Medium</b></p> <ul style="list-style-type: none"> <li>➤ Aggregate loss in pavers</li> </ul>   |                   |
| <ul style="list-style-type: none"> <li>➤ Replace paver pore space with aggregate per original design.</li> </ul>   |                   |

**Maintenance Schedule:**

*Summer:* Make necessary structural repairs.

*Fall:* Vacuum sweep.

*Winter:* Monitor infiltration rate.

*Spring:* Vacuum sweep.

*All seasons:* Weed as necessary.

**Maintenance Records:**

*All facility operators are required to keep an annual inspection and maintenance log.*

Record date, description, and contractor (if applicable) for all structural repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the City inspector.

**Infiltration/Flow Control:** All facilities shall drain within 48 hours. Record the time/date, weather, and site conditions when ponding occurs.

**Pollution Prevention:** All sites shall implement BMPs to prevent hazardous or solid wastes or excessive oil and sediment from contaminating stormwater. Do not apply, transfer, or store chemicals or fine-grained material on pervious pavement. Contact Spill Prevention & Citizen Response at 503-823-7180 for immediate assistance responding to spills. Record the time/date, weather, and site conditions if site activities contaminate stormwater. Record the date/time and description of corrective action taken.

**Vectors (Mosquitoes and Rodents):** Stormwater facilities shall not harbor mosquito larvae or rats that pose a threat to public health or that undermine the facility structure. Monitor standing water for small wiggling sticks perpendicular to the water's surface. Note holes/burrows in and around facilities. Call Multnomah County Vector Control at 503-988-3464 for immediate assistance to eradicate vectors. Record the time/date, weather, and site conditions when vector activity is observed.

Date: \_\_\_\_\_ Initials: \_\_\_\_\_  
Work performed by: \_\_\_\_\_  
Work performed: \_\_\_\_\_  
\_\_\_\_\_  
Work area or specific stormwater facility area: \_\_\_\_\_  
Details: \_\_\_\_\_  
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RECEIVED  
AUG 29 2016  
BDS  
DOCUMENT SERVICES

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H Hudson Homes

Name (1) \_\_\_\_\_

Name (2) \_\_\_\_\_

Address (Mailing) 9700 SW Capitol Hwy STE 100

City / State / Zip PORTLAND, OR 97219

**O&M PREPARER INFORMATION**

DAN WILLIAMS

Name \_\_\_\_\_

Address (Mailing) 14334 NW EAGLERIDGE LN

City / State / Zip PORTLAND, OR 97229

Phone (area code required) 503-819-7754

Email DAN@FASTERPERMITS.COM

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Contact Name GEORGE HALE  
Contact Organization H HUDSON HOMES  
Phone (area code required) (503) 358-7067  
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| <b>DRIVEWAY PERVIOUS PAVERS</b>      | <b>175 SF</b>                 | <b>DRIVEWAY</b>               | <b>175 SF</b>                | <b>Infiltration On-Site</b> |
| <b>COURTYARD PERVIOUS PAVERS</b>     | <b>393 SF</b>                 | <b>COURTYARD</b>              | <b>393 SF</b>                | <b>Infiltration On-Site</b> |
| Totals                               | <b>568 SF</b>                 |                               | <b>568 SF</b>                |                             |

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My Commission Expires \_\_\_\_\_

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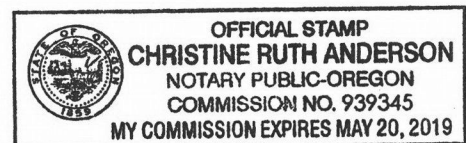
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