



CITY OF PORTLAND  
Stormwater  
Management  
Manual

# OPERATIONS & MAINTENANCE FORM

## STANDARD FORM FOR PRIVATE STORMWATER FACILITIES

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

(for official county use only)

Multnomah County Official Records  
E Murray, Deputy Clerk

**2023-002103**

01/12/2023 10:01:49 AM

AGR-MAIN Pgs=6 Stn=25 ATRA  
\$30.00 \$11.00 \$10.00 \$60.00

**\$111.00**

**PROJECT NAME** \_\_\_\_\_

**PERMIT INFORMATION**

Permit # 22-163680/84/87/89-RS &22-163692-SD

Permit Submittal Date 7/12/2022

**SITE INFORMATION** (include all parcels)

R# (6 Digits) R130853

Site Address 4429 N Vancouver Ave

City/State/Zip Portland, OR 97217

Preparation Date: 10/19/2022

**OWNER INFORMATION (ALL LEGAL OWNERS)**

Name (1) NIMBLE HOMES #2 LLC

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

Address (Mailing) 800 NE BROADWAY ST

City / State / Zip Portland, OR 97232

**O&M PREPARER INFORMATION**

Name Kyron Christman - Faster Permits

Address (Mailing) 2000 SW First Ave, Suite 420

City / State / Zip Portland, OR 97201

Phone (area code required) 503-780-5385

Email kyron@fasterpermits.com

**Site Legal Description:**

CENTRAL ALBINA, BLOCK 1 TL 1300 INSTR #2023000468

**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 Tyler Combs

Contact Organization NIMBLE HOMES #2 LLC

Phone (area code required) 503.545.4177

Email: tyler@rarebirdrealestate.com

**Maintenance Practices and Schedule**

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

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 and Presumptive Approach**, please attach the Standard O&M Plan for each facility type from the *Stormwater Management Manual*, Section 3.3.

For the **Performance Approach**, please attach an approved, site specific O&M Plan per the *Stormwater Management Manual*, Section 3.3.

# OPERATIONS & MAINTENANCE FORM

## STANDARD FORM FOR PRIVATE STORMWATER 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 signed by the owner and recorded with this O&M Form. The owner further acknowledges that this form and associated documents have 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 to BES and record, with the appropriate County, complete and accurate O&Ms enforceable under City Code 17.38. Property owners must consult with the City prior to making changes to the O&M Plan to determine if a new permit or O&M submittal is required. Substantial changes to the O&M require City approval prior to recording with the County. Examples include changes to the facility type, discharge point, or total drainage area. 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.

Sign Here

*Tyler Combs*

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*

Florida  
STATE of OREGON county of: orange

This instrument was acknowledged  
before me on: (date) 01/09/2023

By: (representative) Tyler Cameron Combs

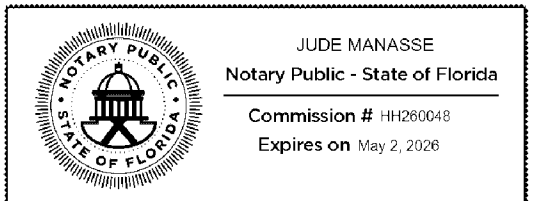
As: (Title) Member

Of: (Corporation) NIMBLE HOMES #2 LLC

Notary Signature *Jude Manasse* Online Notary

My Commission Expires 05/02/2026

Notary Seal:



Notarized online using audio-video communication

# OPERATIONS & MAINTENANCE FORM

## STANDARD FORM FOR PRIVATE STORMWATER 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 described in SWMM Section 3.3, O&M Requirements and Submittals.

#### STEP 1 – COMPLETE THE FOLLOWING TABLE

Stormwater Facility Type (Chapter 3)	Stormwater Facility Size (sf)	Drainage is from Roof or Lot?	Impervious Area Treated (sf)	Discharge Point
Drywell	48"x5'	Roof	2,367	Infiltration
Totals	N/A		2,367	

Maintaining the stormwater management facility or facilities listed above and shown on the following (or attached) site plan is a required condition of the City's 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 the current owners and the 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

SITE PLAN GENERAL NOTES:

- CONFIRM ALL UTILITY LOCATIONS.
- CONFIRM GRADING (NEW & EXISTING) WITH ON SITE CONDITIONS.
- INSTALL SITE EROSION CONTROL MEASURES PER JURISDICTION REQUIREMENTS.
- AT THE TIME OF THE SETBACK INSPECTION, PROVIDE EXPOSED PROPERTY CORNER PINS READILY VIEWABLE AT LEAST ONE SIDE OF THE PROPERTY WITH A SIRING LINE SET FOR REFERENCE, OR PROVIDE A SURVEY THAT IDENTIFIES THE PROPERTY LINES, FOR PURPOSE OF MEASURING THE REQUIRED BUILDING SETBACKS.

BUILDING COVERAGE CALCULATIONS:

ZONE:	P2.5
LOT AREA:	5510 SQ FT
TOTAL ALLOWABLE BUILDING COVERAGE (2250 SQ FT + (0.15 X (5510-5000)):	2326 SQ FT
PROPOSED 4PLEX:	2057 SQ FT
TOTAL PROPOSED BUILDING COVERAGE:	2057 SQ FT (< 2326 SQ FT)

FLOOR AREA RATIO CALCULATIONS:

ZONE:	P2.5
LOT AREA:	5510 SQ FT
TOTAL ALLOWABLE FLOOR AREA RATIO (F.A.R.) 5510 SQ FT X 1.0:	5510 SQ FT
PROPOSED 4PLEX 914 SQ FT PER UNIT X 4 UNITS:	3656 SQ FT
TOTAL PROPOSED F.A.R.	3656 SQ FT (< 5510 SQ FT)

NEW PROPOSED IMPERVIOUS AREA CALCULATIONS:

ROOF AREA :	2367 SQ FT
UNDERCOVERED PATIOS:	371 SQ FT
TOTAL:	2738 SQ FT

PROPOSED ON SITE TREE PLANTING (TREE DENSITY):

LOT AREA:	5510 SQ FT
REQUIRED TREE DENSITY (40% OF LOT AREA):	2204 SQ FT
EXISTING TREES PROPOSED TO REMAIN:	0
NEW TREES PROPOSED TO BE PLANTED PER TITLE 11:	4 MEDIUM X 500 SQ FT = 2000 SQ FT 1 SMALL X 300 SQ FT = 300 SQ FT 2300 SQ FT (> 2204 SQ FT)

KEYNOTES:

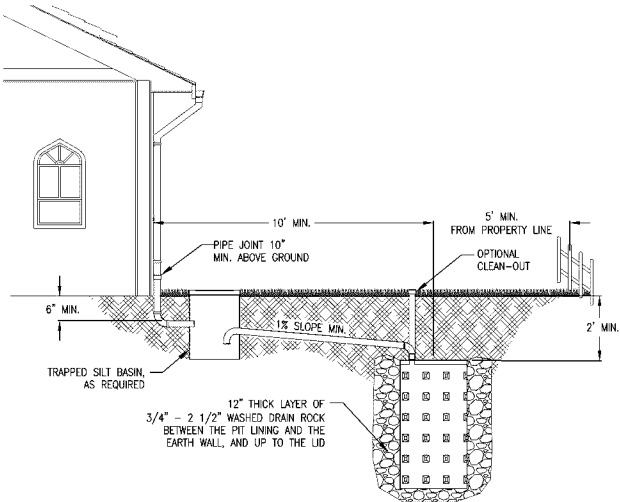
1. QUAKING ASPEN OR OTHER SMALL CANOPY SIZE TREE PER "PORTLAND TREE & LANDSCAPE MANUAL", MIN. 1 1/2" CALIPER, MIN. 3' X 3' PLANTING AREA.
2. OREGON ASH OR OTHER MEDIUM CANOPY SIZE TREE PER "PORTLAND TREE & LANDSCAPE MANUAL", MIN. 1 1/2" CALIPER, MIN. 5' X 5' PLANTING AREA.
3. AUSTRIAN PINE OR OTHER LARGE CANOPY SIZE TREE PER "PORTLAND TREE & LANDSCAPE MANUAL", MIN. 1 1/2" CALIPER, MIN. 10' X 10' PLANTING AREA.
4. PINK CHIMES SNOWBELL OR OTHER STREET TREE PER "PORTLAND APPROVED STREET TREE LIST", MIN. 2" CALIPER.
5. ALL DOWNSPOUTS TO TERMINATE @ 48" Ø X 5' DEEP DRYWELL PER SW-180 OF THE PORTLAND STORMWATER MANAGEMENT MANUAL. CONNECT DOWNSPOUTS TO DRYWELL W/ UNDERGROUND 3" A.B.S. PIPE.
6. 4 WATER METERS, ALL WATER SERVICE LINES FROM METERS TO UNITS TO BE 1" PVC. CLEARLY LABEL ADDRESSES AS SHOWN ON DETAIL 1/ST1.
7. ALL SANITARY SEWER SERVICE LINES TO BE 4" PVC. CONNECT TO LATERAL ON SITE.
8. 36" X 24" CONCRETE WALKWAY PADS W/ 2" GAPS BTWN. FILL GAPS W/ GRAVEL TO TOP SURFACE OF PADS. MAXIMUM WALKWAY SLOPE = 1:8.
9. EXISTING GAS SERVICE TO BE ABANDONED.
10. AIR SOURCE HEAT PUMP OUTDOOR CONDENSING UNIT, NOT IN SIDE OR REAR SETBACK.
11. CONFIRM EXISTING SANITARY SEWER LATERAL IN PUBLIC R.O.W. FROM EXISTING COMBO SEWER BRANCH TO PROPERTY LINE IS MIN. 6" DIA. IF LESS THAN 6" DIA. REPLACE WITH NEW UPSIZED LATERAL TO ENB 4.17 STANDARDS.

BES PRIVATE STORMWATER FACILITY INSPECTION REQUIRED  
Note: BES Approval Required Prior to Occupancy  
TO SCHEDULE, DIAL IVR at 503-823-7000  
REQUEST #487 BES ON-SITE STORMWATER FACILITY EVAL  
NEED ASSISTANCE? CONTACT BES at 503-823-7761 Option 2  
DRYWELL  
Note: Required Inspections Prior to Cover  
Inspection #1: Location, Size, Depth, Rock

SEPARATE BDS INSPECTION REQUIRED FOR DOWNSPOUTS AND  
PRIVATE STORM SEWER PIPING OUTSIDE OF STORM FACILITY  
CONNECT TO EXISTING SANITARY DISPOSAL POINT ON PROPERTY  
WITH BDS INSPECTOR APPROVAL

CONSTRUCTION DEWATERING NOT AUTHORIZED. IF REQUIRED.

Batch Discharge Authorization permit is required for temporary discharges of groundwater or construction related stormwater (channeled, collected and/or pumped) to the City's public sanitary or storm sewer system. If de-watering to a City sanitary or storm sewer system is necessary, pre-authorization must be obtained from the Bureau of Environmental Services at [balchdischarge@portlandoregon.gov](mailto:balchdischarge@portlandoregon.gov) (or call 503-823-7026).



1. Sizing: See adjacent table to size the drywell(s) based on impervious area.
2. Siting Criteria: The base of the drywell must be at least 5' above seasonal high groundwater.
3. Setbacks: Measured from the center, the drywell must be 10' from foundations and 5' from property lines except next to the right-of-way where no setback is required between the edge of the drywell drain rock and the property line. The foundation setback is 8' for plastic mini-drywells.
4. Piping: Conform with Oregon Plumbing Specialty Code (OPSC) requirements.
5. Access: In residential settings, an access cleanout is optional but highly recommended.
6. Pre-Treatment: A trapped silt basin such as a sumped catch basin is required except for drywells managing roof runoff and runoff from pedestrian-only areas.
7. The top of the perforated drywell sections must be lower than neighboring foundations.
8. Inspections: Call BDS IIR inspection line, (503) 823-7000. Request 487.3 inspections required.

Drywell Depth	Maximum Catchment Area Managed by One Drywell
5'	28" diameter 48" diameter
10'	2500 sf 2500 sf
15'	3500 sf 4500 sf
20'	3500 sf 5000 sf

CONSTRUCTION REQUIREMENTS

Smearing the soil surface during excavation can limit infiltration rates. If smooth excavation tools are used, roughen the sides and bottom of the excavation with a sharp pointed tool. Remove loose material from the bottom of the excavation.

- DRAWING NOT TO SCALE -

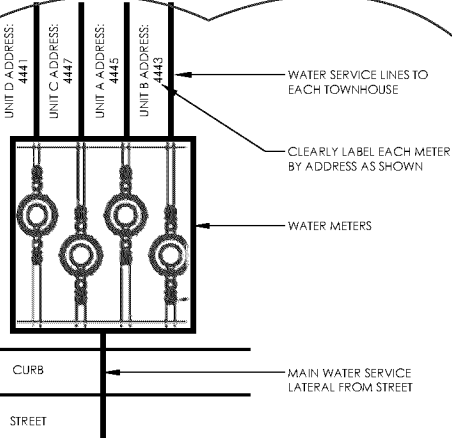
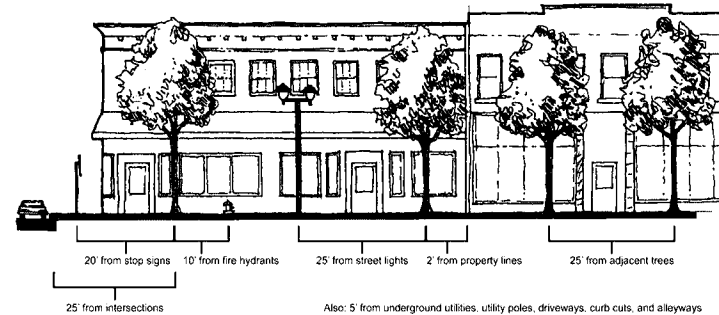


STORMWATER MANAGEMENT  
TYPICAL DETAILS FOR  
PRIVATE PROPERTY

DRYWELL SW-180

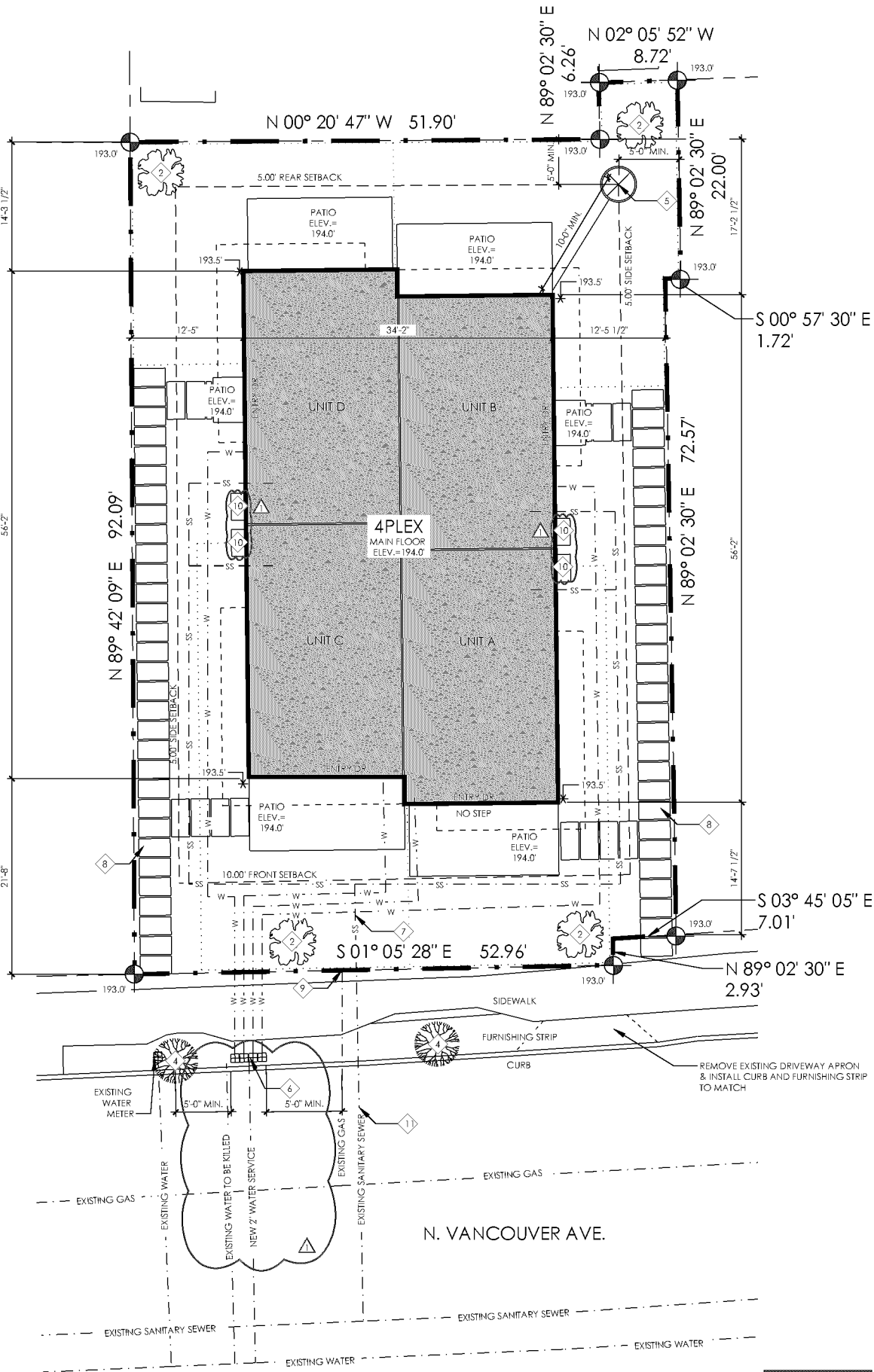
9-2-20

Street tree minimum spacing distances:



DETAIL 1: WATER METER LABELING

N.T.S.



SUBMITTED  
10/17/2022

SCALE: 1/8" = 1'-0"

m.o.daby  
design

3948 SE 26th Ave  
Portland, OR 97202  
[www.modabydesign.net](http://www.modabydesign.net)  
phone: 503.475.6151  
[matt@modabydesign.net](mailto:matt@modabydesign.net)

JITTERBUG TOWNHOUSES FOR

NIMBLE  
HOMES

4429 N VANCOUVER AVE  
PORTLAND, OR

ISSUED FOR:

PERMIT REVIEW 07.09.22  
REVISION 1 10.11.22

SHEET NO.

ST1  
SITE PLAN

## STANDARD O&M PLAN FOR THE SIMPLIFIED APPROACH

### Drywells and Soakage Trenches

Structural components must be operated and maintained in accordance with the design specifications.		
	<b>MAINTENANCE INDICATOR</b>	<b>CORRECTIVE ACTION</b>
	Clogged inlets, maintenance holes, catch basins, or silt traps	Clean gutters, rain drains, catch basins, or silt traps at least twice a year. Remove sediment, debris, and blockages from catch basins, trench drains, curb inlets, and pipes to maintain at least 50% conveyance at all times.
	Cracked drain-pipes, catch basins or maintenance holes	Repair or seal cracks. Replace when repair is insufficient.
	Vegetation encroachment	Prevent large root systems from trees and bushes from damaging subsurface structural components.
	Ponding water	Remove sediment and debris from all accessible components. Repeated ponding in the system may indicate end of facility life. Consult with City prior to decommissioning or replacement activities.

### Annual Maintenance Schedule

Summer	Make structural repairs. Clear drains, inlets and catch basins.
Fall	Clean gutters and rain drains; remove sediment and plant debris.
Winter	Monitor infiltration rates.
Spring	Clean gutters and rain drains

**Maintenance Records:** All facility operators are required to keep an inspection and maintenance log. Record date, description, and contractor (if applicable) for all repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the City inspector.

**Access:** Maintain ingress/egress per design standards, maintaining access to the entirety of the facility for inspection & maintenance.

**Infiltration/Flow Control:** Facilities must drain within 48 hours of the end of a rain event. Record time/date, weather, and site conditions when ponding occurs.

**Pollution Prevention:** All sites must implement Best Management Practices to prevent the introduction of pollutants to stormwater and/or the facilities discharge point. In the event of a spill, call 503-823-7180 to report it immediately and document the circumstances and the corrective action taken; include the date/time, weather and site conditions. Never wash spills into a stormwater facility.

**Vectors (Mosquitoes and Rats):** Stormwater facilities must not harbor mosquito larvae or rodents that pose a threat to public health or that undermine the facility structure. Record the time/date, weather, and site conditions when vector activity observed. Record when vector abatement started and ended.

