



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

2023-047012



03039670202300470120040048

\$101.00

07/28/2023 11:30:31 AM

AGR-MAIN

Pgs=4 Stn=3 ATTC

\$20.00 \$11.00 \$60.00 \$10.00

PROJECT NAME CIRSTEAN RESIDENCE

PERMIT INFORMATION

Permit # 22-197446-000-00-RS

Permit Submittal Date 10/24/2022

SITE INFORMATION (include all parcels)

R# (6 Digits) 104704

Site Address 12714 Boones Ferry Rd.

City/State/Zip Lake Oswego, OR 97035

Preparation Date: 5/11/2023

OWNER INFORMATION (ALL LEGAL OWNERS)

Name (1) Theo Cirstean

Name (2) Juditha Cirstean

Address (Mailing) 12714 Boones Ferry Rd.

City / State / Zip Lake Oswego, OR 97035

O&M PREPARER INFORMATION

Name Theo Cirstean

Address (Mailing) 12714 Boones Ferry Rd.

City / State / Zip Lake Oswego, OR 97035

Phone (area code required) (971) 678-6930

Email theolinu@icloud.com

Site Legal Description:

ALTO PK AC, LOT 24A & 32A TL3600 as refrence in
2019-051010

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 Theo Cirstean

Contact Organization _____

Phone (area code required) (971) 678-6930

Email: theolinu@icloud.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

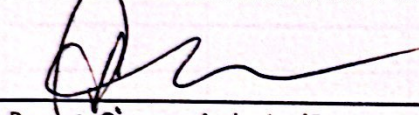
STANDARD FORM FOR PRIVATE STORMWATER FACILITIES

SIGNATURE AND ACKNOWLEDGEMENT

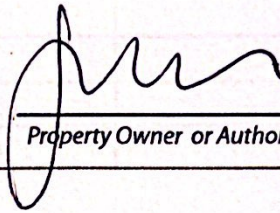
By signing below, the owner accepts and agrees to the terms and conditions contained in this O&M Form and in any document signed by the owner and recorded with this O&M Form. The owner further acknowledges that this form and associated documents have been prepared on their behalf and that they are responsible 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.



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: Multnomah

This instrument was acknowledged
before me on: (date) July 28, 2023

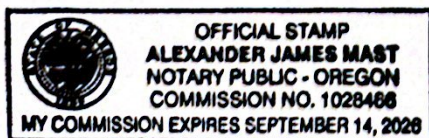
By: (owner 1) THEO CIRSTEAN

By: (owner 2) Juditha Cirstean

Notary Signature Alexander Mast

My Commission Expires September 14, 2026

Notary Seal:



OR ☐ CORPORATE Acknowledgement

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

STATE of OREGON county of: _____

This instrument was acknowledged
before me on: (date) _____

By: (representative) _____

As: (Title) _____

Of: (Corporation) _____

Notary Signature _____

My Commission Expires _____

Notary Seal:

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
Rain Garden	440 sf	Roof	4395 sf	Ground
Totals	440 sf		4395 sf	

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

ta1MULTNOMAH COUNTY CLERK

1401828 3 ATTC
07/28/2023 11:31:14 AM

971-678-6930

AGR	101.00
MAIN	
# OF PAGES RECORDED	
4	20.00
MULTIPLE TITLES (ETC.)	
1	
A&T/OLIS FEE	
YES	11.00
HOUSING FEE	
YES	60.00
SURVEYOR FEE	
YES	10.00
# OF REFERENCES	
0	
RETURN TO:	

OFFICIAL RECORD NUMBER
2023-047012

RECORDING DATE AND TIME
07/28/2023 11:30:31 AM

Total	\$101.00
CASH	120.00
CHANGE	-19.00
Total Received	101.00
Amount Due	0.00

Thank You
Retain this receipt for your records

SUBMITTED 8/8/2023



CITY OF PORTLAND
Stormwater
Management
Manual

SIMPLIFIED APPROACH FORM

PROJECT INFORMATION WORKSHEET

Project/Permit Number: 22-197446-000-00-RS

Land Use Case Number: _____

Contact Name: THEO CIRSTEAN

Phone: (971) 678-6930

Email: THEOLINU@ICLOUD.COM

Site Address/R Number(s) for all parcels:

12714 BOONES FERRY RD

LAKE OSWEGO, OR 97035

Project Description: ADD ADDITION TO EXISTING HOUSE

Existing impervious area: 996 ft^2

Total NEW impervious area: 2085 ft^2

SITE CHARACTERISTICS

S.1 Do slopes exceed 20% anywhere within the project area? ☐ Yes ☐ No

S.2 Are there springs, seeps, or a high groundwater table within the project area? ☐ Yes ☒ No

S.3 Geotech Report? ☐ Yes ☒ No

S.4 Infiltration Test? ☒ Yes ☐ No

See back of form for required certifications.

SIMPLE PIT INFILTRATION TEST PROCEDURE

The person performing this test does not need a professional credential.

Test instructions:

1. Conduct the test in and/or near the location of the proposed infiltration facility.
2. Excavate a 2' by 2' pit to a depth of: 2' below grade for facilities less than 2' deep or 3' below grade for facilities greater than 2' deep. Check for standing water or hardpan soil preventing excavation. If either is present, document conditions on this form and **do not** proceed with the test.
3. Fill the pit with at least 12 inches of water and record the initial water depth and the time when the test starts. Check the water depth at regular intervals until all of the water has been absorbed or for 1 hour, whichever occurs first. Record the time and final water depth at the end of the test.
4. Repeat the process two more times for a total of three rounds. Conduct the tests in succession to accurately characterize the soil's infiltration rates at different levels of saturation. The third test provides the best measure of the infiltration rate when saturated.
5. Record infiltration test data in the table below and certify the results. Uncertified test results will not be accepted.

Required Infiltration Testing

Date of Test: 01/25/2023

Depth of Excavation (ft): 2

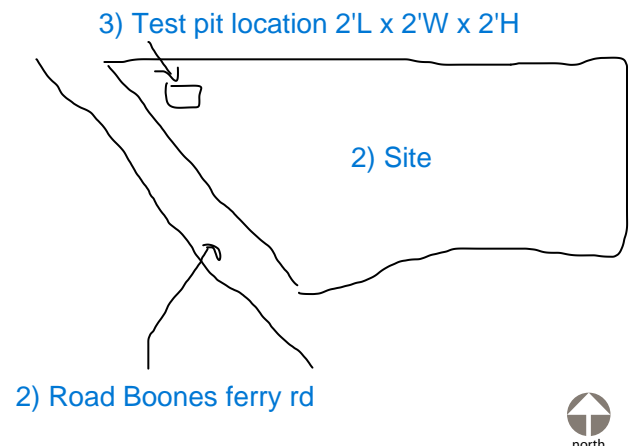
Depth of Proposed Facility: _____

	TEST 1	TEST 2	TEST 3
A. Time (of day)	14:10	15:17	16:17
B. Duration (minutes; 1 hour maximum)	1 HR	1 HR	1 HR
C. Initial Water Depth (inches)	12,25	13,33	12,5
D. Final Water Depth (inches)	6,33	8,125	8,25
E. Infiltration Rate* (inches/hour)	5,92	5,2	4,25

*Infiltration Rate = Initial Depth (in) - Final Depth (in) / Duration of Test (hours). hours = minutes/60

Test Pit Location (site plan sketch)

Key information to include: 1) Site or parcel; 2) Adjacent road(s) or cross street(s); 3) Test pit location with dimensions



SIMPLIFIED APPROACH FORM

PROPOSED STORMWATER FACILITIES

Proposed Stormwater Facilities

Please note: Each individual tax lot is required to manage the stormwater runoff it generates on the same lot to the maximum extent feasible (for new construction or redevelopment). The following table includes accepted Simplified Approach facilities **as described in Chapters 2 & 3 of the 2020 Stormwater Management Manual**. Copies of the manual are available online at www.portlandoregon.gov/bes/SWMM.

STORMWATER FACILITY TYPE	AREA DRAINING TO FACILITY (SF)	FACILITY SIZING FORMULA	FACILITY SIZE (surface area of facility)
Ecoroof		Area x 1 (1:1 ratio)	
Pervious Pavement		Area x 1 (1:1 ratio)	
Rain garden	4395 sqft	Area x 0.10	440 sqft
Basin		Area x 0.09	
Planter		Area x 0.06	
Filter Strip		See sizing table in SWMM Section 3.3.2.1	
Driveway Center Strip		Min. width is 3 ft; max. length is 50 ft if slope is 10-15% (max. slope is 15%).	
Drywell		See Maximum Catchment Area Managed by a Single Drywell Table below	
Soakage Trench		25 ft ² of soakage trench for every 500 ft ² of impervious area. (Depth = 1.5 ft; width & length vary)	
Surface Sand Filter		Area x 0.06	
TOTAL IMPERVIOUS AREA (Managed, new, and redeveloped)	4395 sqft	Total impervious area must equal the total NEW AND REDEVELOPED impervious area being proposed.	

Maximum Catchment Area Managed by a Single Drywell (ft²)

MATERIAL Ring Diameter	PLASTIC 24 inches	CONCRETE 28 inches	CONCRETE 48 inches
2 ft deep	500 ft ²	NA	NA
5 ft deep	NA	1,000 ft ²	2,500 ft ²
10 ft deep	NA	2,500 ft ²	4,500 ft ²
15 ft deep	NA	3,500 ft ²	5,000 ft ²

No more than 2 plastic drywells allowed per catchment area.

Required Certifications

SIMPLE PIT TEST

THEO CIRSTEAN

Name of Tester

Cintea *Theo*

Signature of Tester

01/25/2023

Date

PERSON RESPONSIBLE FOR APPLICATION ACCURACY

THEO CIRSTEAN

Contact Name-Printed

(971) 678-6930

Signature

Cintea *Theo*

Date 2/22/2023

General

Memo(1)

Deficiency

Attachment

Attempt [+Attempt](#) [Checklist](#) [Info](#)

⚙ Options ▾

BES - Sewer Connection Review (5560) **Not Req'd** 12714 SW BOONES FERRY RD , PORTLAND,
Oregon, 97035, USA

Team

Team ▾

Assigned User


BES-NCS ▾

Baseline Start
DateBaseline End Date
Nov 25, 2022
07:52:50

To Start

To Start  

To End



Nov 25, 2022 07:52:50 

Sign Off User


Saechao,Chai ▾

Discipline
Bureau of
Environmental
Services

Started

Nov 17, 2022 16:46:01  

Ended

Nov 17, 2022 16:46:17 Created By
Castillo,Fernando

Reference

People

Last Modified By
Saechao,Chai

SUBMITTED 3/14/2023