

March 04, 2014
SPL expires on March 03, 2016

LRS ARCHITECTS, INC.
720 NW DAVIS, SUITE 300
PORTLAND, OREGON 97209

**RE: The Springs Living Facilities Expansion
CWS file 13-002937 (Tax map 2S132BA Tax lot 00600, 00400, 00402,
00401, 04300, 04400)**

Clean Water Services has received your Sensitive Area Certification for the above referenced site. District staff has reviewed the submitted materials including site conditions and the description of your project. Staff concurs that the above referenced project will not significantly impact the existing Sensitive Areas found near the site. In light of this result, this document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

This letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

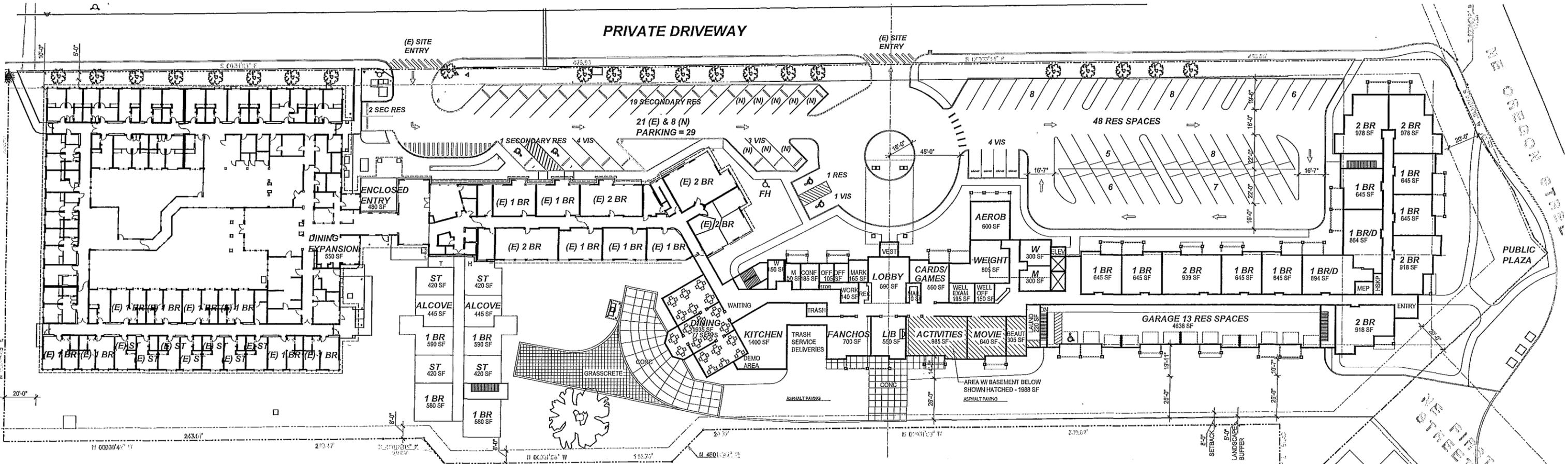
If you have any questions, please feel free to call me at (503) 681-3639.

Sincerely,



Laurie Harris
Environmental Plan Review

Attachment (1)



PARKING	
(assumed) PREFERRED	REQUIRED
(31) EXIST. MC UNITS X .5 = 15 SPACES	OFF STREET PARKING NOT REQUIRED FOR ALL PROPERTIES AND USES IN SMOCKVILLE AREA ORD. 2006-009. CALC ONLY FOR UNITS OUTSIDE SMOCKVILLE
(36) EXIST AL UNITS X .5 = 18 SPACES	
(20) NEW AL UNITS X .5 = 10 SPACES	
(70) NEW IL UNITS X 1.2 = 84 SPACES	(7) 2BDRM X 1.5 = 11 SPACES
TOTAL PREFERRED = 127 SPACES	(28) 1 BDRM X 1.25 = 35 SPACES
	15% FOR VISITORS = 6 SPACES
	TOTAL REQUIRED = 52 SPACES
PROVIDED	
EXIST. TO REMAIN = (21) SPACES	
GARAGE PARKING = (13) SPACES	
PROPOSED ONSITE = (62) SPACES	
TOTAL ONSITE = 96 SPACES	
RESIDENT PARKING = 84 SPACES	
VISITOR PARKING = 12 SPACES	
ACCESSIBLE PARKING = 5 SPACES	

MEMORY CARE
(31) EXIST. UNITS

ASSISTED LIVING
(8) 1BR - AL
(4) ALCOVE - AL
(8) STUDIO - AL
TOTAL NEW - 20 UNITS
TOTAL EXISTING - 36 UNITS
TOTAL AL - 56 UNITS
1ST/2ND FLOOR AREA
TOTAL = 6,200 SF
BUILDING AREA TOTAL
= 12,400 SF

INDEPENDENT LIVING

ROOM COUNT 1ST FLR	ROOM COUNT TOTALS	
(5) 2BR	(25) 2BR	- 36% OF TOTAL
(7) 1BR	(39) 1BR	- 56% OF TOTAL
(2) 1BR/D	(6) 1BR/DEN	- 8% OF TOTAL
TOTAL - 14 UNITS	70 TOTAL UNITS	

1ST FLOOR AREA TOTAL	= 30,780 SF
2ND FLOOR AREA TOTAL	= 28,912 SF
3RD FLOOR AREA TOTAL	= 30,264 SF
GARAGE	= 4,638 SF
MAINTENANCE BASEMENT	= 1,988 SF
IL BUILDING AREA TOTAL	= 96,582 SF
TI AREA (DINING EXPANSION)	= 1030 SF

CWS File No. 13-002937
Approved
Clean Water Services
For environmental review
By LMT Date 03/04/14
SPL Attachment 1 of 1

PRELIMINARY SITE PLAN - OPTION 14 REV
SCALE: 1:60

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LRS Architects, Inc. © 2012

THE SPRINGS AT SHERWOOD
SHERWOOD, OREGON

PROJECT NAME: SPRINGS AT SHERWOOD
PROJECT NUMBER: 212203
DATE ISSUED: 02-21-2014
REVISION: