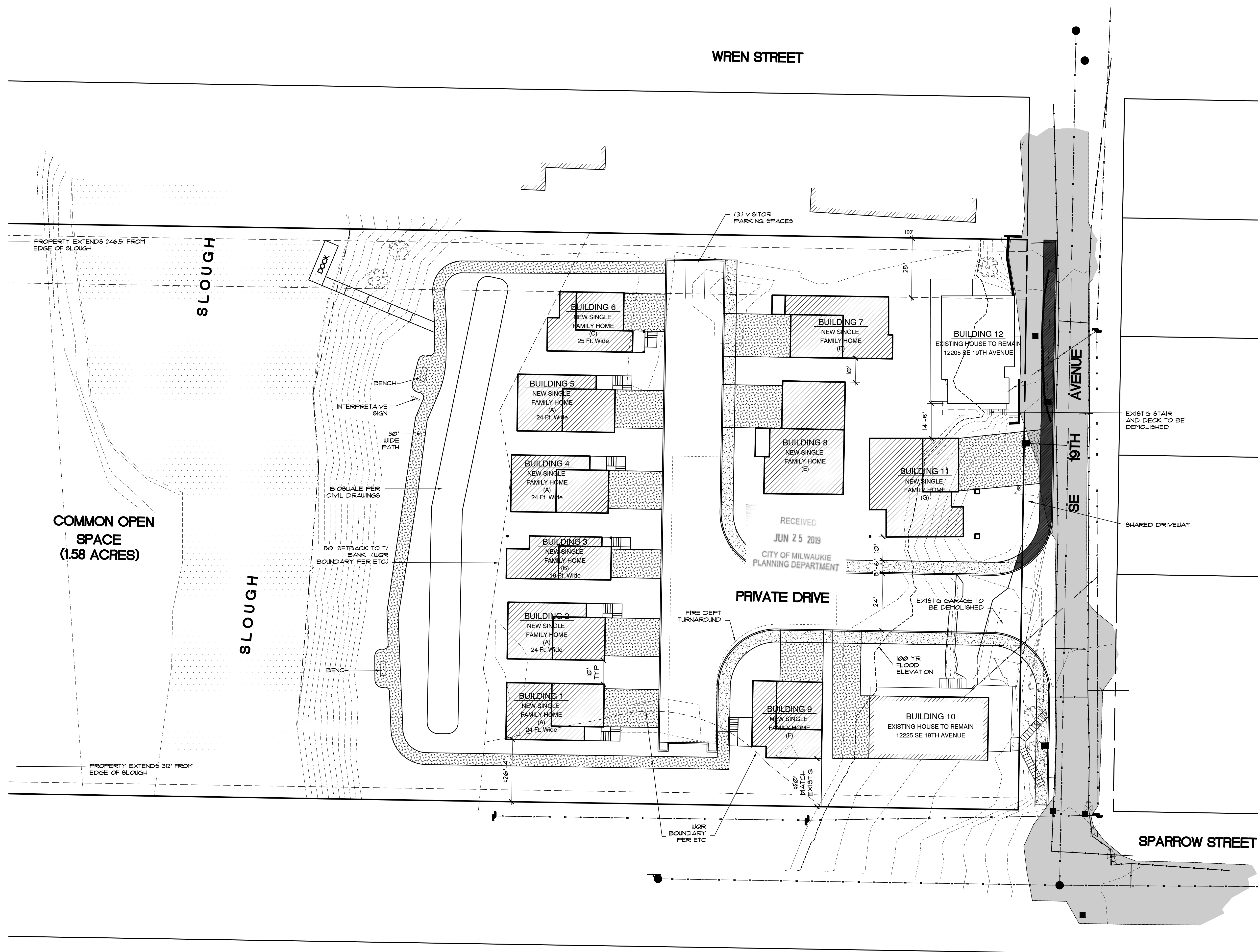


WREN STREET



PROJECT INFORMATION

PROJECT DESCRIPTION	RESIDENTIAL CLUSTER DEVELOPMENT W/ 12 DETACHED SINGLE FAMILY HOMES (10 NEW AND 2 EXISTING)
PROPERTY LOCATION	TAX LOTS 3200/ 3300 TAX MAP 1 1E, 35DD)
ADDRESS	12205/ 12225 SE 19TH AVE MILWAUKIE, OR 97206
ZONE	R-5
SITE AREA	3.66 ACRES
COMMON AREA	1.58 ACRES
NET BUILDABLE AREA	2.08 ACRES
MAXIMUM DENSITY	90.605/ 5,000 = 18.12 DWELLINGS
PROPOSED DEVELOPMENT	12 DWELLING UNITS
BUILDING COVERAGE	8.1%
VEGETATIVE COVERAGE	83.66%

PARKING REQUIRED PROVIDED	12 SPACES 37 SPACES (19 IN PRIVATE GARAGES, 15 AT DRIVEWAYS, 3 VISITOR SPACES)
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NOT FOR PRELIMINARY CONSTRUCTION

RECEIVED JUN 25 2019 CITY OF MILWAUKIE PLANNING DEPARTMENT

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GILLIS PROPERTIES  
**ELK ROCK ESTATES**  
12225/ 12205 SE 19TH  
Milwaukie, OR

PROJ. NO. : 1738  
FILE : A-SIT  
DATE : 6/24/19

PRELIMINARY SITE PLAN

1" = 20'

SHEET #  
**A0**

SITE PLAN