

3/26/2022 10:32 AM C:\Users\User\OneDrive\Valor Civil Engineering, PLLC\Projects\2021\2021-126 - Emanuel Popa\Map Base Map Current Version.dwg

PROJECT TEAM
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 TACOMA, WA 98403
 PHONE: (253) 861-7741
 EMAIL: VALORCIVILENGINEERING@HOTMAIL.COM

RIVERSIDE STATION APARTMENTS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 27 NORTH, RANGE 07 EAST, W.M.

SITE2022-01
 #8571
 RECEIVED
 05/03/2022
 CITY OF MONROE

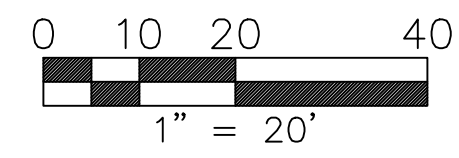
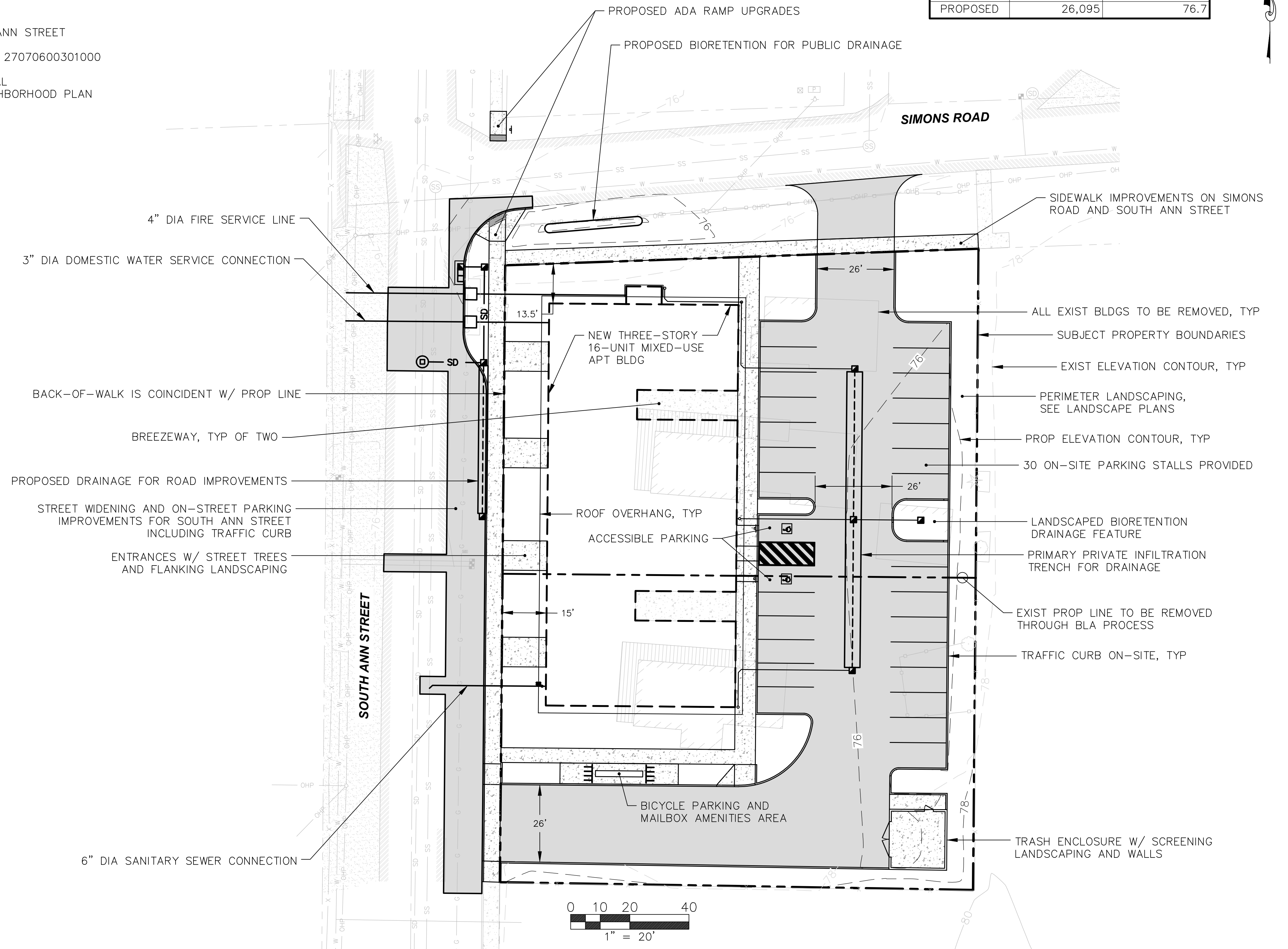
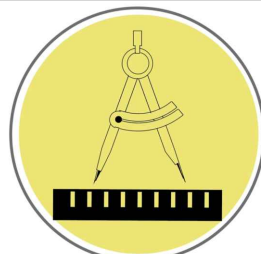
LOT COVERAGE STATISTICS		
CONDITION	COVERAGE (SF)	COVERAGE (%)
EXISTING	12,956	38.1
PROPOSED	26,095	76.7

SITE INFORMATION

ADDRESS: 135 AND 143 SOUTH ANN STREET
 MONROE, WA 98272
 PARCEL NOS: 27070600300900 AND 27070600301000
 GROSS AREA: 0.78 AC
 ZONING: DOWNTOWN COMMERCIAL
 EAST DOWNTOWN NEIGHBORHOOD PLAN

LEGEND

ITEM	EXISTING	PROPOSED
MONUMENT IN CASE		
SURFACE MONUMENT		
PK NAIL		
STORM DRAIN MANHOLE		
CATCH BASIN		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
POWER POLE		
POWER POLE W/ CONDUIT		
GUY ANCHOR		
LUMINAIRE		
JUNCTION BOX		
WATER VALVE		
WATER METER		
FIRE HYDRANT		
SIGN		
MAILBOX		
UNDERGROUND POWER		
OVERHEAD POWER		
TELEPHONE OR FIBER		
PAINTED WATER		
SANITARY SEWER		
STORM DRAIN		
FENCE		
EDGE OF ASPHALT PAVEMENT		
CONCRETE PAVEMENT		

Valor Civil Engineering, PLLC
 Phone: (253) 861-7741
 valorcivilengineering@hotmail.com

RIVERSIDE STATION APARTMENTS
 135 SOUTH ANN STREET
 MONROE, WA 98272
 TPNS 2707060030-0900/ -1000

SITE PLAN REVIEW
 PROJECT NO: 2021-126
 DATE: MARCH 26, 2022

SHEET SPR
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