

8/26/2022 12:38 PM

PROJECT TEAM
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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

RIVERSIDE STATION APARTMENTS

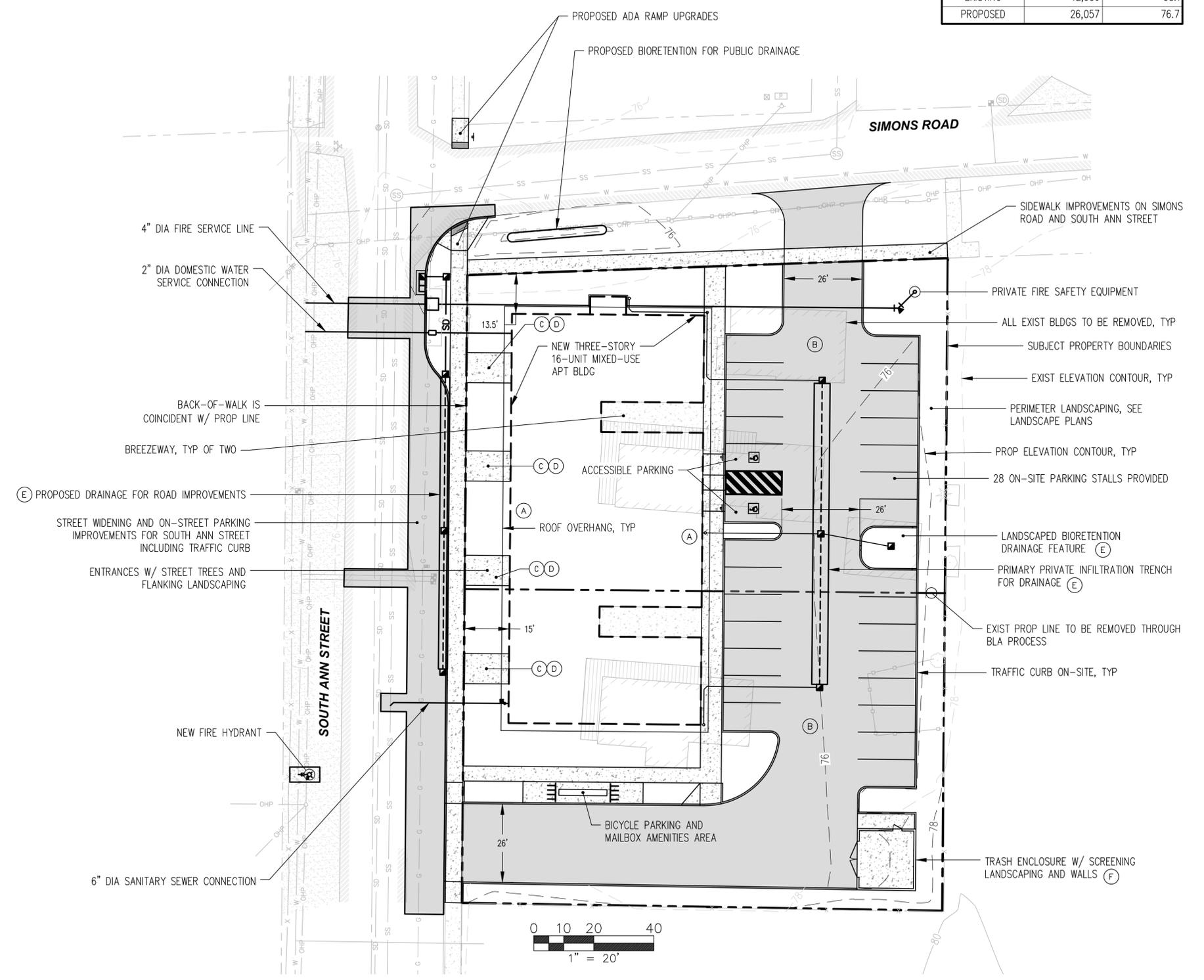
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 27 NORTH, RANGE 07 EAST, W.M.

LOT COVERAGE STATISTICS		
CONDITION	COVERAGE (SF)	COVERAGE (%)
EXISTING	12,956	38.1
PROPOSED	26,057	76.7

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		

- EAST DOWNTOWN BORLIN PARK NEIGHBORHOOD DESIGN GUIDELINES**
- LETTER BUBBLES CORRESPOND TO DESIGN GUIDELINE CHECKLIST
- (A) ALIGN PRIMARY BUILDING FACADES AND ENTRANCES ALONG STREET FRONTAGE; ALIGN SECONDARY FACADES ADJACENT TO ALLEYS AND PARKING AREAS
 - (B) SURFACE PARKING AT REAR OF BUILDING
 - (C) DECORATIVE PAVING AT KEY SIDEWALK AND PATHWAYS
 - (D) DECORATIVE PAVING AT BUILDING FOCAL POINTS OR ENTRANCES
 - (E) LOW-IMPACT DEVELOPMENT INCLUDES BIORETENTION AND STORMFILTER FOR WATER QUALITY AND INFILTRATION FOR FLOW CONTROL
 - (F) SCREEN TRASH AREA WITH LANDSCAPING



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

SITE PLAN REVIEW

PROJECT NO: 2021-126 DATE: AUGUST 26, 2022

SHEET
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