

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

| | |
|--|--|
| DATE SUBMITTED: <u>February 10, 2010</u> | Action Requested |
| UDC MEETING DATE: <u>February 17, 2010</u> | <input type="checkbox"/> Informational Presentation |
| | <input checked="" type="checkbox"/> Initial Approval and/or Recommendation |
| | <input type="checkbox"/> Final Approval and/or Recommendation |

PROJECT ADDRESS: 1723 Waldorf Blvd.

ALDERMANIC DISTRICT: Jed Sanborn - District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Barrow Ridge, LLC/ Terry Temple

Knothe & Bruce Architects, LLC

120 E. Wilson Street

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

February 10, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
PUD-GDP-SIP to Amended PUD-GDP-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Barrow Ridge, LLC
Contact: Terrence Temple
120 E. Wilson Street
Madison, WI 53703
608-442-1820
608-442-1824 fax

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Landscape: Olson-Wills Landscaping, Inc.
Contact: Paul Brickett
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401
brad@olsonwills.com

Engineer: I & S Group, Inc.
Contact: Dave Glusick
2690 Research Park, Suite H
Madison, WI 53711
608-442-9500
608-442-9501 fax
dave.glusick@is-grp.com

Introduction:

Midtown Commons is a 79-acre development on the north side of Midtown Road east of Highway M on the City's far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities was planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland.

A PUD-SIP for this particular site was previously approved on June 17, 2008, which provided 79 apartments in three multifamily buildings. An extension was granted for the approval on May 14, 2009. This revised submittal is for 80 apartment units in two multifamily buildings. The configuration and location of the remaining two buildings is substantially the same as the previously approved submittal. The underground parking areas for the buildings are now connected with an outdoor plaza area provided at the first floor level.

Site Development Data

Densities:

| | |
|-----------------|-------------------------|
| Dwelling Units | 80 Units |
| Lot Area | 65,340 S.F. (1.5 acres) |
| Lot Area / D.U. | 816 S.F./ D.U. |
| Density | 53 D.U. / Acre |

Usable Open Space:

| | |
|----------------------------------|-------------------|
| Surface | 8,535 S.F. |
| <u>Balcony</u> | <u>4,265 S.F.</u> |
| Total | 12,800 S.F. |
| Usable Open Space/ Dwelling Unit | 160 S.F./D.U. |

Dwelling Unit Mix:

| | |
|----------------------|-----------|
| Efficiency | 8 |
| One bedroom | 38 |
| One Bedroom with Den | 10 |
| <u>Two bedroom</u> | <u>24</u> |
| Total | 80 |

Vehicular Parking Ratio:

| | |
|------------------------|------------------|
| Underground Garage | 67 stalls |
| <u>Surface Parking</u> | <u>57 stalls</u> |
| Total Parking | 124 stalls |
| Parking Ratio | 1.55 stalls/D.U. |

Bicycle Parking Ratio:

| | |
|------------------------|---------------------------------------|
| Underground Garage | 44 stalls |
| <u>Surface Parking</u> | <u>21 stalls</u> |
| Total Parking | 65 stalls (50 + (30/2) = 65 required) |

Site and Building Architecture:

The previously approved design contained two different building types. The revised proposal combines elements of both building types while maintaining the architectural quality of the previous design. As before, the architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site.

The building height will remain four stories which provides a scale that is compatible with the surrounding properties. The exterior materials will continue to be a combination of a simulated stone base with upper levels of brick veneer and horizontal siding. The facades are well articulated and detailed and the effect is high quality urban-style architecture.

Project Schedule & Management:

This project is currently projected to start in the summer of 2010 with completion scheduled for spring, 2011. It is likely that both buildings will be constructed at the same time.

Social & Economic Impacts:

This development will have a positive social and economic impact. Moderately priced housing will be provided within the development and the construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,

J. Randy Bruce, AIA
Managing Member

Zoning Text

Amended PUD-GDP-SIP

Lot 95 Second Addition to Mid Town Commons

1723 Waldorf Boulevard

January 6, 2010

Legal Description: Lot 95, Second Addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of 80 apartments.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including but not limited to parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP which shall be approved by Urban Design Commission and the Planning Division.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



Site Context

Notes

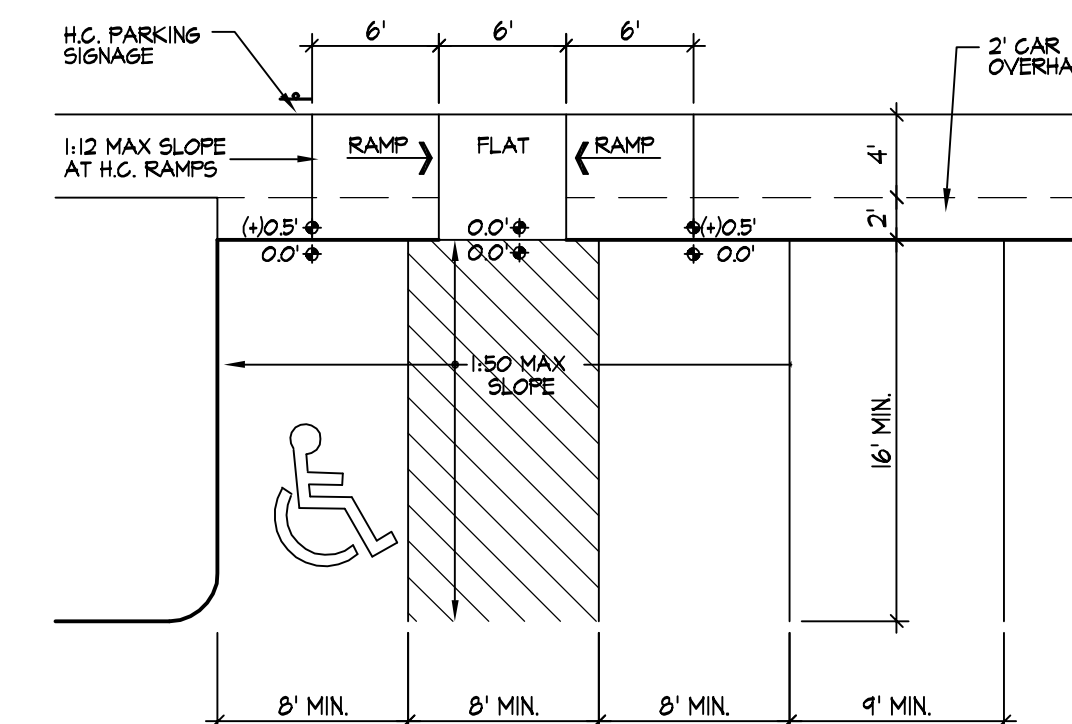
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE BUILDING RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(e) AND (B)(h)(2d)).
8. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

SHEET INDEX:

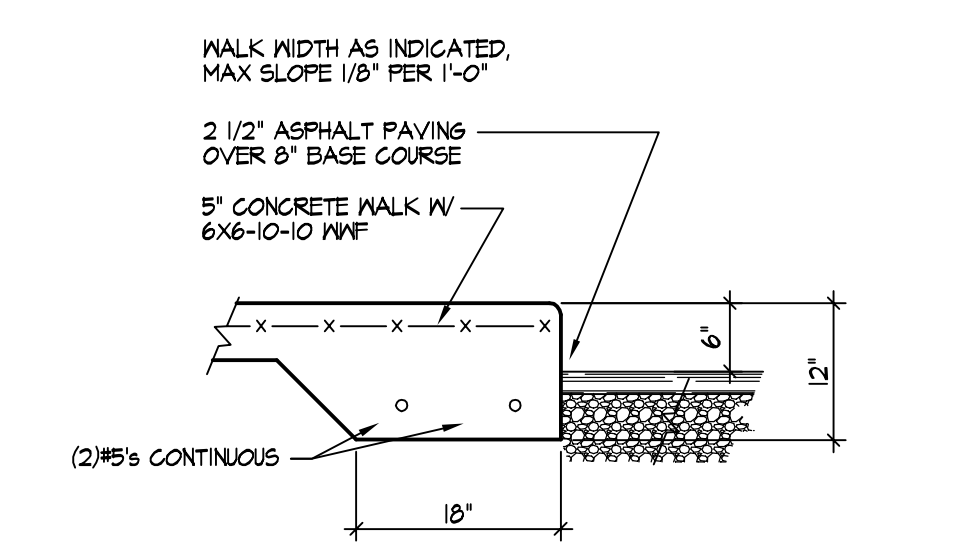
- SITE
C-1.1 SITE PLAN
C-2.1 GRADING PLAN
C-3.1 LANDSCAPE PLAN
- ARCHITECTURAL
1. BASEMENT FLOOR PLAN
2. TYPICAL FLOOR PLANS
3. ELEVATIONS - BUILDING 1
4. ELEVATIONS - BUILDING 2

SITE DEVELOPMENT DATA

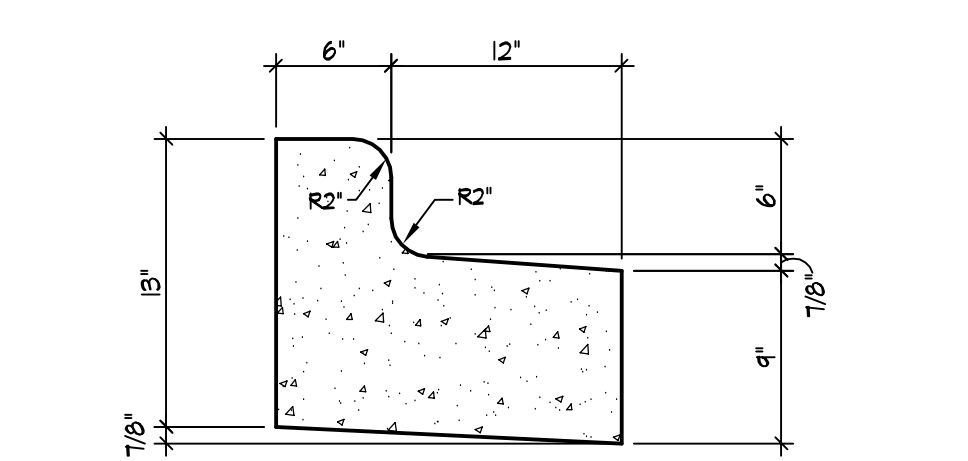
| | |
|---------------------------|-------------------------------|
| DENSITIES: | |
| Lot Area | 65340 S.F. (1.5 Acres) |
| Dwelling Units | 80 Units |
| Lot Area / D.U. | 816 S.F./Unit |
| Density | 11.2 net D.U./Acre |
| Usable Open Space | 12,800 S.F. |
| Usable Open Space/D.U. | 160 S.F./D.U. |
| DWELLING UNIT MIX: | |
| Efficiency | 0 |
| One Bedroom | 38 |
| One Bedroom with Den | 10 |
| Two Bedroom | 24 |
| Total | 80 |
| VEHICLE PARKING | |
| Underground | 67 Stalls |
| Surface | 57 Stalls |
| Total | 124 Stalls |
| Ratio | 1.55 Stalls/D.U. |
| BIKE PARKING | |
| Surface | 21 |
| Underground | 44 |
| Total | 65 (50 + 5(30) = 65 required) |



1 HANDICAP ACCESS RAMP
TYPICAL AT ALL ACCESSIBLE CROSSWALKS



2 SIDEWALK CURB DETAIL



3 REJECT CURB

Revisions

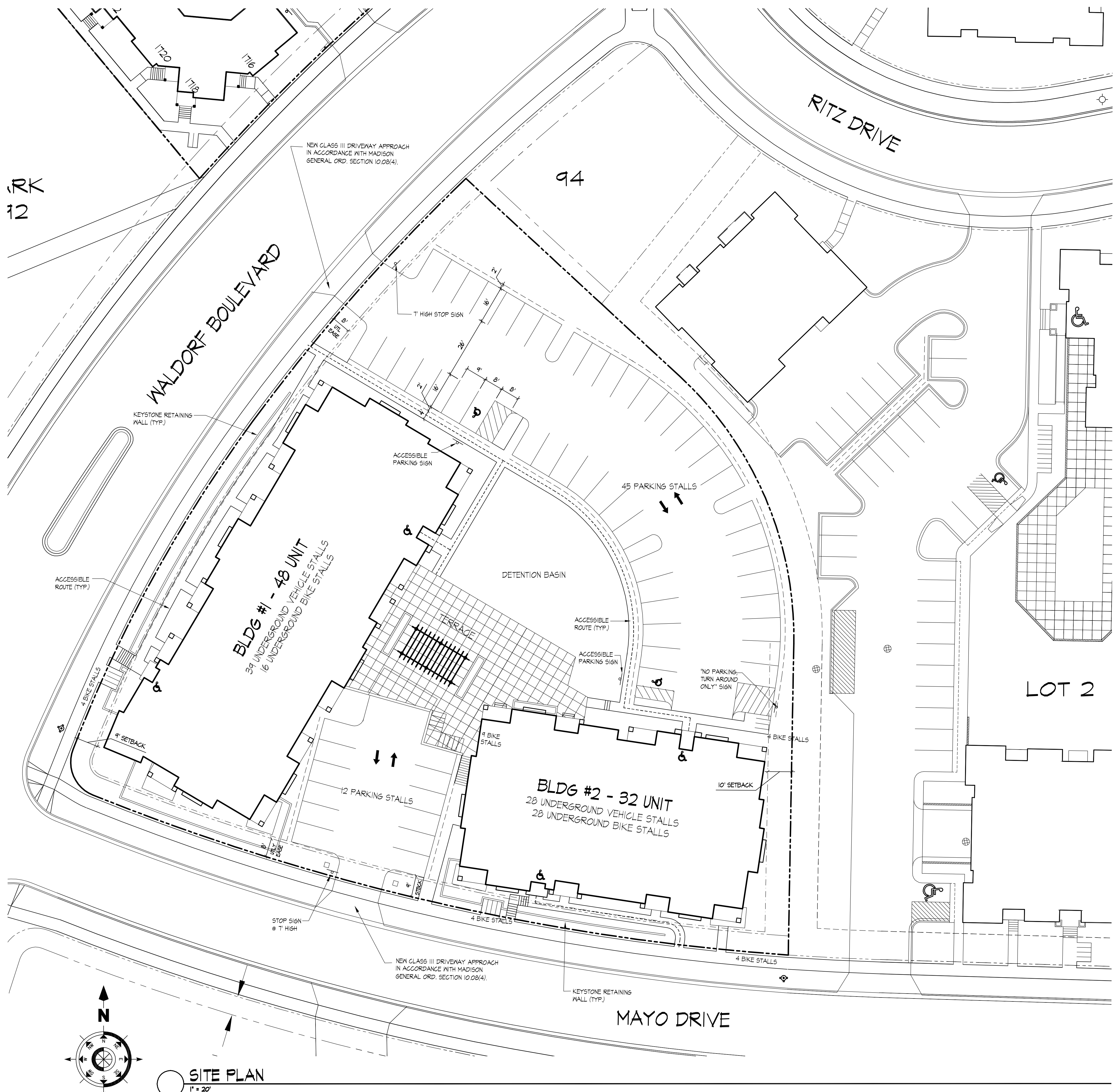
- Amended PUD-SIP Submittal - January 6, 2009
Informational UDC Submittal - January 21, 2010
Initial UDC Submittal - February 10, 2010

Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
Site Plan

Project No. **0466** Drawing No. **C-1.1**

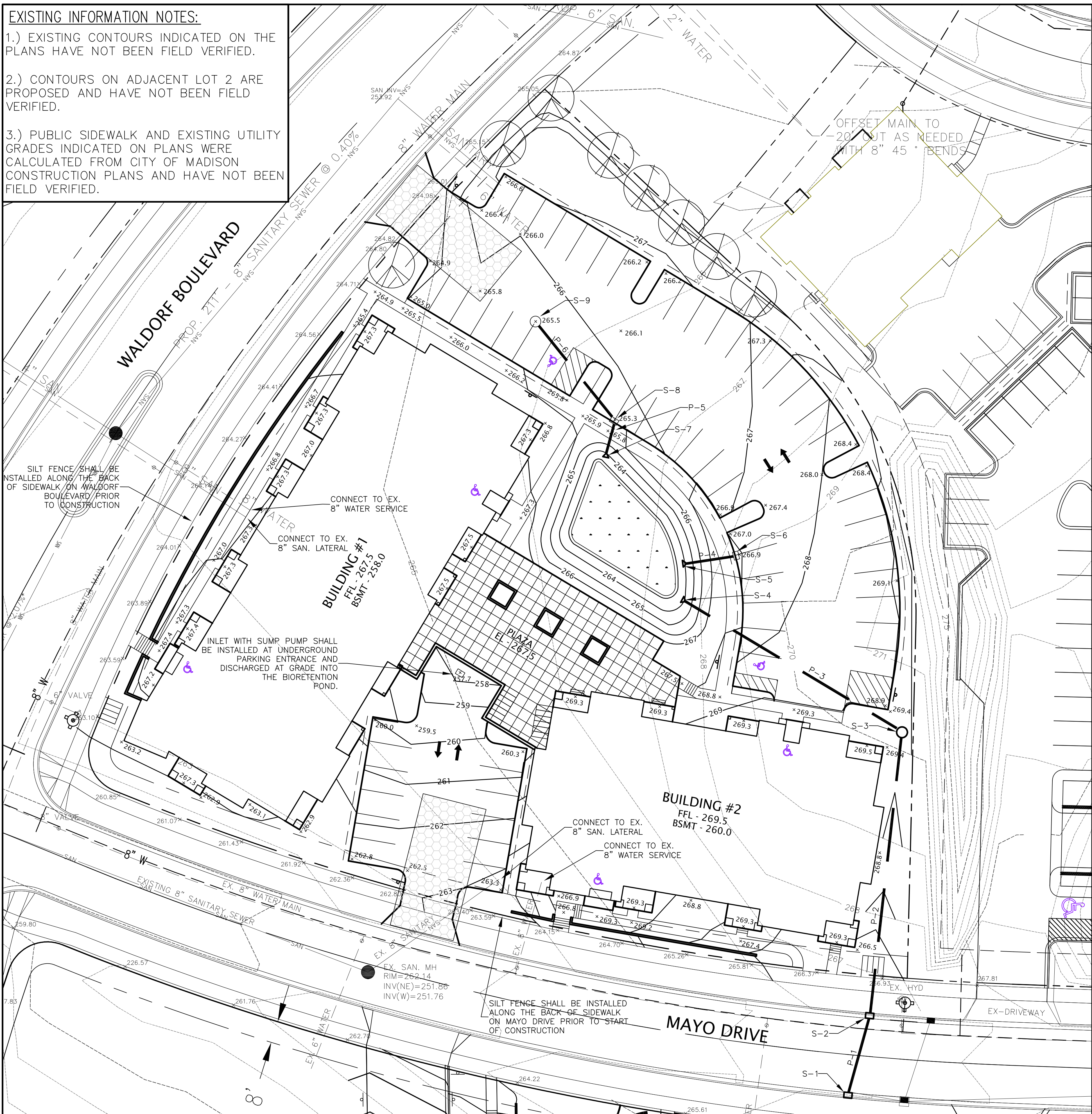
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SITE PLAN
1" = 20'

EXISTING INFORMATION NOTES:

- EXISTING CONTOURS INDICATED ON THE PLANS HAVE NOT BEEN FIELD VERIFIED.
- CONTOURS ON ADJACENT LOT 2 ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED.
- PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.



STORM SEWER STRUCTURE SCHEDULE:

| STRUCTURE NUMBER | TYPE | TOP OF CASTING | INVERT | DEPTH | GRATE TYPE |
|------------------|---------------|----------------|--------|-------|--------------|
| S-1 | H INLET | 266.32 | 261.98 | 4.34 | R-3067 DIAG. |
| S-2 | H INLET | 266.53 | 262.15 | 4.38 | R-3067 DIAG. |
| S-3 | 3' CB | 269.00 | 262.72 | 6.28 | R-1557 |
| S-4 | 15" ENDWALL | - | 263.10 | - | - |
| S-5 | 12" ENDWALL | - | 263.10 | - | - |
| S-6 | H INLET | 267.5 | 263.3 | - | - |
| S-7 | 12" ENDWALL | - | 263.10 | - | - |
| S-8 | H INLET | 265.8 | 263.20 | 2.6 | R-3067 DIAG. |
| S-9 | 3' CB W/INLET | 265.5 | 263.35 | 2.2 | R-2557 |

NOTE: GRATE TYPES REFERENCE NEENAH FOUNDRY COMPANY CATALOG.

STORM SEWER PIPE SCHEDULE:

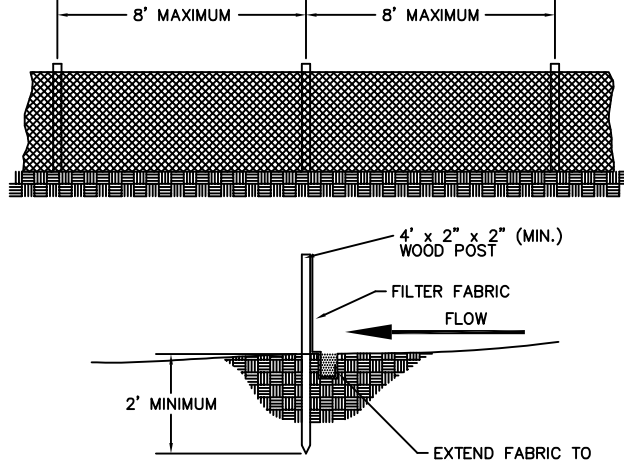
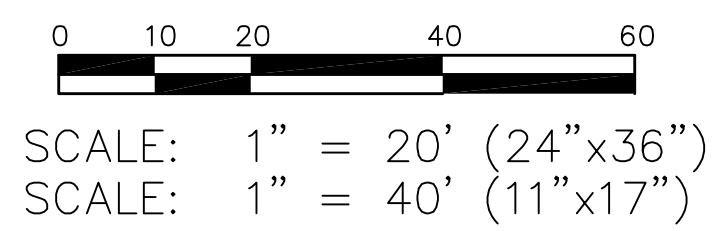
| PIPE NUMBER | FROM (UP) | TO (DOWN) | LENGTH | INVERT | DISCHARGE | SLOPE (%) | PIPE SIZE |
|-------------|-----------|-----------|--------|--------|-----------|-----------|-----------|
| P-1 | S-2 | S-1 | 30' | 262.15 | 262.00 | 0.50 | 15" |
| P-2 | S-3 | S-2 | 105' | 262.70 | 262.15 | 0.50 | 15" |
| P-3 | S-4 | S-3 | 90' | 263.10 | 262.70 | 0.45 | 15" |
| P-4 | S-6 | S-5 | 18' | 263.30 | 263.10 | 1.10 | 12" |
| P-5 | S-8 | S-7 | 12' | 263.16 | 263.10 | 0.40 | 12" |
| P-6 | S-9 | S-8 | 50' | 263.35 | 263.16 | 0.40 | 12" |

LEGEND:

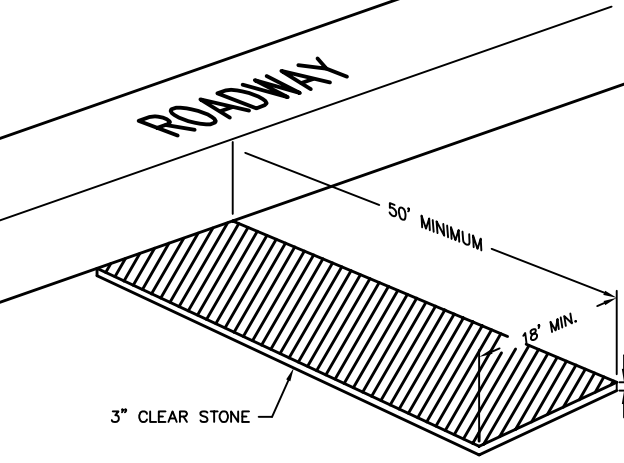
- = STORM SEWER
- = STONE CONSTRUCTION ENTRANCE
- = UTILITY PATCH
- = BIORETENTION BASIN
- x1000.00 = PROPOSED SPOT GRADE
- x1000.00 = SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)

GENERAL NOTES:

- STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE.
- SILT FENCE SHALL BE INSTALLED ALONG BACK OF SIDEWALK ON WALDORF BOULEVARD AND MAYO DRIVE PRIOR TO ANY GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.
- CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.
- INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.
- ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.
- PRIVATE STORM SEWER SHALL BE AS SPECIFIED IN THE ABOVE SCHEDULE.
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
- PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
- UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.
- DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY.
- ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.
- GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.
- BIORETENTION BASINS SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.
- AT LEAST 3' OF ENGINEERED SOIL SHALL BE PLACED IN THE BIORETENTION BASIN. BEDROCK MAY BE ENCOUNTERED IN SOME AREAS OF THE BASIN. BEDROCK SHALL BE REMOVED AS NEEDED TO ALLOW INSTALLATION OF ENGINEERED SOIL.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.



SILT FENCE CONSTRUCTION

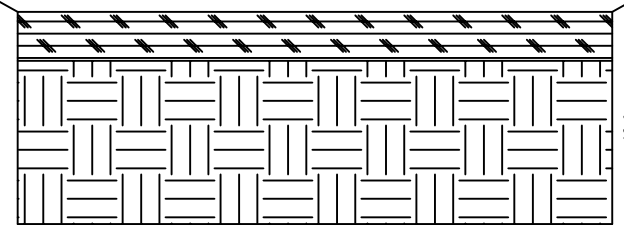


STONE CONSTRUCTION ENTRANCE

EROSION CONTROL SCHEDULE:

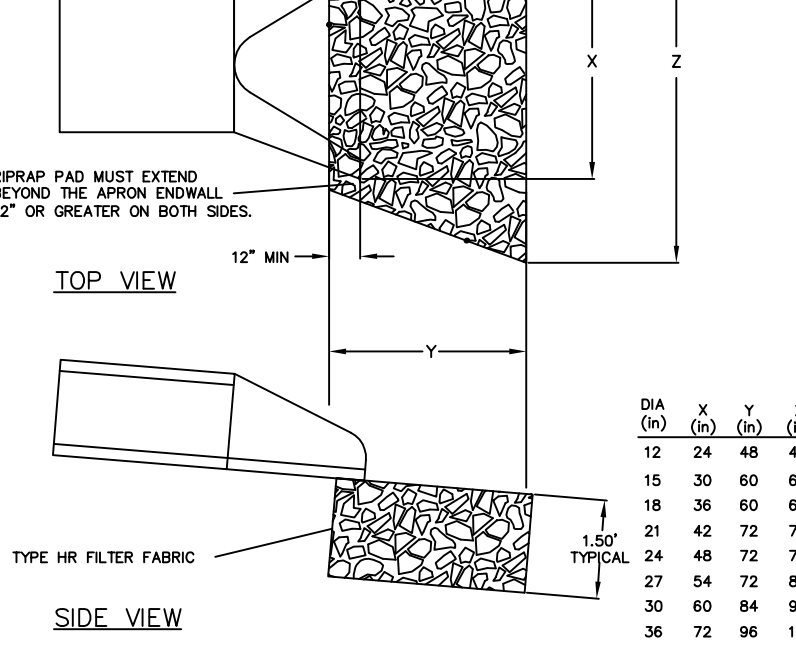
EROSION CONTROL INSTALLED: 4/1/10
 BEGIN GRADING: 4/1/10
 FERT., SEED, AND MULCH DISTURBED AREAS: 9/1/10
 VEGETATION ESTABLISHED: 11/1/10

NOTE: AN EROSION CONTROL PERMIT EXTENSION NEEDS TO BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT IF THE DATES INDICATED ABOVE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.



BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION

NOTE: ENGINEERED SOIL SHALL CONSIST OF 50% SAND AND 50% COMPOST. SOILS BENEATH THE ABOVE SOIL STRUCTURE SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

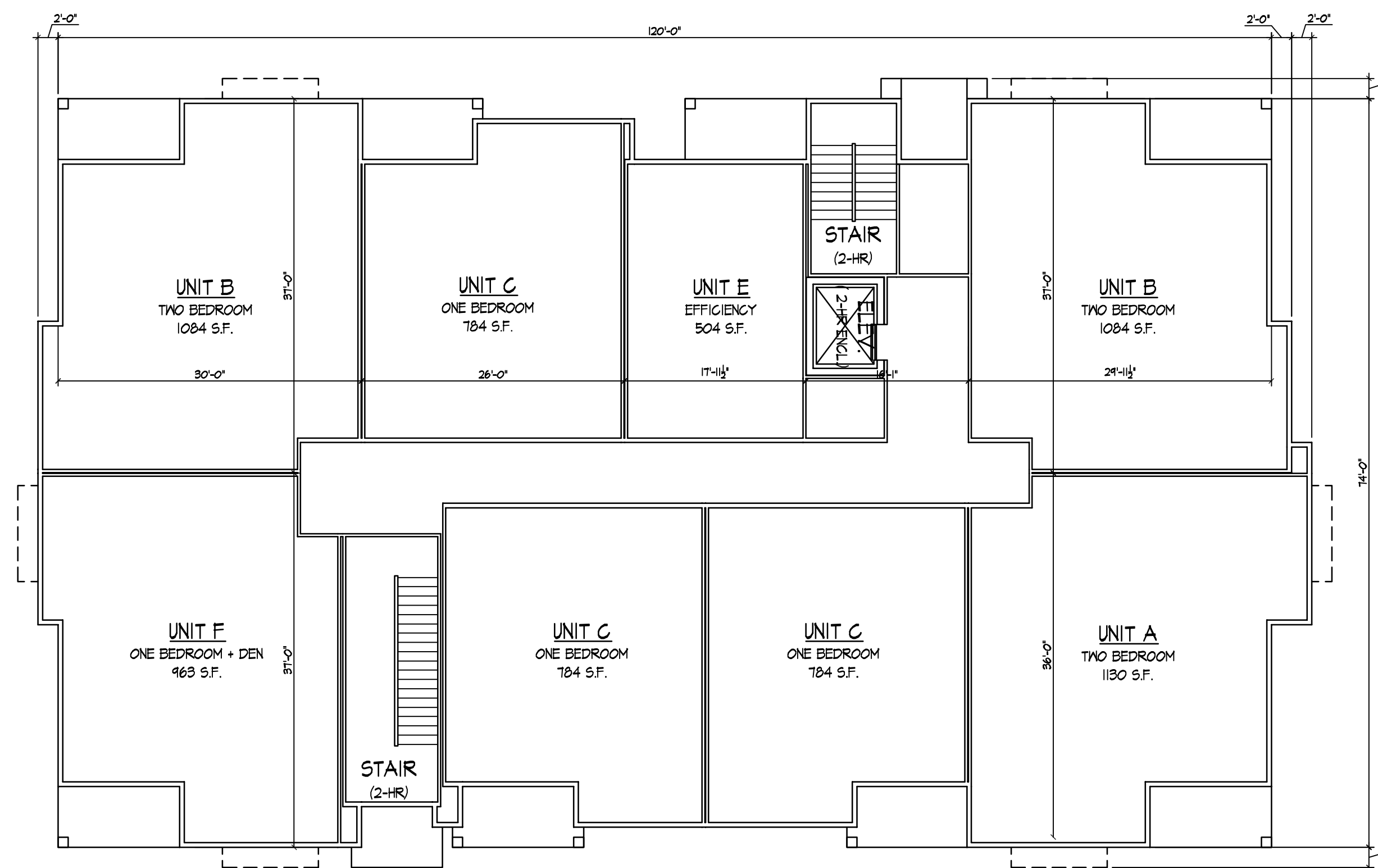
DATE: 01-06-10
 REVISIONS:
 DATE:
LOT 95 MID TOWN CENTER
1723 WALDORF BOULEVARD
GRADING, EROSION CONTROL AND UTILITY PLAN
 DRAWING NAME: M:\12301\CIVIL\12301-CIVIL SHEETS\12301-BASE.DWG
 Madison Office
 2690 Research Park Drive, Suite H
 Madison, WI 53711
 Ph: 608-442-9500
 Fax: 608-442-9501
 Forbault, Minnesota: 507-331-1500
 Monticello, Minnesota: 507-387-6651
 Web: www.is-grp.com
IS GROUP
 One firm - start to finish™
 ARCHITECTS - ENGINEERS - PLANNERS - LAND SURVEYORS - SCIENTISTS
 C-2.1

Consultant

Notes



TYPICAL FLOOR PLAN - BUILDING #1
3/32" = 1'-0"



TYPICAL FLOOR PLAN - BUILDING #2
3/32" = 1'-0"

Revisions
AMENDED PUD-SIF SUBMITTAL - JANUARY 6, 2010
UDC INFO SUBMITTAL - JANUARY 27, 2010
UDC INITIAL SUBMITTAL - FEBRUARY 10, 2010

Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
**Typical Floor Plans
Building #1 & #2**

Project No. Drawing No.
0466 2

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FRONT ELEVATION ALONG WALDORF BLVD.
3/32" = 1'-0"



END ELEVATION ALONG MAYO DRIVE
3/32" = 1'-0"



END ELEVATION
3/32" = 1'-0"



REAR ELEVATION
3/32" = 1'-0"

Revisions

Amended PUD-GDP-SIP Submittal - January 06, 2010
UDC Info Submittal - January 27, 2010
UDC Initial Submittal - February 10, 2010

Project Title
Lot 95, 2nd Addition to
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
Elevations
Building #1

Project No. Drawing No.
0466 3



SOUTH ELEVATION ALONG MAYO DRIVE
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"

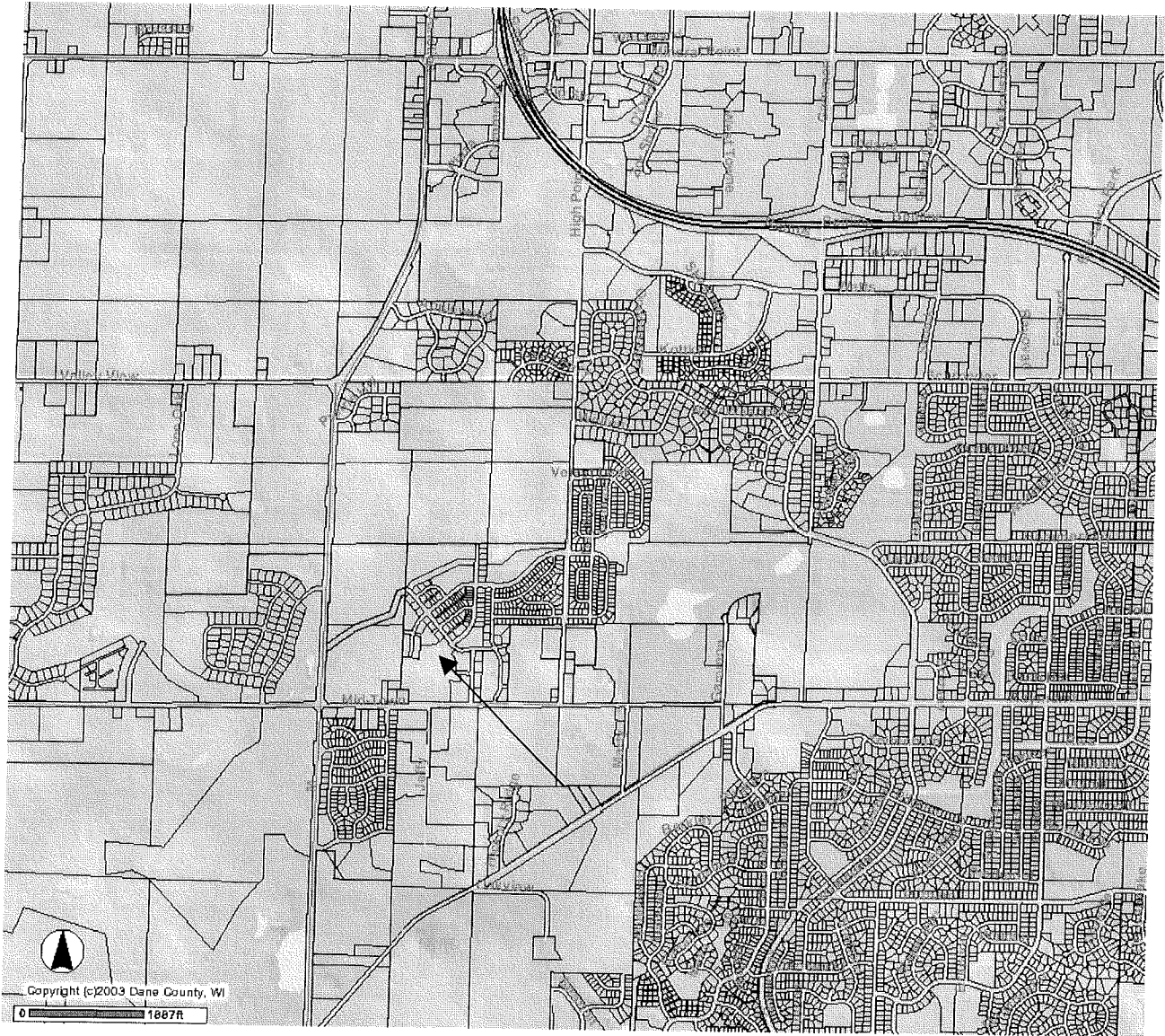
Revisions

Amended PUD-GDP-SIP Submittal - January 06, 2010
UDC Info Submittal - January 27, 2010
UDC Initial Submittal - February 10, 2010

Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
**Elevations
Building #2**

Project No. Drawing No.
0466 4



Site Locator Map

1723 Waldorf Blvd.
Lot 95 Mid Town Commons