

WILDWOOD

Planned Area Development

Submitted June 4, 2001

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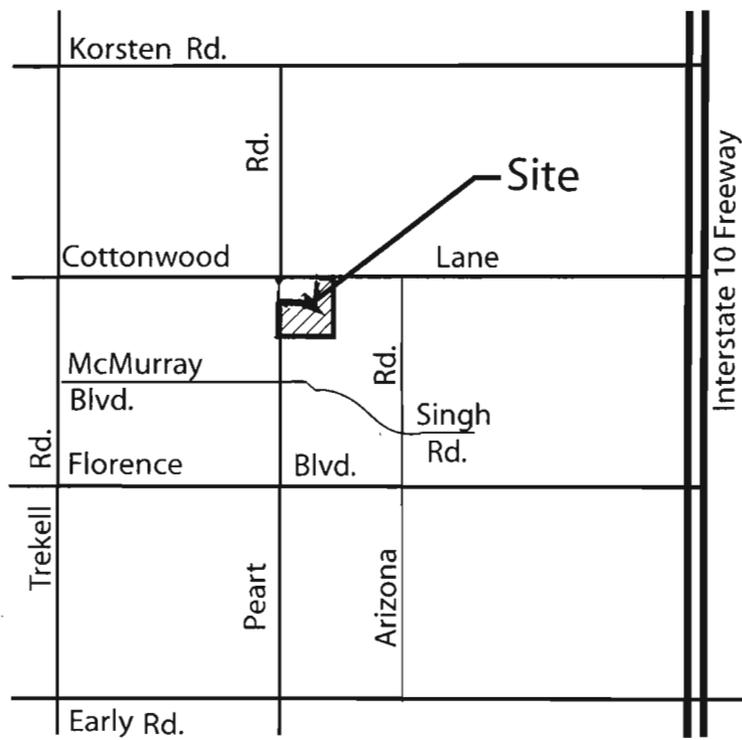
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Phoenix, Arizona 85016

WILDWOOD

Planned Area Development

Table of Contents

1.	PURPOSE OF REQUEST	1
2.	PROJECT LOCATION	2
	A. SITE DESCRIPTION	2
	B. LEGAL DESCRIPTION OF PROPERTY	2
	A. PROJECT CONCEPT	3
	B. RESIDENTIAL USES/DEVELOPMENT STANDARDS.....	3
	C. OPEN SPACE	4
	D. CONFORMANCE TO RESIDENTIAL DESIGN STANDARDS.....	4
	E. PHASING.....	6
4.	RELATIONSHIP TO CASA GRANDE GENERAL PLAN	7
	A. CONFORMANCE WITH GENERAL PLAN.....	7
5.	EXISTING SITE CONDITIONS	8
	A. SURROUNDING LAND USES AND EXISTING CONDITIONS.....	8
6.	CIRCULATION AND ACCESSIBILITY	9
7.	UTILITIES	10
	A. WATER	10
	B. SEWER	10
	C. ELECTRICITY & COMMUNICATION	10
8.	COMMUNITY SERVICES	11
	A. POLICE AND FIRE SERVICE	11
	B. SCHOOLS.....	11
9.	GRADING AND DRAINAGE	12
10.	LANDSCAPING THEME	13
	A. CONCEPT PLAN.....	13
	B. PLANT PALETTE	13
	C. WALLS AND ENTRY TREATMENTS.....	13
11.	ARCHITECTURAL THEME.....	14
12.	APPENDIX.....	15

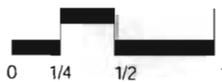


Vicinity Map
Wildwood

CORNOYER-HEDRICK



2425 East Camelback Road
Suite 400
Phoenix Arizona 85016



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1. **Purpose of Request**

Wildwood is a 26.5-acre site located south of the southeast corner of Peart Road and Cottonwood Lane in Casa Grande, AZ. This project intends to development 97 single family residences with improved open space.

To enable the project, this request is to rezone the land from B-2 to Planned Area Development (PAD) for single family residential

2. Project Location

A. Site Description

The City of Casa Grande is located in Pinal County near the junction of Interstate 10 and Interstate 8. The City has often been described as the regional center for western Pinal County. The subject property is 26.5-acres in size, located south of the southeast corner of Cottonwood Lane and Peart Road in Casa Grande, Arizona.

B. Legal Description of Property

The Northwest quarter of the Northwest quarter of Section 22, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South 71.00 feet; and EXCEPT any portion lying within the following described property:

Commencing at the Northwest corner of Section 22, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, which is the True Point of Beginning; Thence North 89 degrees 58 minutes 11 seconds East, a distance of 1326.26 feet to a point; Thence South 00 degrees 15 minutes 27 seconds West, a distance of 37 feet to a point; Thence South 89 degrees 58 minutes 11 seconds West, a distance of 1239.26 feet to a point on the curve, concave to the Southeasterly, and having a radius which bears South 00 degrees 10 minutes 29 seconds East, a distance of 50 feet; Thence Southeasterly along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds a distance of 78.54 feet to a point; Thence South 00 degrees 10 minutes 29 seconds East, a distance of 2587.16 feet to a point; Thence South 89 degrees 38 minutes 01 seconds West, a distance of 37 feet to a point; Thence North 00 degrees 10 minutes 29 seconds West, a distance of 2674.16 feet to the True Point of Beginning.

EXCEPT any portion lying within the following described property:

That portion of the Northwest quarter of the Northwest quarter of Section 22, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 22; Thence South 00 degrees 11 minutes 03 seconds East, along the West line of the Northwest quarter of said Section 22, a distance of 1266.01 feet, said point being 71.00 feet North of the North line of the Southwest quarter of the Northwest quarter of said Section 22; Thence North 89 degrees 52 minutes 52 seconds East, parallel with and 71.00 feet North of the North line of the Southwest quarter of the Northwest quarter of said Section 22, a distance of 37.00 feet to the Point of Beginning. Thence continuing North 89 degrees 52 minutes 52 seconds East, 1280.08 feet to the East line of the Northwest quarter of the said Northwest quarter; Thence North 00 degrees, 14 minutes 59 seconds East, along said East line, a distance of 2.05 feet; Thence South 89 degrees 47 minutes 42 seconds West, 1280.09 feet; Thence South 00 degrees 11 minutes 03 seconds East, 0.13 feet to the Point of Beginning.

3. Project Description

The project consists of 97 single family lots. The typical lot is 60 ft. X 117 ft. or 7000 SF. *Wildwood* complies with the mandatory layout and design standards for open space as well as the additional requirements for residential layout and design.

A. Project Concept

Wildwood Planned Area Development is a 97 lot single family residential community by Richmond American Homes. It is located south of the southeast corner of Peart Road and Cottonwood Lane, but is separated from the corner by an 8-acre commercial site.

The residences are of a single use type and are accessed off both Peart Road and Cottonwood Lane. The homes are oriented about a central open area that provides visual relief, recreation and water retention. Features of the project include a curvilinear street system, landscape setbacks off the arterial streets and a recreation area that includes a multi-use tot lot and ramada.

B. Residential Uses/Development Standards

The project is comprised of a single residential use type – 7000 square feet detached single family residential homes. Proposed are 10 plan types ranging in size from 1364 SF to 2674 SF and two to four bedrooms. Each plan will have 4 elevation options. Architectural examples are showing in Section 10.

The prototype lot size is 60' x 117' with a minimum of 7000 SF. Sixteen of the lots are 55' wide; however, these lots are deeper or fan shaped, so that the 7000 SF is maintained throughout the project. Regardless of the lot width, all lots will conform to the following minimum setbacks.

- Front: 20 feet
- Sides: 5 feet one side, 10 feet one side, for a combined total of 15 feet. Corner side setback to be 20 feet, including landscape tracts.
- Rear: 20 feet

Eave overhangs may intrude into setbacks up to 2 feet. Bay windows, dining nooks, entertainment niches and fireplaces may encroach into the 10 foot sideyard a maximum of 3 feet.

Lots at the perimeter of the site shall have a 6' solid masonry wall, except those lots backing onto the commercial site shall have a 7' high wall. There will be fences between homes of 6' solid masonry construction. Under most circumstances the sideyard fences will be returned to a point approximately 5 feet from the front corner of the home. On corner lots the fence returns will be moved further back to maintain visibility.

Homes backing on the central open area will have view walls, consisting of a low solid wall, topped with wrought iron for visual transparency.

COTTONWOOD LANE

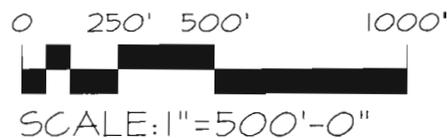
COMMERCIAL
SITE

PEART ROAD

LOCAL
STREET

OPEN SPACE

97- SINGLE FAMILY
LOTS (7000 SF MIN.)



DEVELOPMENT PLAN

Schematic drawing only. All dimensions are approximate.

WILDWOOD P.A.D.
PEART ROAD & COTTONWOOD LANE

CORNOYER-HEDRICK



JUNE 1, 2001

C. Open Space

Landscaped open space falls into the following two categories:

- 1) **Central Open Area**
This area consists of 2.7 acres and is strategically located to be a visual organizing element for the community. It has easy pedestrian access and provides a visual attraction at the primary entry to the project off Peart Road. Uses planned for this area are active and passive recreation combined with storm water retention. Dry wells may be used, if needed. Facilities will include a covered tot lot, ramada, benches and 5 foot wide concrete sidewalks.
- 2) **Landscaped Setbacks**
Landscaped setbacks are proposed along arterial streets. The setback along Peart Road is 20 feet, which is increased slightly at the main project entry. The setback along Cottonwood Lane is 30 feet, which is also intended to provide limited retention. These landscaped setbacks are in addition to street rights-of-way and will provide an attractive streetscape and buffer residences from the arterials. The land area for these setbacks is .5 acres. Landscape tracts are also proposed for those corner lots that side on a street. Each of these tracts is 10 feet wide.

The total landscaped open space proposed (both central area and setbacks) is 3.2 acres or 12% of the gross site area. All common landscape areas described above are to be maintained by a Homeowners Association.

For landscape design concepts for these areas, see Section 11.

D. Conformance to Residential Design Standards

The project has been designed to incorporate appropriate components of the Residential Design Standards for Planned Area Developments dated 7/21/99.

- 1) **Open Space**
 - Minimum 10% open space: *Wildwood* has 11.4% open space
 - No buildings or paved streets/cement drainage channels are counted as open space.
 - 50% open as parks, trails, etc: *Wildwood* has 80% of open space as useable recreation areas, including active and passive play and turfed retention.
 - 15% of basin is above 25 year flood surface elevation:
 - Use of water conserving design for non-recreational areas: Drought tolerant native materials will be used in all landscape setback areas.
 - Accessibility of open space: The central area runs east-west with streets at each end to provide pedestrian access throughout the project.

- 2) Single Family Lot Sizes
 - There will be single family on-site frame construction only – no manufactured housing.
 - All lots will be a minimum of 7000 square feet.
 - Lots widths are 60 feet, with the exception of 16 of the 97 lots that have been reduced to 55 feet to accommodate the geometry of the site. The reduced lot widths will be deeper (to maintain the 7000 square feet minimum) and full side setbacks will apply to the narrower lots.
- 3) Setbacks and Separations
 - All homes will conform to setback standards.
- 4) Multi-family Development – Not Applicable
- 5) Manufactured Homes – Not Applicable
- 6) Miscellaneous
 - No multi-story home will be constructed on a lot less than 7000 square feet.
 - This project will consist of both one and two story homes and there are no single story home subdivisions adjacent to the project.
 - Perimeter walls will have design features. See Section 10.
 - Front Yard Landscaping will be installed within 30 days of occupancy. The builder will provide at least 2 landscaping packages, including a river run design. Drought tolerant plant materials will be featured. For those owners installing their own landscaping, the design will be subject to review.

Section IB. Additional Requirements – 7 Required

1. (1) Subdivision entryway features are enhanced.
2. (3) Increase the separation distance between homes and reduce equal separation distances between homes...
3. (5) Landscape Buffers: 5a. A landscape buffer between sidewalks and back of curb is provided along arterials.
4. (6) Provide a curvilinear street system
5. (7) Widen corner lots/spaces. Corner lots each have a 10 ft. landscaped tract, in addition to full lot widths.
6. (9) Stagger front setbacks. Due to the curvilinear streets the homes will appear staggered, even when using a standard front setback. This achieves the intent of this standard; however, at least every fourth house will be staggered a minimum of 3 feet.
7. (12) Orient lots for terminating vistas of focal points. At the main entrance, the view is unobstructed for the length of the central open space, terminating at the tot lot,/ramada area.

Section IIA. Mandatory Architectural Standards

1. Elevations and roofs

- There will be a minimum of 10 home floor plans, each with 4 distinct elevations. See architectural designs in Section 11.
- There will be a minimum of 10 distinct home color schemes.
- Homes with the same front elevation or color schemes shall not be located adjacent to or across from one another.
- There shall not be any more than 2 consecutive similar rear elevations for homes backing onto arterial streets.
- Design emphasis is placed on all elevations facing streets and open space areas.
- There will be a selection of 4 roof color schemes and two tile concrete styles.

2. Add-ons

- Add-ons elements, such as awnings and carports, shall be constructed and painted to compliment the home.
- There will be no roof or wall mounted mechanical equipment, such as HVAC units or evaporative coolers. All such equipment to be ground mounted

Section IIB. Additional Requirements for PAD Architecture – 4 Required

1. (1) There will be a variety of durable exterior materials and finishes, including standard and optional stone elements and two roof tile types (round and flat).
2. (2) Significant architectural features are provided, including a variety of roof lines/shapes and a variety of projecting façade elements that give different looks for the same floor plan.
3. (4) De-emphasize front-loaded garages. All 2 car garage homes will have more than twenty feet of non-garage home frontage. No front loaded garage will project more than 10 feet forward of a livable area.
4. (5) The mandatory requirements for elevations and color schemes has been exceeded.
 - Floor Plans/Elevations: 4 plans/3 elevations each required – 10 plans/4 elevations each provided.
 - Three distinct color schemes required – Ten provided, plus 4 roof.

E. Phasing

The site improvements, including open space improvements, will be constructed in a single phase. Home construction will occur continuously at a rate commensurate with sales.

It is anticipated that construction will begin as soon as permits can be obtained (estimated late 2001) and site and home construction will be completed approximately 18 months after starting.

4. **Relationship to Casa Grande General Plan**

A. Conformance with General Plan

As part of the State law requiring each city to adopt a comprehensive, long-range plan, the City of Casa Grande recently began their process of establishing a vision and identity for their community. As part of that plan the City is also establishing their future development goals and priorities to deal with the growth that has occurred and is anticipated. The Casa Grande General Plan designates the site as Low Density Residential (LDR). *Wildwood* has been designed to be in conformance with this designation. LDR allows for a residential density up to 4.0 dwelling units per acre (DU/AC).

5. Existing Site Conditions

A. Surrounding Land Uses and Existing Conditions

The overall site is bound by Peart Road on the west, Ironwood Village, an established residential subdivision to the south, to the north is zoned as residential and to the east zoned multi-family and proposed single family. The general topography and drainage direction of the project site is from the southeast to the northwest. Drainage will need to be addressed with on-site retention for the proposed development. Power lines currently exist along the south side of Cottonwood Road.

6. Circulation and Accessibility

The project is served by two minor arterial streets – Peart Road on the west and Cottonwood Lane on the north. Each of these roads are classified as a minor arterial and will conform to City of Casa Grande standard street sections, which for a minor arterial has a half right-of-way of 55 feet. Within the 55 feet, 8 feet is for a median, 29 feet for paving to back of curb, 5 feet for an attached sidewalk and the remaining 13 feet unpaved and available for landscaping and utilities. Should a new arterial standard be adopted that calls for a 6 foot detached sidewalk, this standard will be used.

The project is accessed at two locations – one off Peart Road on the west and one location off Cottonwood Lane on the north. The project proposes a median break at Peart Road to allow for full turning movements and a deceleration lane prior to the project entry off Peart Road is shown. The Cottonwood Lane access will eventually be right-in/right-out only.

Interior streets will be public and constructed to a City standard right-of-way of 44 feet. Each 22 feet half street will consist of 18 feet of paving (to back of curb), a 4 feet attached sidewalk and a 10 feet public utility easement. A change in local street standard to 40 feet is under consideration and, if adopted, will be used for this project.

7. **Utilities**

A. Water

Water supply and distribution is within the service area of the Arizona Water Company, a privately owned utility company. AWC has storage tanks located throughout the area, the closest being a 5 million gallon supply tank located along Cottonwood Lane and Trezell Road. A State Certificate of Assured Water Supply will be required.

B. Sewer

The existing treatment plant is located on Kortsen Road, east of Burris Road, approximately 2 miles north of SR 84. This plant has the capacity to treat 4 million gallons/day, with potential future capacity to treat 12 million gallons/day.

C. Electricity & Communication

Arizona Public Service will provide electrical service to the site. Quest Communication will provide telephone service.

8. Community Services

A. Police and Fire Service

The City of Casa Grande will provide fire and police protection to the project.

B. Schools

The site is located within the Casa Grande Elementary School District. There are currently nine public elementary schools and two private elementary schools within this boundary. Ironwood Elementary School would serve the students living within the proposed development. The subject property is currently within the Casa Grande Union High School attendance area. The Casa Grande Union High School recently opened with a 2,800 student capacity, and would serve the students generated from the proposed development.

A letter from the Casa Grande Elementary School District is in the appendix. A letter from the High School District has been requested.

9. Grading and Drainage

The site gently slopes to the northwest and runoff drains through an existing culvert on Cottonwood Lane immediately east of Peart Road.

The slope of the site is so mild as to not be noticeable. Project site grading will be in accordance with City standards. On-site retention will be accomplished within the central open space area and in setbacks along Cottonwood Lane.

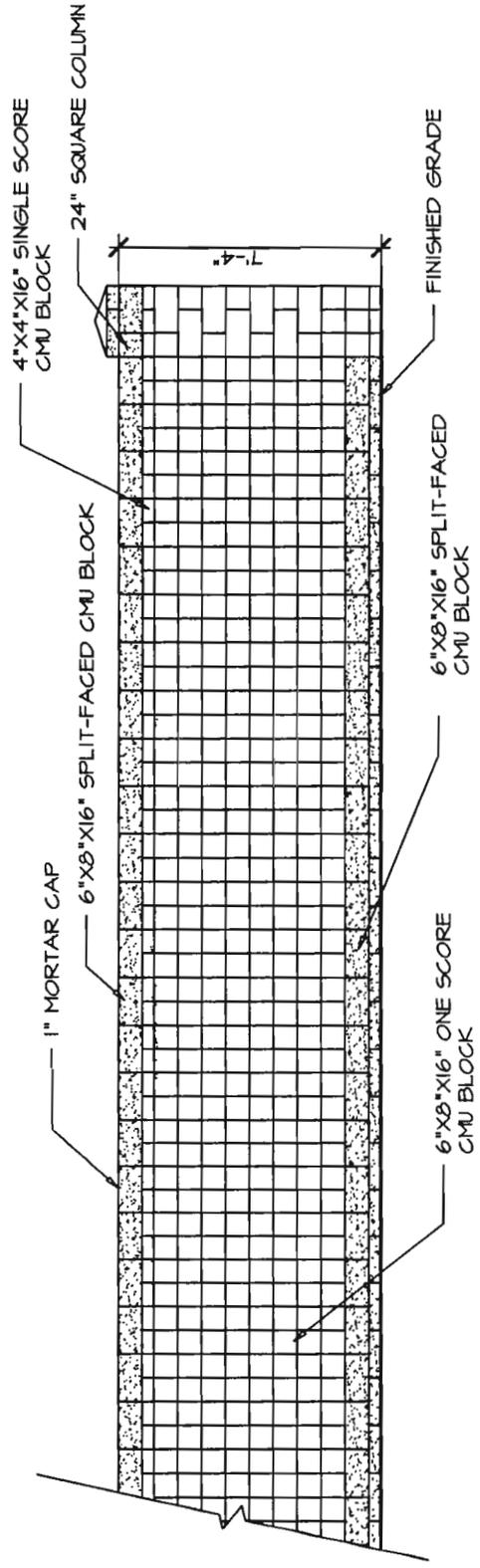
A preliminary drainage report will be provided with the preliminary plat.

10. Landscaping Theme

- A. Concept Plan: See attached.
- B. Plant Palette: See attached
- C. Walls and Treatments: A conceptual design is attached. Columns are to be located every third lot or 200 feet. Final design and colors of walls and entry signage will be submitted at final plat. Colors will be harmonious with home color schemes.

PLANT LEGEND

<u>SYMBOL</u>	<u>COMMON NAME</u> <u>BOTANICAL NAME</u>	<u>SIZE</u>
TREES		
	Velvet Mesquite <i>Prosopis velutina</i>	15 Gal. 24" Box
	Blue Palo Verde <i>Cercidium floridum</i>	15 Gal. 24" Box
	Swan Hill Olive (Fruitless) <i>Olea europaea 'Swan Hill'</i>	24" Box
	Palo Brea <i>Cercidium praecox</i>	15 Gal. 24" Box
	Evergreen Elm <i>Ulmus parvifolia</i>	15 Gal. 24" Box
	Sweet Acacia <i>Acacia smallii</i>	15 Gal. 24" Box
	Ironwood <i>Oleaya tesota</i>	36" Box
SHRUBS / ACCENTS / GROUNDCOVERS		
	Chihuahuan Sage <i>Leucophyllum langmaniae</i>	5 Gal
	Rio Bravo <i>Leucophyllum laevigatum</i>	5 Gal
	Red Bird of Paradise <i>Caesalpinia pulcherrima</i>	5 Gal
	Bursage <i>Ambrosia deltoidea</i>	5 Gal
	Silver Leaf Cassia <i>Cassia phyllodenia</i>	5 Gal
	Fairy Duster <i>Calliandra eriophylla</i>	5 Gal
	Desert Ruella <i>Ruellia peninsularis</i>	5 Gal
	Red Yucca <i>Hesperaloe parviflora</i>	5 Gal
	Octopus Agave <i>Agave vilmoriniana</i>	5 Gal
	Santa Rita Cactus <i>Opuntia violacea santa-rita</i>	5 Gal
	'Desert Carpet' Acacia <i>Acacia redolens 'Desert Carpet'</i>	5 Gal
	'Sierra Gold' Dalea <i>Dalea capitata 'Sierra Gold'</i>	1 Gal
	New Gold Lantana <i>Lantana 'New Gold'</i>	1 Gal
	Goodding Verbena <i>Verbena gooddingii</i>	1 Gal
	Turf <i>Cynodon dactylon 'Mid Iron'</i>	Sq.Ft. Stolons
	Decomposed Granite Desert Gold	1/2" minus



THEME WALL ELEVATION

SCALE: 3/16" = 1'-0"

WA-ELEV

11. Architectural Theme

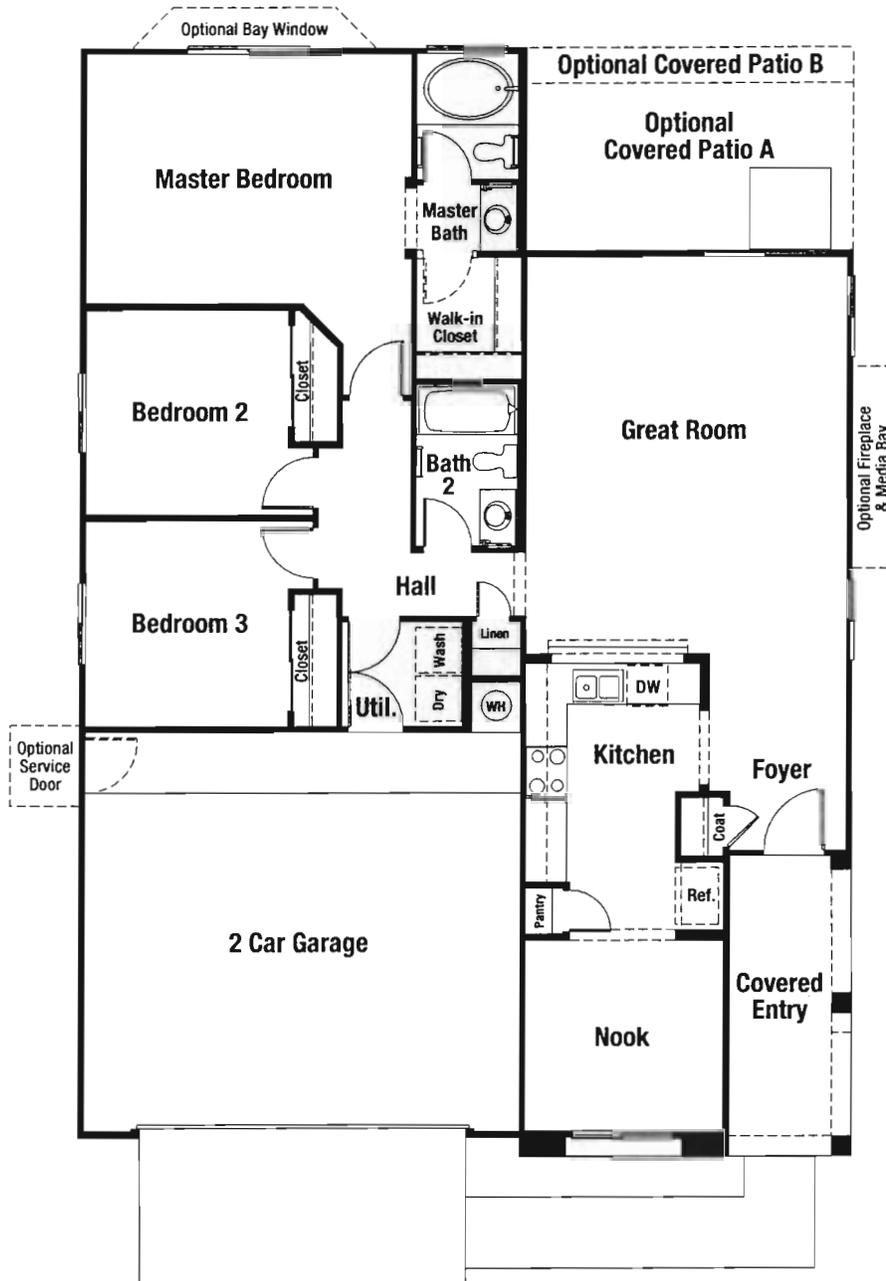
Following are floor plans and elevations for the proposed homes. A sample of color options, stone treatments and roof tile selections are included.

TALON (PLAN 210)

3 BEDROOM

2 BATH

APPROX: 1,375 sq. ft.



TALON (PLAN 210)

3 BEDROOM

2 BATH

APPROX: 1,364 sq. ft.



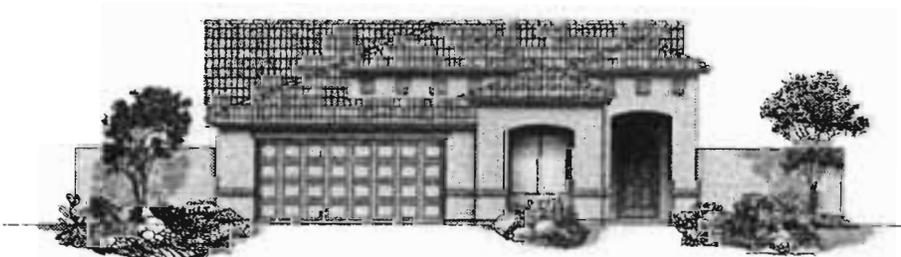
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B



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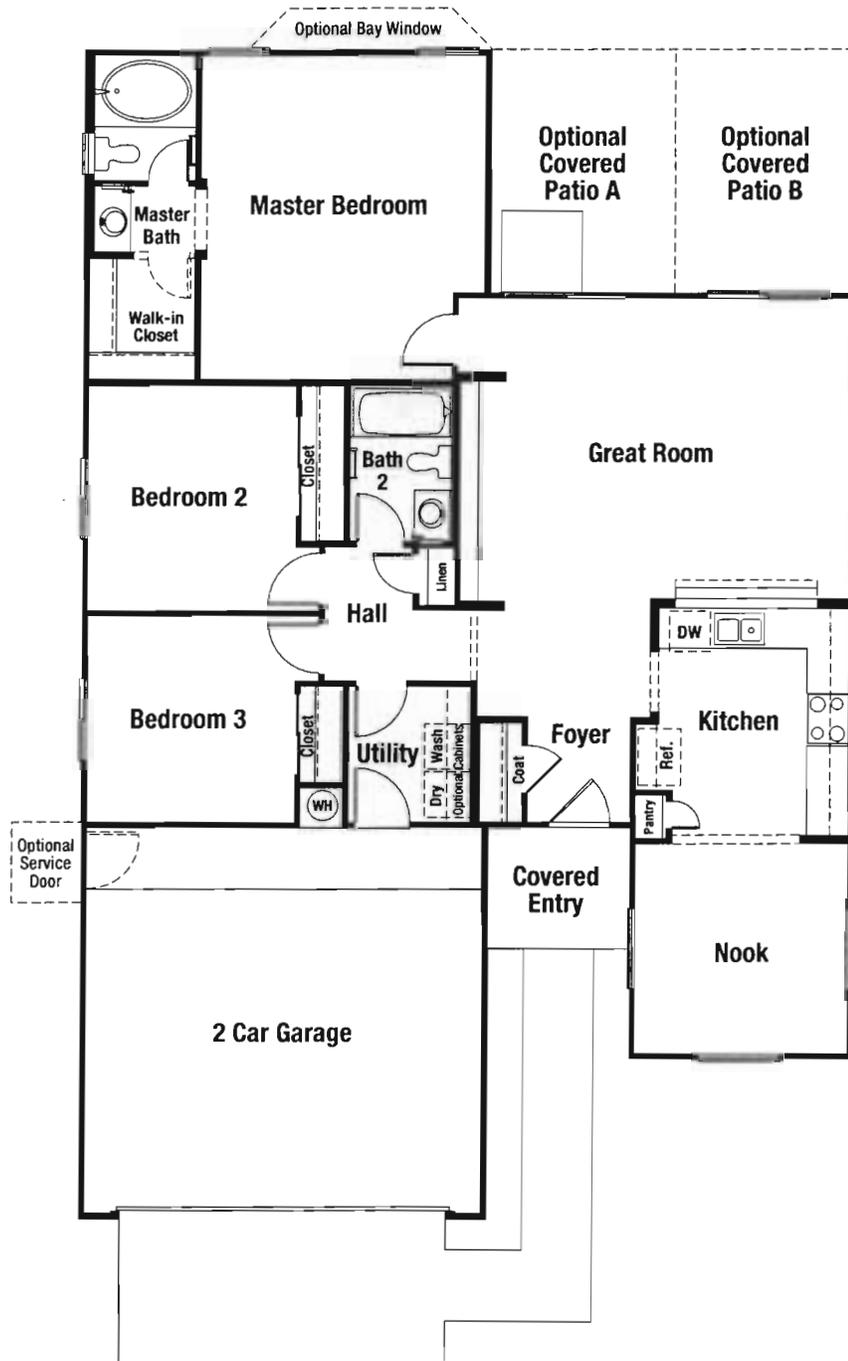
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GALAXY (PLAN 212)

3 BEDROOM

2 BATH

APPROX: 1,387 sq. ft.



GALAXY (PLAN 212)

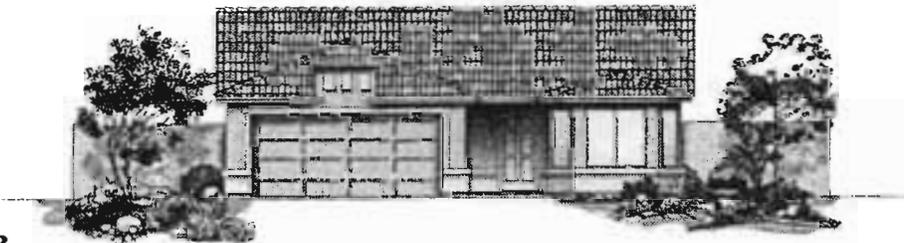
3 BEDROOM

2 BATH

APPROX: 1,369 sq. ft.



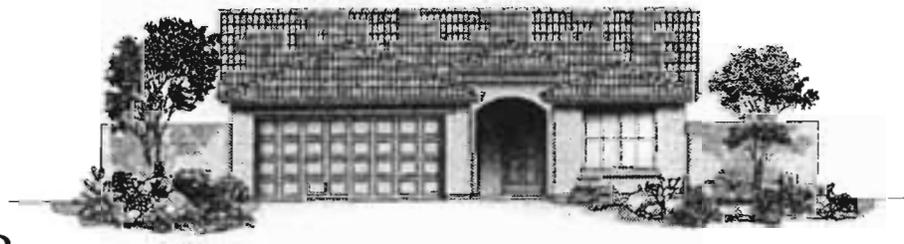
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B



C



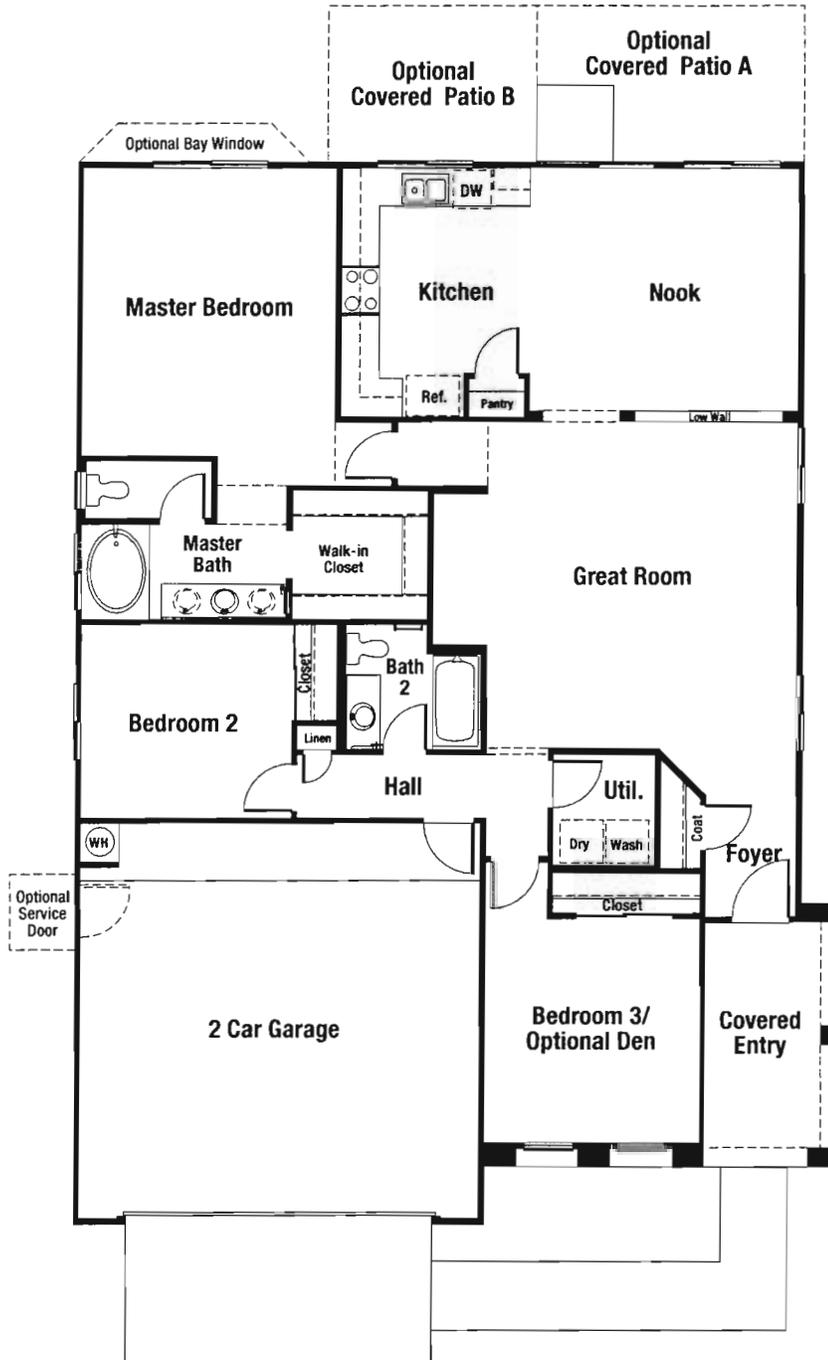
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FALCON (PLAN 220)

3 BEDROOM

2 BATH

APPROX: 1,578 sq. ft.

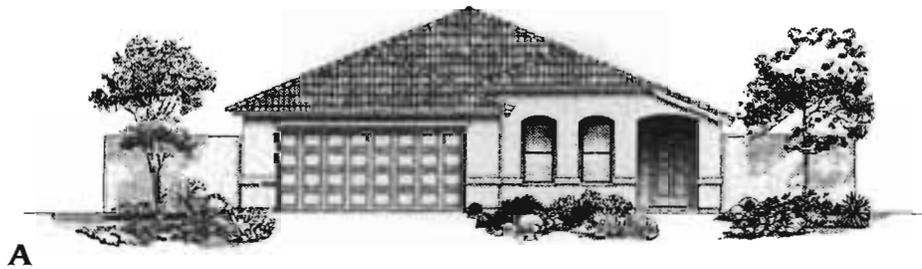


FALCON (PLAN 220)

3 BEDROOM

2 BATH

APPROX: 1,551 sq. ft.



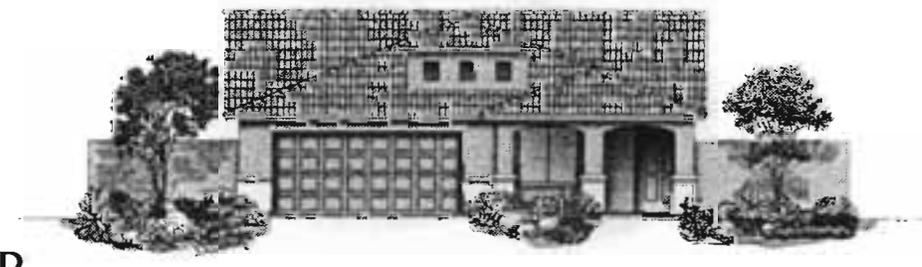
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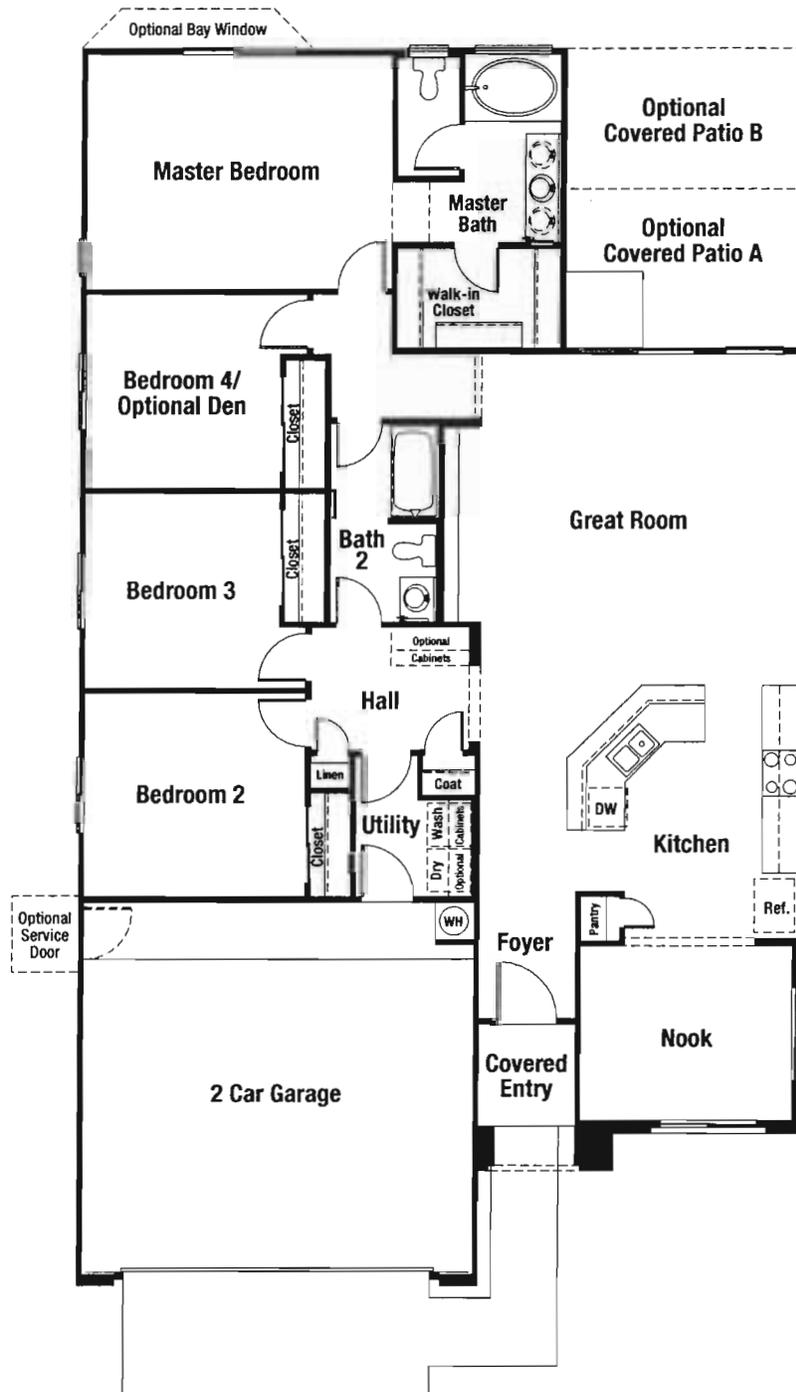
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TOMCAT (PLAN 230)

4 BEDROOM

2 BATH

APPROX: 1,662 sq. ft.

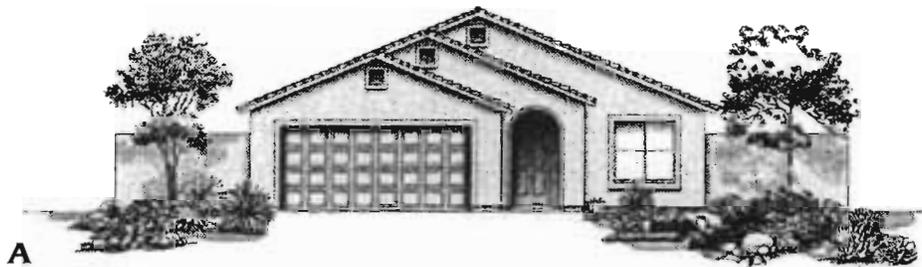


TOMCAT (PLAN 230)

4 BEDROOM

2 BATH

APPROX: 1,682 sq. ft.



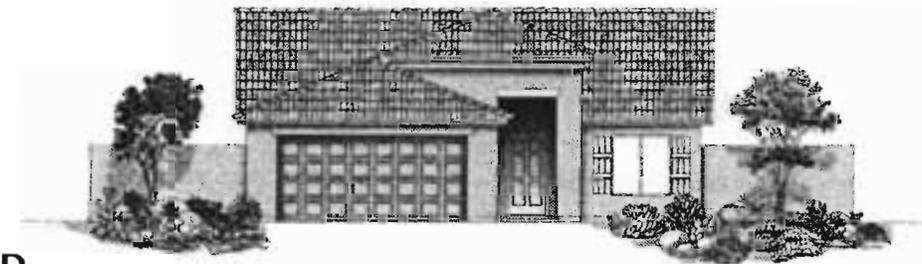
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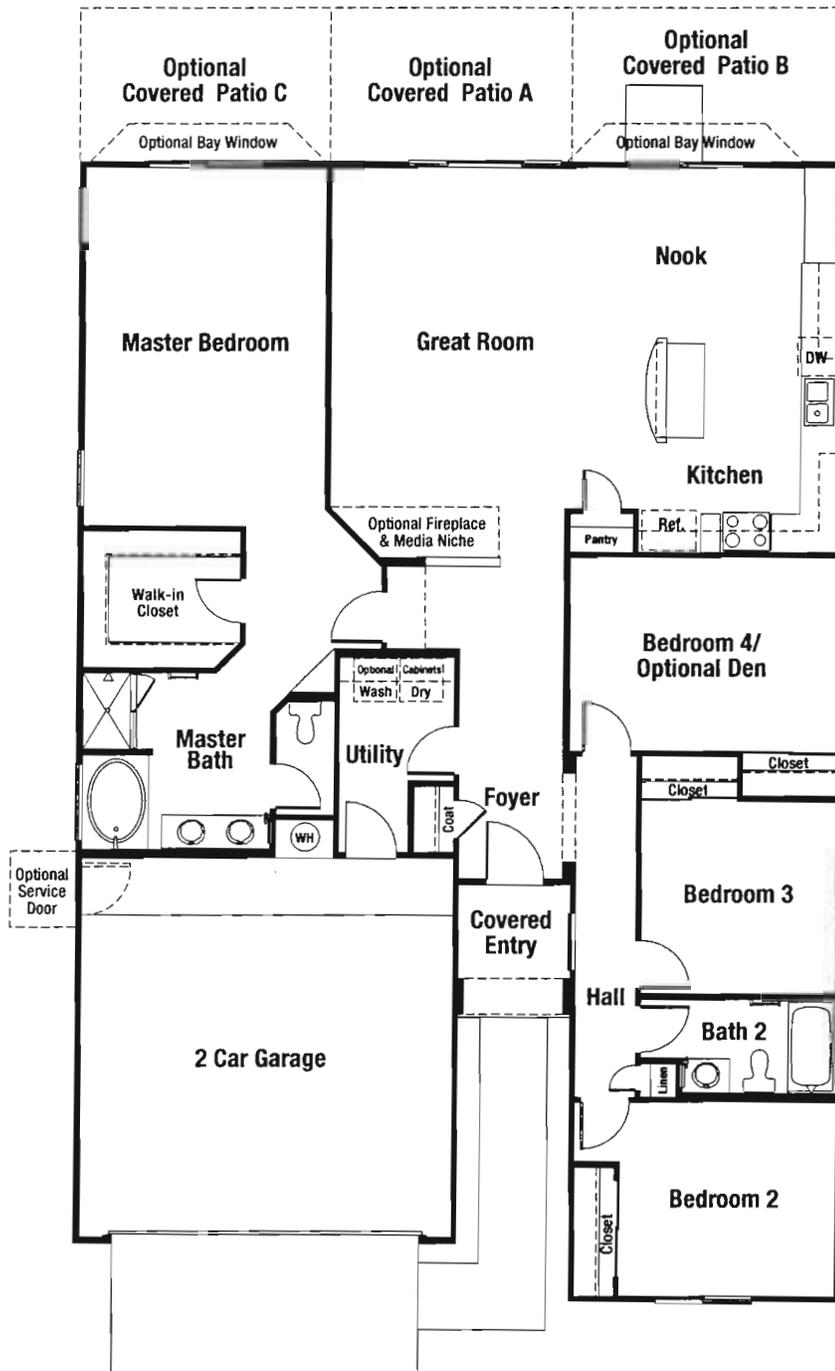
HORNET

(PLAN 240)

4 BEDROOM

2 BATH

APPROX: 1,799 sq. ft.



4 BEDROOM

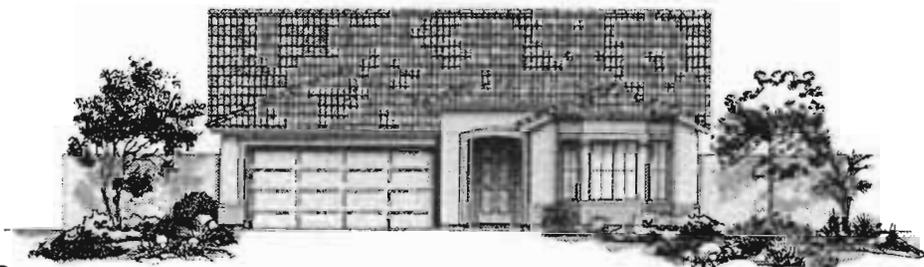
2 BATH

APPROX: 1,799 sq. ft.

HORNET (PLAN 240)



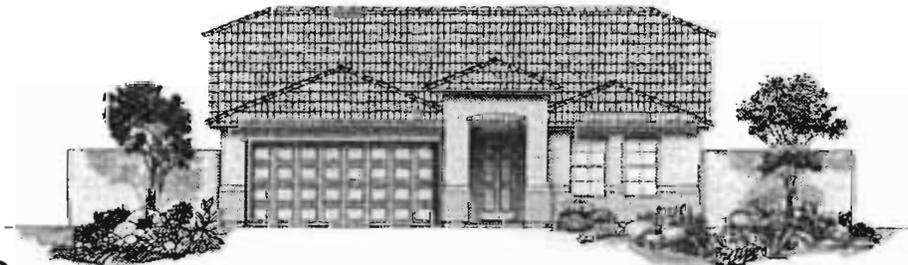
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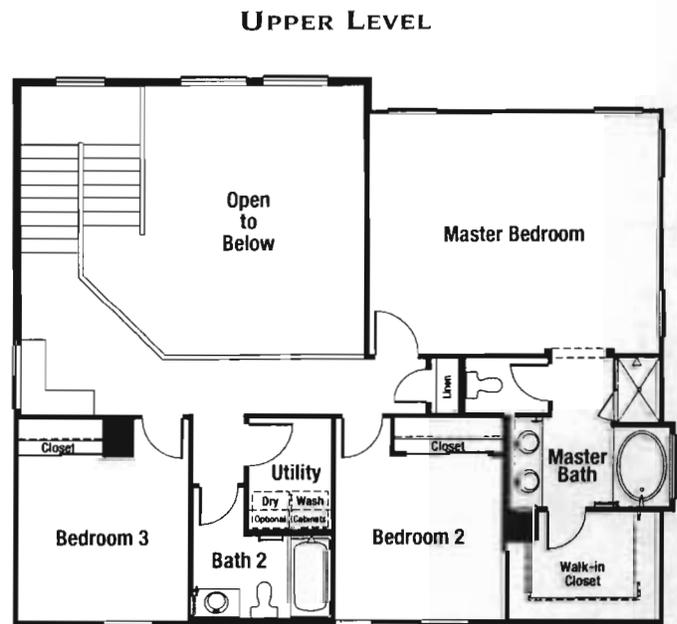
D

EAGLE (PLAN 250)

3 BEDROOM

2 1/2 BATH

APPROX: 2,039 sq. ft.



EAGLE (PLAN 250)

3 BEDROOM

2 1/2 BATH

APPROX: 2,039 sq. ft.



A



B



C



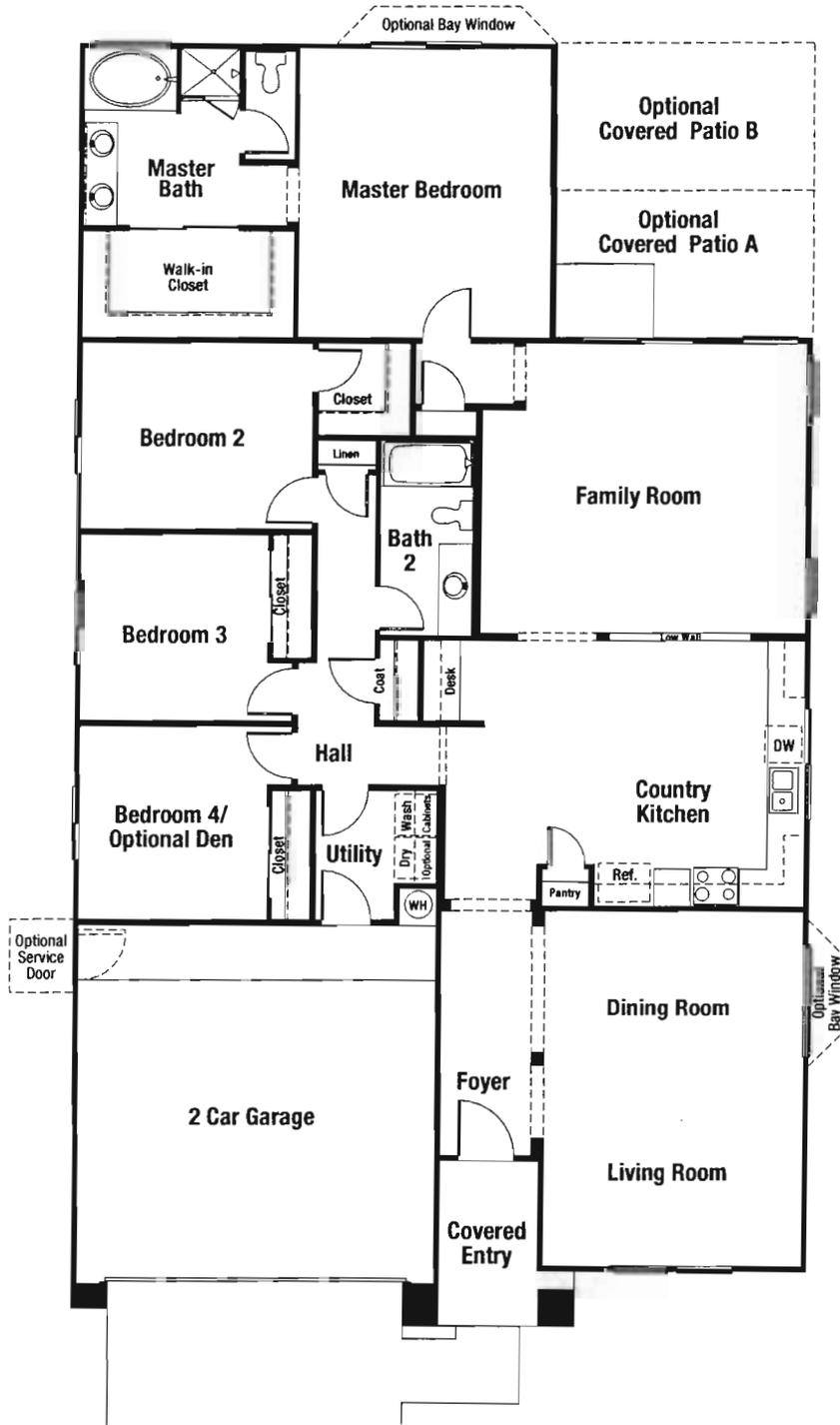
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4 BEDROOM

2 BATH

STEALTH (PLAN 260)

APPROX: 2,045 sq. ft.

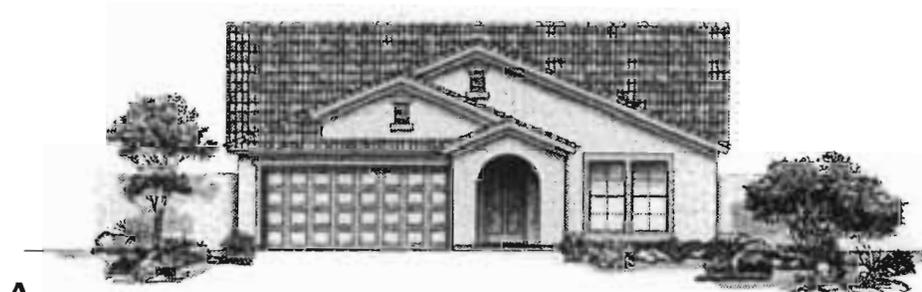


STEALTH (PLAN 260)

4 BEDROOM

2 BATH

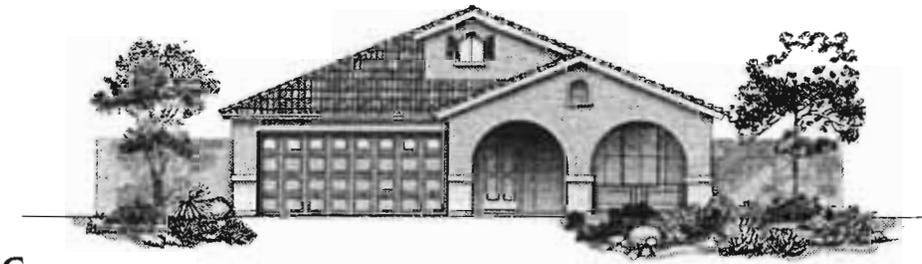
APPROX: 2,045 sq. ft.



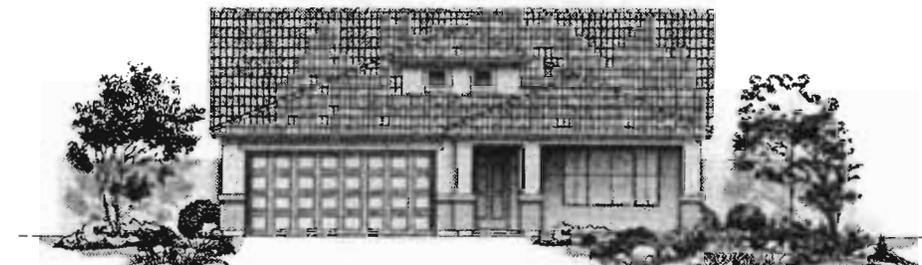
A



B



C



D

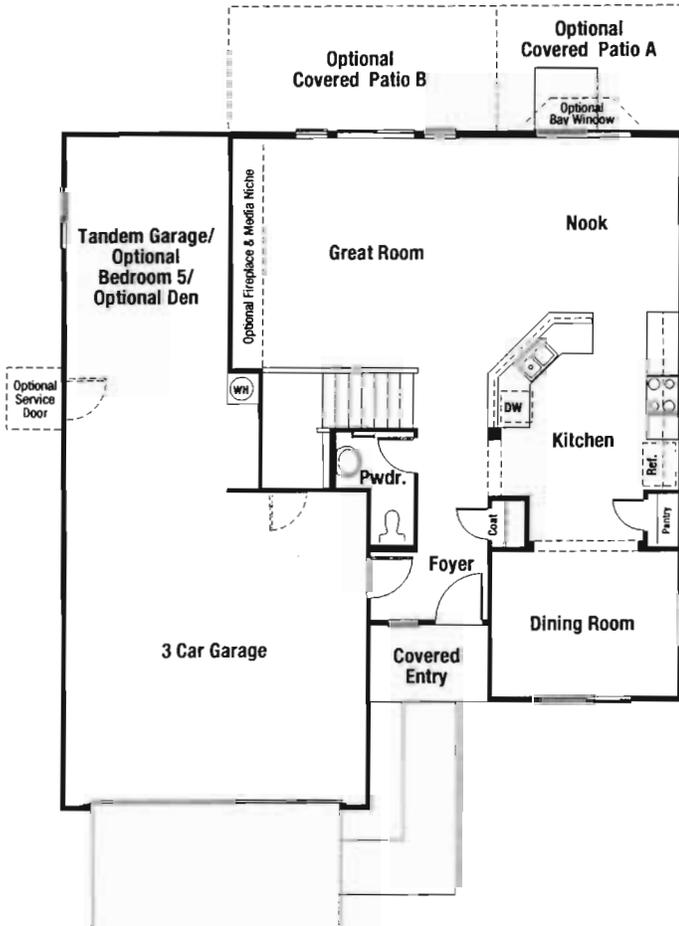
PHANTOM (PLAN 270)

4 BEDROOM

2 1/2 BATH

APPROX: 2,105 sq. ft.

LOWER LEVEL



UPPER LEVEL



PHANTOM (PLAN 270)

4 BEDROOM

2 1/2 BATH

APPROX: 2,105 sq. ft.



A



B



C



D

BLACKBIRD

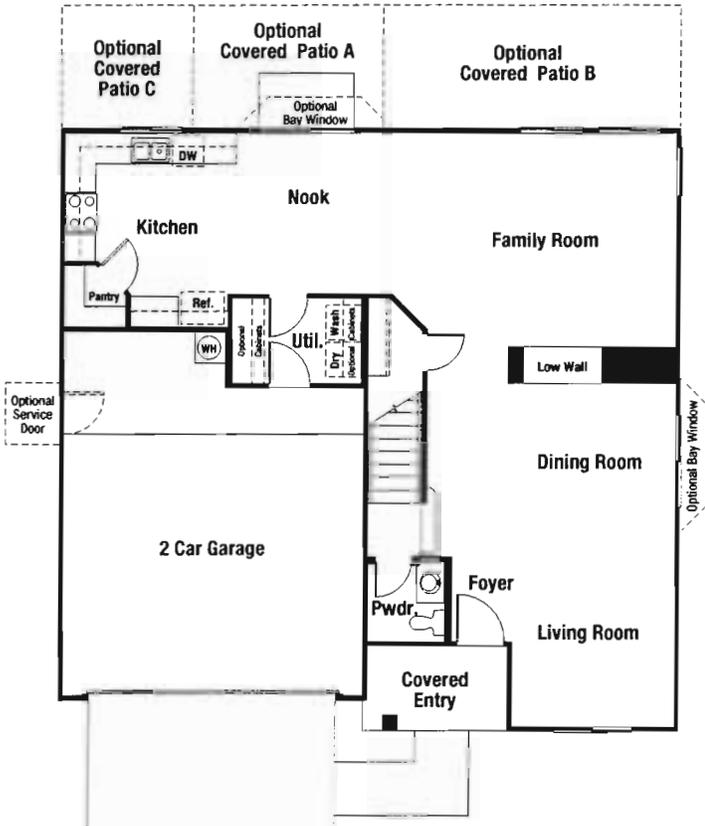
(PLAN 280)

4 BEDROOM/LOFT

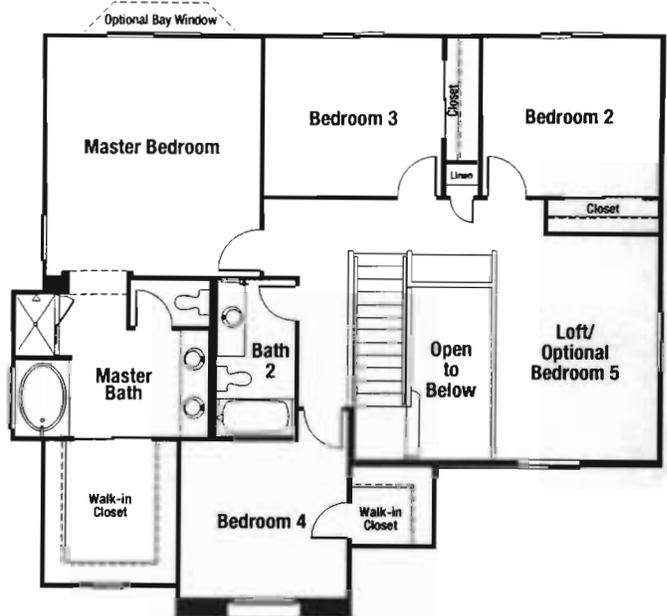
2 1/2 BATH

APPROX: 2,275 sq. ft.

LOWER LEVEL



UPPER LEVEL



BLACKBIRD (PLAN 280)

4 BEDROOM/LOFT

2 1/2 BATH

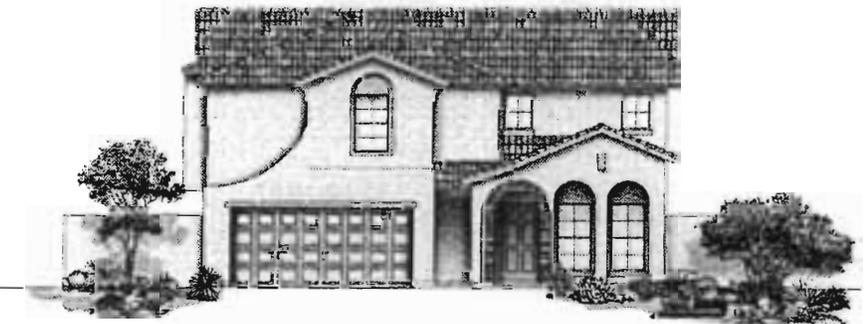
APPROX: 2,275 sq. ft.



A



B



C



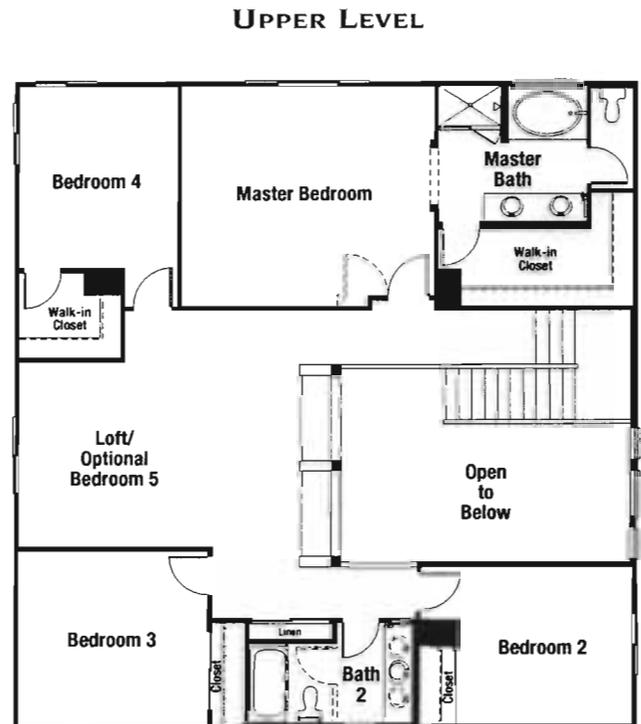
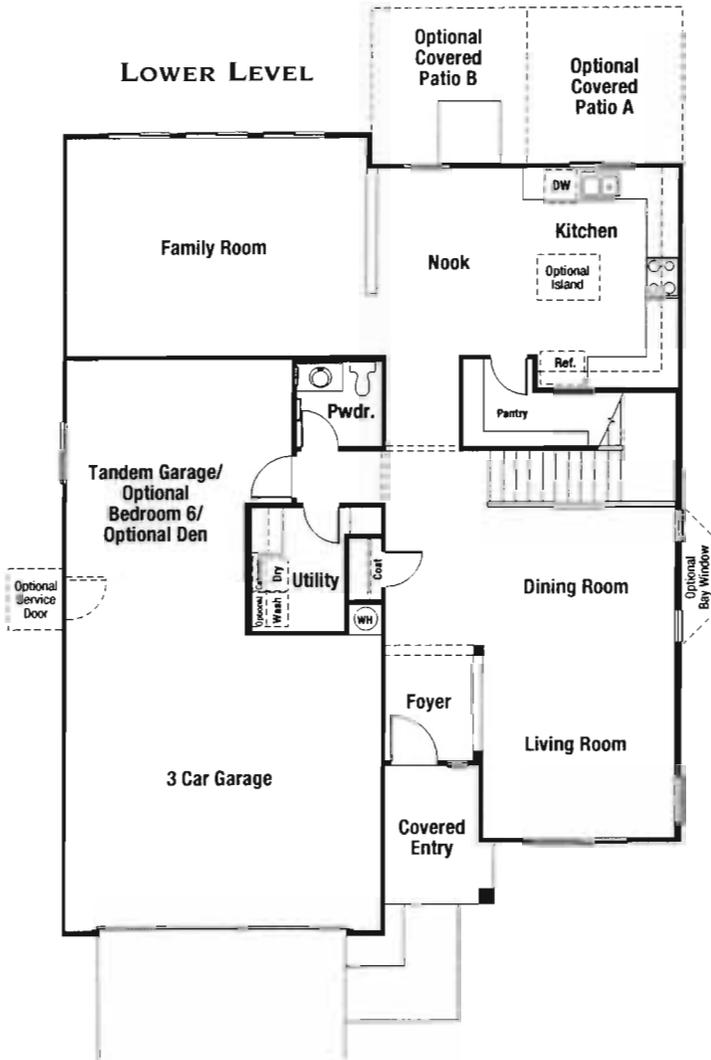
D

NIGHTHAWK (PLAN 290)

4 BEDROOM/LOFT

2 1/2 BATH

APPROX: 2,674 sq. ft.



4 BEDROOM/LOFT

2 1/2 BATH

APPROX: 2,674 sq. ft.

NIGHTHAWK (PLAN 290)



A



B



C



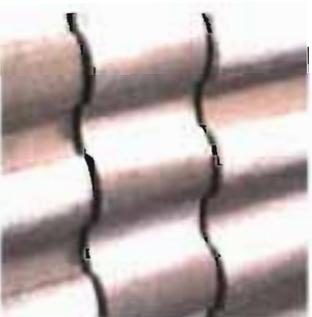
D



Villa 1VA



Padre Brown
3020



Saddleback Taupe
3414



Desert Ranch
3514



Flat Brushed 1SK



Sierra Dusk
6027



Malibu Blends
6621



Fawn Brown
3211

ARIZONA TILE COLLECTION





Tudor 104



Adobe 108



Cocoa 117



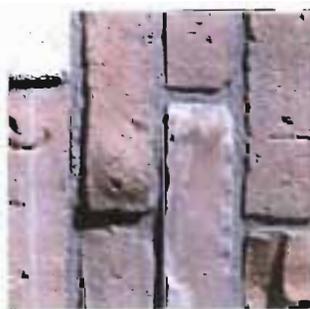
Buff 119



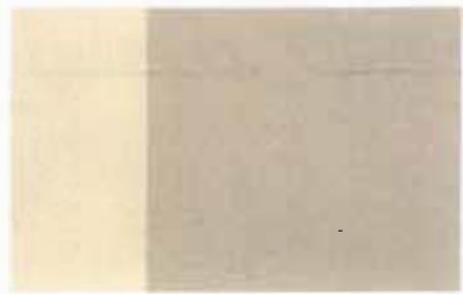
Superstition 128



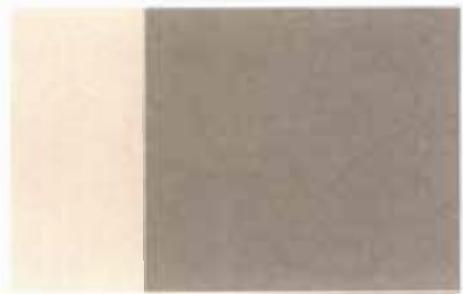
Gray 115



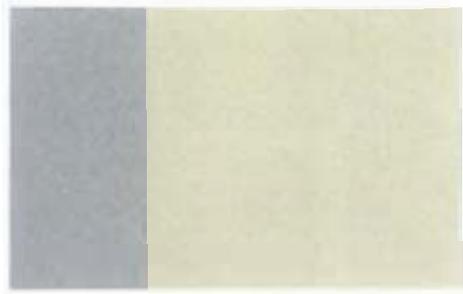
Clinker Brick



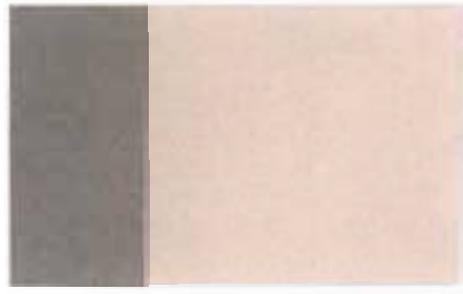
Series 1



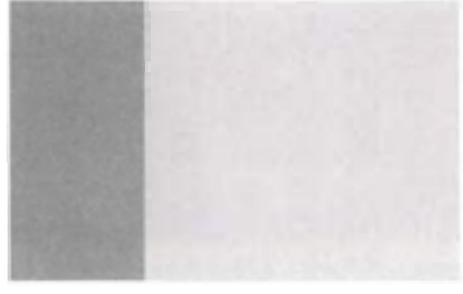
Series 2



Series 3



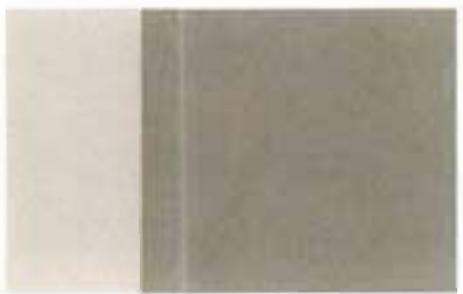
Series 4



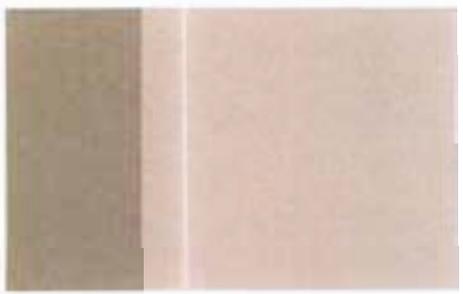
Series 5



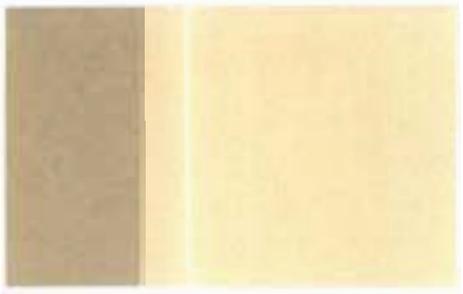
Series 6



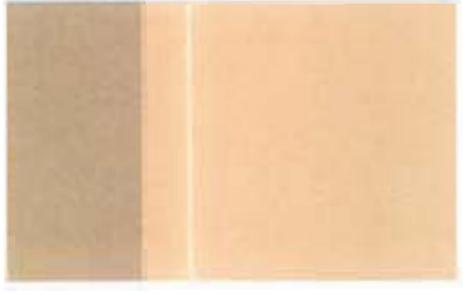
Series 7



Series 8



Series 9



Series 10

TOWN COLOR GROUP



Casa Grande Elementary Schools

1460 North Pinal Avenue, Casa Grande, Arizona 85222

Telephone: (520) 836-2111

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Kevin J. Kelty
Administrative Services Manager

May 11, 2001

Rick Miller
Planning and Development Department
City of Casa Grande
510 East Florence Boulevard
Casa Grande, AZ 85222

Dear Rick:

Representatives of Richmond American Homes have communicated with me in recent weeks concerning a new residential project in the Peart Road/Cottonwood Lane area. The attachment is a copy of correspondence received from a representative of Richmond-American Homes, in which the builder commits to execute and implement a donation agreement relating to the above project. Students from this area will attend Ironwood Elementary School and Casa Grande Middle School.

We are very pleased to have had the opportunity to work with this builder, and have no objections to the Wildwood project. If I can provide further information, please advise.

Sincerely,



Frank Davidson
Superintendent

12. Appendix