

July 30, 2020

Steve Boyle, Community Development Director

Town of Wickenburg Community Development & Neighborhood Services Department

155 N. Tegner St.

Wickenburg, AZ 85390

RE: General Plan Amendment Narrative / Amendment Justification

APN's 505-41-001A & 505-41-007D Mobile Home Park

Town of Wickenburg, AZ

The purpose of this submittal is to seek preliminary feedback on a proposal to develop approximately 24.6-acres of a 52.7-acre site located just east of Flying E Ranch Road, south of Interstate 60, in Wickenburg, AZ. The Site is shown below for your reference.



VICINITY MAP

SCALE: N.T.S.

The project would be developed and managed by Flying E 52, LLC, the same development team that manages and currently operates the Flying E Ranch located south of subject Project. The Project features approximately 184 mobile homes, Clubhouse, and amenities, very similar to the existing mobile home park east of said property and is currently zoned as R1-35.

Town of Wickenburg Development Services
RE: Pre-Application / APN's 505-41-001A & 505-41-007D Mobile Home Park
Project No. 20-045
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The grading intent will follow the general topography of the land, and the lots will lie in a west to easterly manner with retention basins laying at the lowest points before it enters into the wash to the south. The lot general layout and retention locations are shown in the Conceptual Site Plan provided.

The Site currently lies within two (2) FEMA Flood Zones; Zone 'X' and Zone 'AE' Floodway, with the limits shown in the Conceptual Site Plan provided. Maricopa County Flood Control District (MCFCD) is currently analyzing the same washes with revised flood plain limits, with the Site lying within three (3) FEMA Flood Zones; Zone 'X', Zone 'AE', and Zone 'AE' Floodway in the future when finalized and adopted by FEMA. The intent for the Project is to design with both current and planned flood zone limits in mind, and to not encroach into the Flood Hazard areas, therefore, a CLOMR/LOMR is not intended within this Project.

It is the Project's intent to tie into the public water system along SR60. Trico along with assistance from the Owners are working with the Town to determine how the project will connect to public sewer system and where. A sewer treatment facility is not anticipated for this project.

Your attention to this matter is greatly appreciated. Please feel free to reach out to me directly with any questions. We are in hopes this effort will suffice for the conceptual needs for the Project.

Sincerely,

Trico Engineering, LLC



Sean Perrotto, PE
Principal