

The applicant is stipulated to submit an updated traffic impact study to Transportation staff prior to any Development Review Board applications. Any street or traffic control improvements that are

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recommended in the accepted study will become requirements for the developer. Additional right-of-way may be required to accommodate these improvements. If some of the mitigation measures are not feasible, the applicant may be required to alter the development plan to reduce trip generation.

### Water/Sewer

Abbreviated water and sewer Basis of Design (BOD) reports were provided by the applicant. In response to the information provided, stipulations have been crafted that identify what infrastructure upgrades must be achieved as part of the proposed development.

A Water Demand Exhibit is required and must be completed for any project that generates 100,000 gallons per day or more in total average daily use, excluding fire flow (Resolution 12539, Scottsdale Sustainable Water Management Principles). The total water demand for this project exceeds 100,000 gallons per day, as indicated in the abbreviated BOD, and 3,000 acre feet of water will be provided by Axon to address this. This project may need to provide alternative conservation measures or additional water resources in advancing the City's water conservation efforts. Property owner has committed to provide 3,000 acre feet of water (+/-840 million gallons) via water credits to offset impacts on the city's water infrastructure. Water and sewer system upgrades, designed and constructed as part of this project, are required to handle project demands. In the project narrative, the applicant states that storm water flows will be discharged into sanitary sewer system. This will be resolved with the stipulations.

The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100-year Assured Water Supply, and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

### Fire/Police

The nearest fire station is located at 20700 N. Pima Road, approximately 1.5 miles northeast of the project site, and the site is served by Police District 3, Beat 19. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process. There is also a municipal fire station proposed to be constructed on site at a future date.