

4.1 Traffic Impact Statement



**Luke Sefton PE, CFM
 Timothy Huskett, P.E., CFM
 Dugan McDonald, R.L.S.
 Clint Gillespie, R.L.S.
 Sam Musser, Planner**

November 7, 2024

AXYS Capital Total Return Fund LLC
 1900 St. James Pl. No. 300
 Houston, Texas 77056

RE: Ambiente Creekside Resort
 Traffic Generation

This letter outlines our findings regarding the trip generation of the proposed Ambiente Creekside Resort located at 520 N. State Route 89A within the City of Sedona, Coconino County, Arizona. The site will consist of 36 Guest Units, a Restaurant, Spa and Fitness Center and Arrival Check-In Building. The property is located east of the intersection of Art Barn Road and State Route 89A and is currently undeveloped. One access off State Route 89A will be provided. State Route 89A is 2-lane principle arterial roadway connecting the City of Flagstaff with the City of Sedona with an Average Annual Daily Traffic (AADT) of 7,826 vehicle trips.

The purpose of this analysis is to identify the proposed projected trip generation and determine whether the project would require a more detailed traffic analysis. Typically, a more detailed traffic analysis should be prepared for developments that would generate more than 100 vehicle trips within the peak hour. A detailed traffic analysis can be waived by the local official where impacts are deemed negligible.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 11th Edition was used to obtain the daily and peak hour trip generation average rates for the proposed development based on a total of 36 Guest Rooms. As opposed to the peak hour of a weekday, the more conservative peak hour of a Saturday was used, consistent with peak traffic conditions in Sedona. The results of the calculations are shown below:

TRIP GENERATION	
ITE CODE 310	
Resort Hotel	
36 Guest Rooms	
SATURDAY DAILY	
Average Rate = 8.07 trips per unit	
T = (8.07) x (36)	
Trips = 291 Trips	
SATURDAY PEAK HOUR	
Average Rate = 0.72 trips per unit	
T = (0.72) x (36)	
Trips = 26 Trips	
56% Entering 15 Trips	44% Exiting 11 Trips

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:
Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado



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Based on the trip generation calculations, the proposed development is not anticipated to generate more than 100 trip during the Saturday peak hour, therefore a comprehensive Traffic Impact Analysis is not warranted. The proposed development is expected to generate 291 daily trips, of which 26 trips would occur in the Peak Hour.

If you have any questions or concerns, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



Luke A. Sefton, P.E., CFM
Principle Engineer

Attachment:

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4.2 Water Demand



Luke Sefton PE, CFM
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Sam Musser, Planner

November 7, 2024

City of Sedona Public Works
Attn: Hanako Ueda
102 Roadrunner Drive
Sedona, Arizona 86336

RE: Ambiente Creekside Resort
Estimated Water Demand

The estimated water demand for Ambiente Creekside Resort was determined to be approximately **10,800 gallons per day**. The estimated water demand was calculated using an average water usage of 300 gallons per day per room and a total of 36 rooms. The usage is based on Table 8 of the *City of Phoenix Design Standards Manual for Water and Wastewater Systems*, using the 'Resort' Land Use category.

If you have any questions, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



Luke A. Sefton, P.E., CFM
Principle Engineer

Attachment:

4.3 Sewer Demand



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Sam Musser, Planner

November 7, 2024

City of Sedona Public Works
Attn: Hanako Ueda
102 Roadrunner Drive
Sedona, Arizona 86336

RE: Ambiente Creekside Resort
Estimated Wastewater Generation

The estimated wastewater generation for Ambiente Creekside Resort was determined to be approximately **7,560 gallons per day**. The estimated wastewater generation was calculated using an average wastewater of 210 gallons per day per room and a total of 36 rooms. The generation is based on Table 8 of the *City of Phoenix Design Standards Manual for Water and Wastewater Systems*, using the 'Resort' Land Use category.

If you have any questions, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



Luke A. Sefton, P.E., CFM
Principle Engineer

Attachment: