

August 15, 2022

**To:** City of Scottsdale  
Planning and Development Department

**From:** Jorge Garré, P.E.  
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**Re:** 6-MD-2022  
Sereno Canyon Phase 2AA – Mariposa Grande Extension

Jesus,

Below are our responses in ***bold italic*** type to the first review comments provided.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

**Drainage:**

1. Please update site plan, and all associated case materials, to provide the site data table (net lot area, setbacks, etc.) confirming that the proposed lot will meet the amended development standards for this project.

***A lot area table is included in Replat (Sheet 3). All replated lots comply with zoning amended standards for R1-130 ESL (lot 60AA, 61AA & 62AA) and R1-43 ESL (lot 36AA & 37AA). Setbacks follow the requirements for each of the zoning classification.***

2. Please provide the updated NAOS data table information.

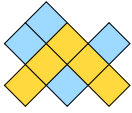
***Sereno Master NAOS Plan and table information has been added to this submittal***

**Significant Policy Related Issues**

**Engineering:**

3. Existing easements that conflict with the proposed plat shall be required to be abandoned/released either via Map of Dedication of final plat. Please update project narrative and case materials accordingly.

***The final replat is being used for release of existing easements that conflict or do not serve the original assigned use anymore due to modifications to road alignment.***



4. The portion of the existing cul-de-sac no longer required due to the street not continuing through can be abandoned. Please update project narrative and case materials accordingly.

***Portions of Cul-de-Sac Tract that no longer is required would be release and those areas would be added to the corresponding adjacent lot. Revised Narrative has been included in submittal.***

5. Any improvements proposed on the adjacent parcel will require documentation from owner allowing construction as well as any dedications required for utilities and streets. Please update project narrative and resubmitted case materials accordingly.

***No improvements are proposed on adjacent parcel for this project. No dedications are required for allowing construction or utilities on adjacent parcel.***

6. Bonding and Assurances will be required for all water, sewer, storm drain facilities, concrete, and paving prior to the approval of the new plat. Please update project narrative and case materials accordingly.

***Noted.***

7. Please update the site plan, and associated case materials, to identify the updated: street cross sections, water, sewer, and storm drain facilities required for this street extension (DSPM Chapter 3).

***Improvement Plans for Mariposa Grande Extension identify the street cross section (sheet 9), and all water, sewer and stormdrain facilities required for this street extension.***

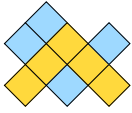
8. The recordation of this plat shall be required to be recorded in concert with the recordation of the associated final plat, 4-PP-2022. Applicant to update project narrative to acknowledge accordingly. Alternatively, include 4-PP-2022 final plat into this final plat for reference. Preliminary plat cases may remain separate and then be combine at time of final plat (DSPM Section 6-1.202 and 7-1.201).

***We would prefer to include 4-PP-2022 final plat into this one for reference therefore allowing both to be processed individually.***

Circulation:

9. Please update site plan, and all associated case materials, to provide the dedication of a public nonmotorized access easement over the existing Sereno Canyon trail that extends from E. Alameda Road, along the 122<sup>nd</sup> Street right-of-way. The existing Sereno Canyon trail crossing of E. Mariposa Grande Road should be reconstructed to be perpendicular to the street centerline if needed. Dedicate additional right-of-way or public nonmotorized easement to provide area for the trail connection through the extension of Mariposa Grande Drive. Indicate the trail alignment on the plat (DSPM Section 8-3.000, Trail Classifications).

***A PNMAE (25') over the Sereno Canyon property along 122th Street has been dedicated and recorded with Final Plat for Sereno Canyon Phase 2A (Bk.1520, Pg.10). New PNMAE dedications are shown on Replat to accommodate realignment of trail.***



10. As part of this request, the excess right-of-way at the existing E. Mariposa Grande Drive cul-de-sac should be abandoned.

***Noted.***

Please feel free to contact us with any further questions or concerns you may have regarding the 2<sup>nd</sup> submittal of the Sereno Canyon Mariposa Grande Extension and Phase 2AA Plat .

Sincerely,

Jorge Garré  
Project Engineer