

December 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 Plat & Mariposa Grande Road Extension

Jesus,

Below are our responses in ***bold italic*** type to second review comments dated 10/24/22.

**Significant Policy Related Issues**

**Engineering Review:**

1. 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.

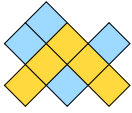
***A Map of Easement Release is included in this submittal for existing easements that conflict or do not serve the original assigned use anymore due to modifications to road alignment. Project narrative has been updated.***

2. 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).

***Final Plat for 4-PP-2022 will be included as reference into Sereno Phase 2AA final plat. Project narrative has been updated.***

**Circulation:**

3. 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 PNMA (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). A Map of Dedication for Lots 55A, 56A, 57A and 63A withing Sereno Canyon Phase 2A dedicates additional PNMA to cover areas of the as-built trail and it is currently under City's review (2725-19-7). Areas of trail as-built or proposed to be modified due to Mariposa Grande Drive extension not covered by the above-mentioned documents are dedicated/shown on Sereno Phase 2AA Plat to accommodate realignment of trail and crossing of future Mariposa Grande Drive.***

***Trail crossing at Mariposa Grande Drive extension will be reconstructed and perpendicular to the street centerline as depicted in Sereno Phase 2AA Plat. Trail alignment is shown on plat and PNMA is extended through E. Mariposa Grande Drive.***

***A new colored exhibit is provided with this submittal to show the ultimate PNMA easement along with trail alignment.***

Please feel free to contact us with any further questions or concerns you may have regarding this submittal of the Sereno Canyon Phase 2AA Plat and E. Mariposa Grande Drive extension.

Sincerely,

Jorge Garré  
Project Engineer