



# COLLIN COUNTY

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## MEMO

Date: March 15, 2022  
To: County Judge and Commissioners  
From: Clarence Daugherty, P.E., Director of Engineering  
Subject: Request for Easements for the ARPC Living L.L.C. Development

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The ARPC company is developing land south of James Pitts Dr (see attached aerial). The natural drainage for that property is through the County's land bordered by Bloomdale, Community and James Pitts as well as our main site on the north side of Bloomdale. The City of McKinney requires a flood plain easement, a slope easement, two temporary construction easements, and two storm sewer easements on County property (see attached illustration of easements). Coincidentally the County has to provide a flood plain easement on the main site as part of a plat that is required for the building improvements the County is making. So the floodplain easement is serving two purposes. They have calculated the increase to the flood plain of the creek on the County's land. The increase is minimal and is within the creek where the County would not be developing anyway. The storm sewer easements are to allow the construction and maintenance of two storm sewer pipes across the City of Irving and the North Texas Municipal Water District water line easements, discharging into the natural drainage ways on the County property. The temporary construction easements around the two drainage easements are to allow for proper grading and erosion control of the stormwater improvements. The two easements will be released upon construction completion. The slope easement is to allow for the right to construct, reconstruct, and perpetually maintain roadway embankments along the reconstruction of James Pitts Drive. The slope easement will be abandoned upon future development and construction of James Pitts Drive. The descriptions of the easements are attached. The ARPC company has agreed to pay the County for the flood plain and drainage easements in the amount of \$2.00/SF which is one-half of the value of the land according to the Collin County Appraisal District. The total amount is \$71,530.00. This includes 28,135 square feet of floodplain area increase, and 7,630 square feet of storm sewer easement area. Attached is a letter of request from ARPC with the easement descriptions.

**ACTION REQUESTED:** It is recommended that the Commissioners Court approve the creation of and the submittal to the City of McKinney the floodplain easement, the two storm sewer easements, two temporary construction easements, and the slope easement shown in the attached drawing and easement descriptions in return for the payment of \$71,530.00 from the ARPC Living L.L.C., and authorize the County Administrator to sign the easements.