

**REAL ESTATE PLAN (REP)  
BLACKSNAKE CREEK  
FLOOD DAMAGE REDUCTION PROJECT  
BUCHANAN COUNTY, MISSOURI**

**1. Purpose:** This Real Estate information is developed in support of the Feasibility Report for the subject project under authority of Section 205 of the Flood Control Act of 1948, as amended by the Water Resources Development Act of 1986. The Reconnaissance Report that resulted from the June 9, 1984 flood identifies a potential Federal interest in flood damage reduction measures. The Non Federal Sponsor (NFS) for the Feasibility Study is the City of St. Joseph, Missouri. The purpose of this plan is to include information on any real estate activities that may be involved for the identified project. The Blacksnake Creek watershed encompasses an 8.6 square mile basin. Beginning at Karnes Road, the lower 3.2 square miles of the watershed is in an urban setting. The portion of the Blacksnake Creek watershed basin in question is located at Karnes Road and St. Joseph Avenue in the City of St. Joseph, Missouri, in the county of Buchanan.

During storms greater or equal to a 10 year frequency, the capacity of the Karnes Road sewer inlet is exceeded causing water to flow over Karnes Road and inundate over 200 properties. Construction of a dry detention basin north of Northwest Parkway and north of Karnes Road would reduce peak flows entering the sewer system and likely reduce flooding.

The recommended plan will create a dry detention basin utilizing natural topography and excavation to capture water during flood events. The basin would be a dry point with a low flow channel and would not store water during non-storm events. During events larger than the rated level of protection, the primary spillway would deliver excess into a nearby parking lot in the vicinity of the existing community pool and a secondary spillway will bring water to an abandoned railroad right of way and will be protected with riprap. Both these spillways are on property owned by the NFS. No other flood control structures will be constructed. Due to the construction of the basin, a number of trees will be removed. Together with the NFS a tree mitigation plan has been developed to offset the loss of trees. Approximately 14.17 acres have been identified within the vicinity of the project to plant like trees.

The Real Estate Plan is tentative in nature; it is for planning purposes only and both the final real property acquisition lines and the real estate cost estimates provided are subject to change even after approval of the Feasibility Report.

**2. Description of Lands, Easements, Rights of Way, Relocation and Disposal (LERRD):**

Lands required for the detention basin and mitigation will be acquired in fee. Lands necessary for disposal of materials will be acquired in temporary work area easements. Lands required for relocation of utilities will be acquired in utility/pipeline easements. Each standard estate is described below.

**Estates to be acquired:**

- a. **FEE.** The fee simple title to (the land described in Exhibit A1 and A2 and Exhibit B) subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

- b. Temporary Work Area Easement.** A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_), for a period not to exceed three (3) years, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Blacksnake Creek Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.
- c. Utility and/or Pipeline Easement.** A perpetual and assignable easement and right-of-way in, on, over and across (the land described in Exhibit A and Exhibit B), for the location, construction, operation, maintenance, alteration; repair and patrol of overhead and underground utilities and pipelines; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

*Table 2.1: City of St. Joseph*

Estate	Estimated Acres	Estimated Land Value
Fee - Project Footprint	34.852	\$296,242
Fee-Mitigation Lands	14.17	\$120,445
Utility/Pipeline Easement	7.198	\$30,591
Temporary Work Area Easement (3 year period)	20	<u>\$51,000</u>
Subtotal		\$ 498,278.00
Incremental Costs 25%		\$124,570.00
<b>Estimated Total</b>	<b>61 Parcels      76.22</b>	<b>\$ 622,848.00</b>

- 3. LERRD Owned by Non Federal Sponsor:** The City of St. Joseph owns fee over approximately 3.1 acres along the project area in parcel numbers 152 and 153. These lands are available for the project but not sufficient to cover all improvements, so additional acquisition is necessary.
- 4. Existing Federal Project in area:** There are no Federal Projects in the proposed project area.
- 5. Non-Standard Estates:** There are no non-standard estates that will be proposed for this project area.

**6. Federally Owned Land in Project Area:** There is no federally owned land in the project area.

**7. Navigational Servitude:** The Federal Navigational Servitude doctrine arises from two related components: navigation power which is derived from the commerce clause of the U.S. Constitution giving Congress regulatory power over navigable waters; and navigation servitude which provides that certain private property may be taken, without compensation to the landowner, if the taking is necessary to exercise the navigation power. Private ownership of land below navigable or tidal waters is acquired and held subject to the dominant public right of navigation. This dominant public right may be exercised by Congress without giving rise to a compensable taking. Black Snake Creek is not navigable therefore exercise of Federal Navigational Servitude is not applicable to the project.

**8. Real Estate Maps:** Project maps are included as EXHIBIT A. Real Estate mapping depicts the project area, tract boundaries required to support the project, and significant utilities and facilities to be relocated. Exhibit A2 also shows lands where mitigation will take place and A3 outlines possible disposal sites

**9. Flooding Induced by Project:** No takings analysis will be required and there is no shown induced flooding due to the construction of this project.

**10. Baseline Cost Estimate on Acquisition of LERRD:**

<b>TABLE 10.1 - Baseline Cost Estimate</b>	
<b>Type of Costs</b>	<b>Total Costs</b>
<b>Land Acquisition Costs-Per Gross Appraisal dated April 2013</b>	
Temporary Construction Easement	\$51,000.00
Fee Simple for Project Structures	\$296,242.00
Fee Simple for Mitigation lands	\$120,445.00
Utility Easement (Permanent)	\$30,591.00
Total Real Estate Acquisition Costs	\$498,278.00
25% Contingency	\$124,570.00
<b>Total Real Estate Acquisition Costs w/ Contingency</b>	<b>\$622,848.00</b>
<b>Utility/Facility Relocation Costs</b>	
Utility Relocation	\$326,888.00
25.2% Contingency	\$81,722.00
<b>Total Utility/Facility Relocation w/ Contingency</b>	<b>\$408,610.00</b>
<b>LERRD Administrative Costs</b>	
Non Federal Sponsor Incidental Costs	\$564,100.00
Federal Incidental Costs	\$10,000.00
Total Incidental Costs	\$574,100.00
15% Contingency	\$86,115.00
<b>Total Incidental Costs w/ Contingency</b>	<b>\$660,215.00</b>
<b>Total LERRDS Costs for Project</b>	<b>\$,1691,673.00</b>

The real estate costs account for approximately 11% of total project costs. A majority of the land is located within the restricted flood zone and cannot be developed; consequently the

lands were valued with the highest and best use of Recreation. Prices of recreation lands in the area have not varied substantially since the appraisal was conducted and the contingency allows for some market variation.

**11. Relocation Assistance (P.L. 91-646):** The Non Federal Sponsor has been provided information on P.L. 91-646 and is aware of the obligation to ensure compliance. There are no structures identified for relocation. No persons, businesses or farms shall be displaced.

Disposal of a portion of the spoil may be placed on land previously acquired for the Missouri River Recovery Program. Elwood Bottoms is owned by the United States, licensed to the State of Kansas Department of Wildlife, Parks and Tourism (KDWPT). KDWPT has leased a portion of the land for agricultural purposes. Leases affected by the disposal areas will not be renewed or extended. Agricultural leasing will only need to be suspended for one year. P.L.91-646 does not apply.

**12. Mineral Activity Impacted Present/Future:** There is no current or anticipated mineral activity or timber value impact in the vicinity of the proposed project.

**13. Assessment of Non Federal Sponsor Legal Capability:** The Corps has worked with the Non Federal Sponsor to complete the Assessment of the Non Federal Sponsor’s Real Estate Acquisition Capabilities Checklist, See Exhibit “C”. The Non Federal Sponsor has the legal authority to acquire and hold title to real property and condemnation authority and is fully capable of contracting for all real estate needs for the project. The sponsor will not require USACE assistance with acquiring real estate.

**14. Zoning Ordinances Considered in Support of LERRD Requirements:** There are no zoning ordinances proposed in connection with the project.

**15. Reasonable, Detailed, & Coordinated Timeline for LERRD Acquisition:** The following acquisition schedule is based on the premise that the Project will impact approximately 61 parcels with 43 landowners. The Project Manager and NFS have reviewed and agree upon the below timeline. A detailed acquisition schedule will be prepared once the 95% plans and specifications are prepared. Due to a concurrent road alteration project being worked by the NFS, the acquisition of some of the necessary lands is already in progress. With this in mind the schedule below provides the total amount of time to complete the acquisition of real estate rights for the construction of the Project features based on the preliminary information available at this time. This schedule is only for purposes of this PDD.

Mapping	2 months
Obtain Title & Appraisals	6 months
Negotiations	5 months
Closing	1 month
If necessary-Eminent Domain Proceedings	9 months

A vast majority of the parcels will be smaller acquisitions, with values under \$10,000 and will only require Informal Value Estimates, this will allow for a shorter completion time.

**16. Facility/Utility Relocation:** In accordance with ER405-1-12 the NFS prepared a Preliminary Attorney’s Opinion of Compensability dated 31 December 2015, which was reviewed and found satisfactory by USACE legal. Below are tables which were included with the Opinion outlining which utilities are compensable and which are not.

Compensable Utilities within project footprint (Shown on Exhibit A)

Type	Owner	Approximate Length to be relocated	Note
Natural Gas Line	Missouri Gas and Energy	1,202 ft	
Electric Transmission Line	Kansas City Power & Light	0	Electric transmission line is not anticipated to be relocated
Communication Line	Suddenlink	400 ft	Remove 1 pole and 400’ of line
Electric Line	Kansas City Power & Light	150 ft	Remove 1 pole and 100’ of line. Add 50’ new line
Utility Easements		0	Utility Easement have been platted, however, no utilities currently exist within the easement area,

Utilities identified as Non Compensable but are located within project footprint:

Type	Owner	Approximate Length Affected	Note
Sanitary Sewer	City of St. Joseph	4,131 ft	Removal of line
Sanitary Sewer	City of St. Joseph	5,640 ft	Installation of line
Natural Gas Line	Missouri Gas and Energy	890 ft	In Karnes Road ROW
Water Line 8”	American Water	578 ft	In Karnes Road ROW
Water Line 12”	American Water	578 ft	In Karnes Road ROW
Electric Line	Kansas City Power & Light	500 ft	Removal- In Karnes Road ROW
Communication Line	AT&T	740 ft	Removal- In Karnes Road ROW
Communication Line	AT&T	1,356 ft	Relocate- In Karnes Road ROW
Communication Line	Suddenlink	627 ft	Bury Line- In Karnes Road ROW

A Final Attorney’s Opinion of Compensability will be completed in accordance with ER405-1-12.

ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REAL ESTATE PLAN, OR ELSEWHERE IN THIS PROJECT REPORT, THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION TO BE PERFORMED BY THE NON FEDERAL SPONSOR AS PART OF ITS LERRD RESPONSIBILITIES IS PRELIMINARY ONLY. THE GOVERNMENT WILL MAKE A FINAL DETERMINATION OF THE RELOCATIONS NECESSARY FOR THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE

PROJECT AFTER FURTHER ANALYSIS AND COMPLETION AND APPROVAL OF FINAL ATTORNEY'S OPINIONS OF COMPENSABILITY FOR EACH OF THE IMPACTED UTILITIES AND FACILITIES.

**17. Impact of HTRW:** A Phase I Environmental Assessment was completed in March 2004. No sites were found to have an immediate impact on the proposed project. Three sites were identified as active with a regulatory agency within the area, but none will have a direct impact on the project.

Laidlaw Transit- Property is used as storage and refueling facility for school buses and is adjacent to Blacksnake Creek. This property is outside the limits of the project so will have no impact.

2002 Blackwell- Property appears to be an automobile salvage yard, adjacent to Black Snake Creek. This property is outside the limits of the project so will have no impact.

Swift Transportation- Property appears to be storage and refueling facility for Deffenbaugh Industries vehicle. It is located on a tributary to Blacksnake Creek. This property is outside the limits of the project so will have no impact.

**18. Opposition/Support of Project by Local Landowners:** A public meeting was held in 2005 and again in 2014. The project features shown in 2005 included levees and floodwalls, which were disliked by the public, fearing a depreciation of land and increased public access on private property. To address these public concerns, NWK created the updated plan which removed the features of concern, and another public meeting was held in 2014 showcasing the updated design. Comments from the 2014 meeting were largely supportive, but questions on basin design and operation, access improvements, and impacts to aesthetics and recreation were received. All comments can be found in Appendix B of the Main Report.

All comments received during the public review period for the Draft Report will be added to the Public Involvement Appendix of the Final Report. Corrective actions or reconsiderations of alternatives will be implemented as needed based upon the comments received.

**19. Notification to Non Federal Sponsor of Early Acquisition of LERRD:** The NFS has been notified of the risk of acquiring real estate prior to the execution of the PCA. A letter was sent to the NFS 27 April 2015 conveying the risks as outlined in ER405-2-12, paragraph 12-31.

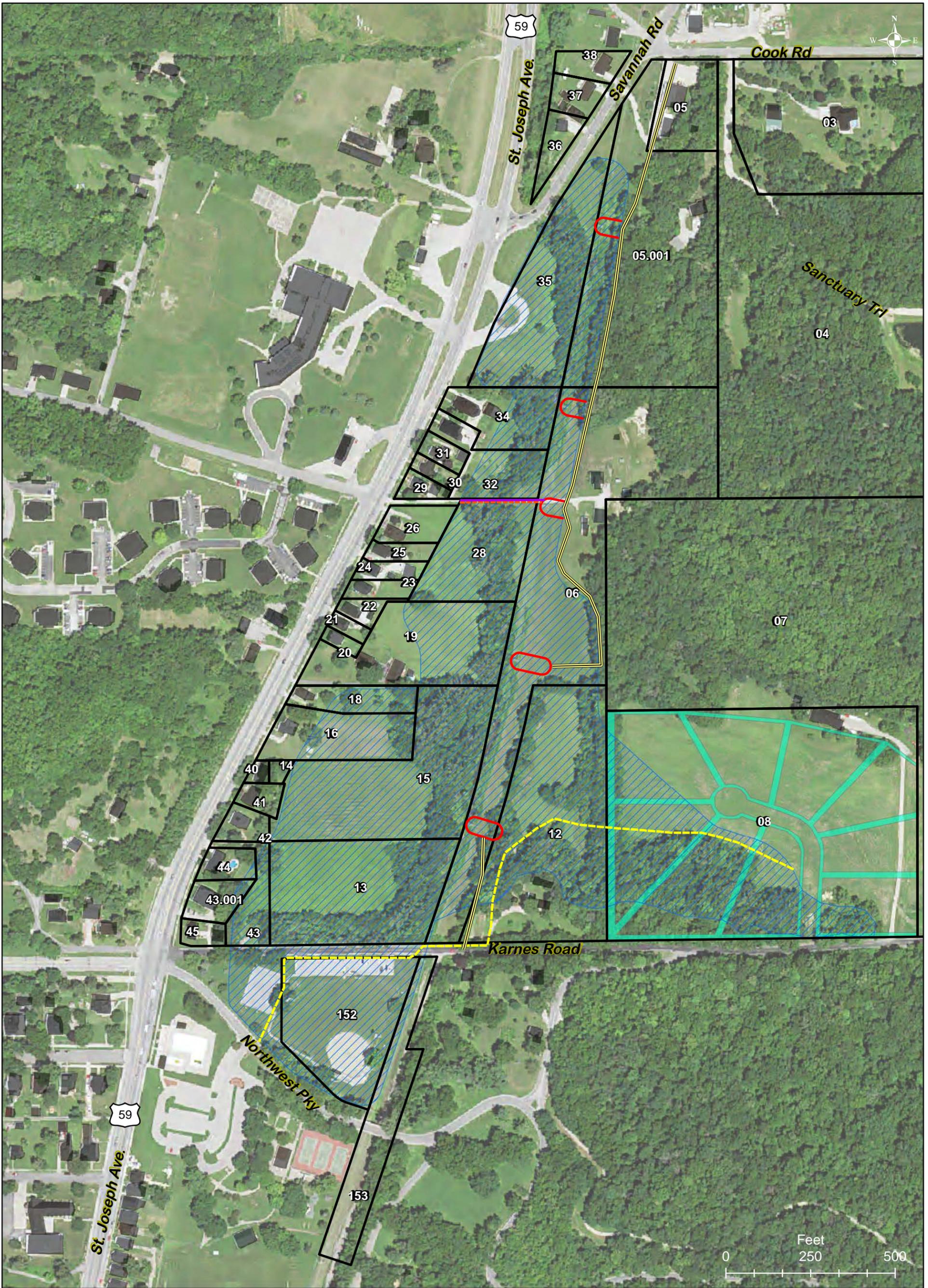
**20. All other Real Estate Issues:** There is a possibility of discovering unknown utilities and HTRW issues during construction. Because the project is within an urban area unknown utilities are always a risk. The NFS and USACE will continue to share utility information as it arises to mitigate any possible cost increase or schedule delays. USACE has completed numerous onsite inspections to ensure the use of the land has not changed and no observable HTRW issues have occurred since the 2004 study. Any HTRW issues that arise during construction will be the responsibility of the NFS. No other Real Estate issues are known at this time.

Prepared by Meredith Harmon  
April 2015

**REAL ESTATE PLAN (REP)  
BLACKSNAKE CREEK  
FLOOD DAMAGE REDUCTION PROJECT  
BUCHANAN COUNTY, MISSOURI**

**PROJECT MAPS**

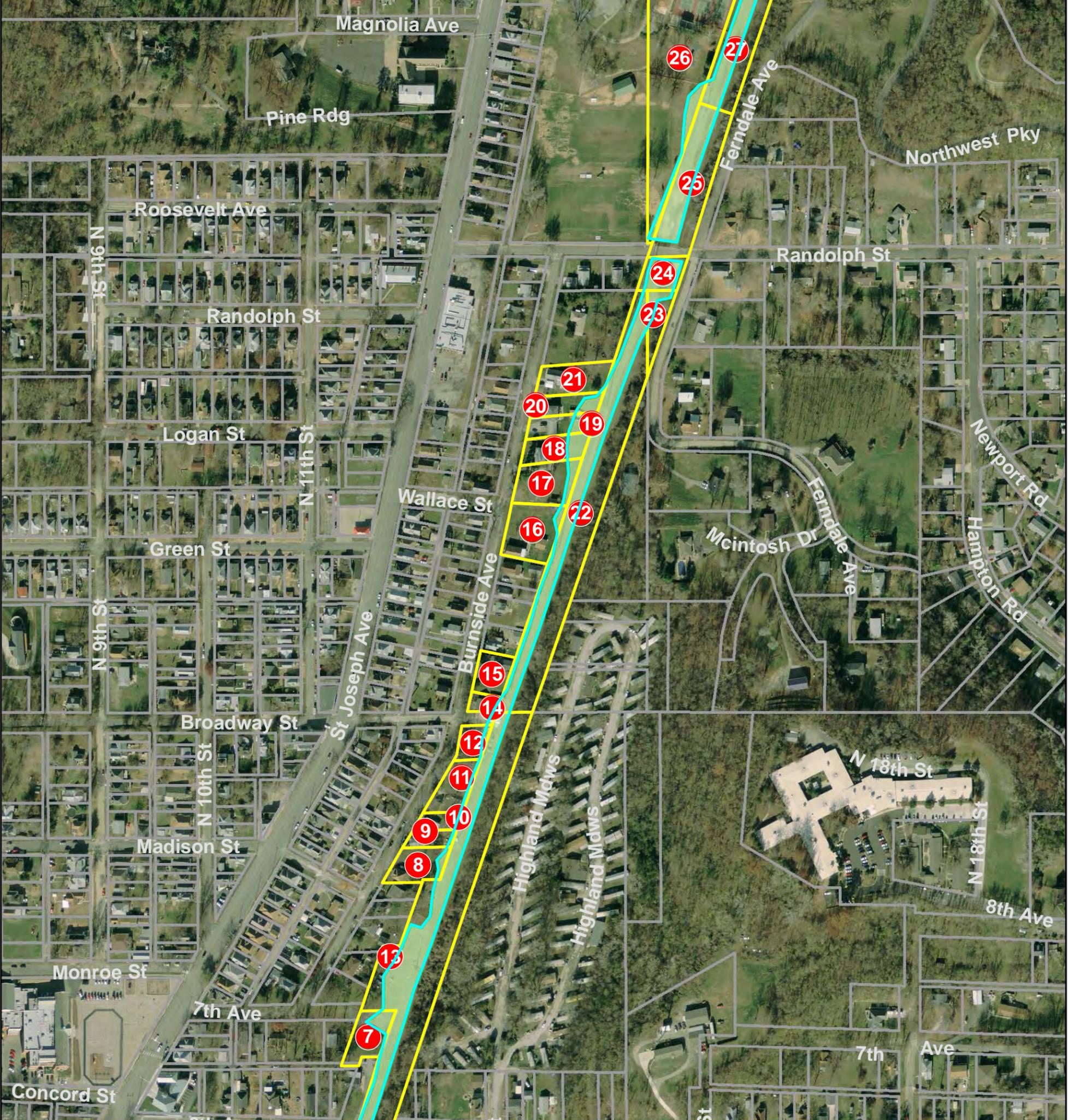
**EXHIBIT A**



**Black Snake Creek: St. Joseph, MO**  
**Proposed Utility Changes (Compensable)**  
**Data: CDM 2013**

Note: Parcel data provided by Buchanan County GIS departemnt (September 2012). Easements derived from CDM Survey Report 2012.

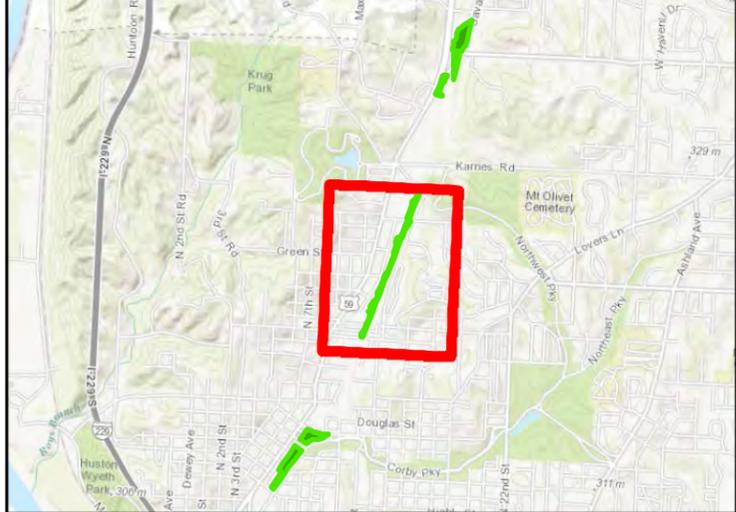
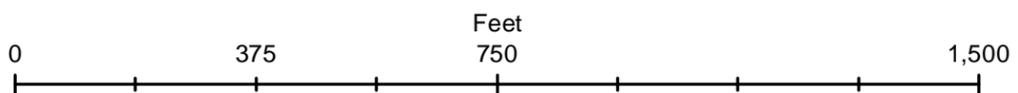
	Access Road		Parcels
	Communications Line		Building Footprint
	Electric Line		Detention Basin
	Electric Pads		Utiliy Easement (No Utilities)
	Gas Line Mods		



MAP_ID	MITIGATION_AREA	MITIGATION_ACRES	Parcel Acres In Mitigation Area	TOTAL PARCEL ACRES	PARCEL_ID	SITUSADDRE	SITUS_CITY	SITUS_STAT	SITE_ZIP	NAME1	MAILTO_ADD	MAILTO_CIT	MAILTO_STA	MAILTO_ZIP
7	BlacksSnake Potential Area 2	3.38	0.08	0.33	06-3-0-05-001-002-057.000	4502 SAVANNAH RD	ST JOSEPH	MO	64505	KCP&L GREATER MISSOURI OPERATIONS CO PROPERTY TAX DEPT	PO BOX 418679	KANSAS CITY	MO	641419679
8	BlacksSnake Potential Area 2	3.38	0.04	0.33	06-3-0-05-001-002-007.000	4426 SAVANNAH RD	ST JOSEPH	MO	64505	CORNELIUS RONALD	5107 SAVANNAH RD	ST JOSEPH	MO	64505
9	BlacksSnake Potential Area 2	3.38	0.01	0.15	06-3-0-05-001-002-006.000	4713 ST JOSEPH AVE	ST JOSEPH	MO	64505	PEARL HOLDINGS LLC	17616 S MILLER RD	BELTON	MO	64012
10	BlacksSnake Potential Area 2	3.38	0.01	0.14	06-3-0-05-001-002-005.000	4504 SAVANNAH RD	ST JOSEPH	MO	64505	CORNELIUS RONALD	5107 SAVANNAH RD	ST JOSEPH	MO	64505
11	BlacksSnake Potential Area 2	3.38	0.02	0.32	06-3-0-05-001-002-002.000	515 MIDDLETON ST	ST JOSEPH	MO	64505	CHAMBERLIN GORDON F TRUST	PO BOX 7578	MISSION HILLS	CA	913467578
12	BlacksSnake Potential Area 2	3.38	0.02	0.18	06-3-0-05-001-002-001.000	RICHARDSON ST	ST JOSEPH	MO	64505	O MEARA WILLIAM K	3308 S LEONARD RD	ST JOSEPH	MO	64503
13	BlacksSnake Potential Area 2	3.38	1.51	6.85	06-3-0-05-001-001-092.000	607 RICHARDSON ST	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
14	BlacksSnake Potential Area 2	3.38	0.01	0.10	03-9-0-32-004-002-004.000	MAPLE LEAF WALKWAY	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
15	BlacksSnake Potential Area 2	3.38	0.00	0.26	03-9-0-32-004-002-005.000	615 JEFFERSON ST	ST JOSEPH	MO	64505	MC CORMICK PATRICK	3213 ARBOR LAKE DR	ST JOSEPH	MO	64506
16	BlacksSnake Potential Area 2	3.38	0.03	0.54	03-9-0-32-004-002-012.000	2015 ST JOSEPH AVE	ST JOSEPH	MO	64505	DANNAR SUSIE A TRUST/TRUSTEE	3710 MEADOW OAK LN	ST JOSEPH	MO	64503
17	BlacksSnake Potential Area 2	3.38	0.07	0.46	03-9-0-32-004-001-207.000	MAPLE LEAF WALKWAY	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
18	BlacksSnake Potential Area 2	3.38	0.09	0.31	03-9-0-32-004-001-206.000	7TH AVE	ST JOSEPH	MO	64505	REYNOLDS JERRY FRANKLIN	2913 BURNSIDE AVE	ST JOSEPH	MO	64505
19	BlacksSnake Potential Area 2	3.38	0.08	0.24	03-9-0-32-004-001-205.000	3005 BURNSIDE AVE	ST JOSEPH	MO	64505	EVERHART LARRY ALLEN LE	EVERHART, D L, LARN, D L, EVERHART, D L JT	ST JOSEPH	MO	64505
20	BlacksSnake Potential Area 2	3.38	0.06	0.26	03-9-0-32-004-001-204.000	3015 BURNSIDE AVE	ST JOSEPH	MO	64505	KAPP HOMES LLC	14505 WOODSON ST	OVERLAND PARK	KS	66223
21	BlacksSnake Potential Area 2	3.38	0.00	0.40	03-9-0-32-004-001-203.000	3017 BURNSIDE AVE	ST JOSEPH	MO	64505	LONGORIA ALFREDO & MARY	4318 S STONECREST CIR	ST JOSEPH	MO	64506
22	BlacksSnake Potential Area 2	3.38	1.01	2.67	03-9-0-32-004-002-184.000	3019 BURNSIDE AVE	ST JOSEPH	MO	64505	PEARL TERI LEE; INGERSOLL, KELLI ANN	3001 BURNSIDE AVE	ST JOSEPH	MO	64505
23	BlacksSnake Potential Area 2	3.38	0.07	0.23	03-8-0-33-003-000-153.000	3029 BURNSIDE AVE	ST JOSEPH	MO	64505	HIHATH RICK	20932 COUNTY RD 386	ST JOSEPH	MO	64505
24	BlacksSnake Potential Area 2	3.38	0.17	0.25	03-8-0-33-003-000-153.001	MAPLE LEAF WALKWAY	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
25	BlacksSnake Potential Area 1	1.08	0.53	1.06	03-8-0-33-003-000-154.000	3101 BURNSIDE AVE	ST JOSEPH	MO	64505	MC CLAIN SANDRA	3101 BURNSIDE AVE	ST JOSEPH	MO	64505
26	BlacksSnake Potential Area 1	1.08	0.16	2.65	03-8-0-33-003-000-151.000	3109 BURNSIDE AVE	ST JOSEPH	MO	64505	NASH GEORGE L & NASH DAVID L JT	9680 SE 28 RD	ST JOSEPH	MO	64507
27	BlacksSnake Potential Area 1	1.08	0.39	1.79	03-8-0-33-003-000-153.000	3127 BURNSIDE AVE	ST JOSEPH	MO	64505	PRYOR ROBERT L & WF MARY G	3127 BURNSIDE AVE	ST JOSEPH	MO	64505

# BLACKSNAKE CREEK: POTENTIAL MITIGATION AREAS: 1 & 2

- Parcels
- Potential Mitigation Areas

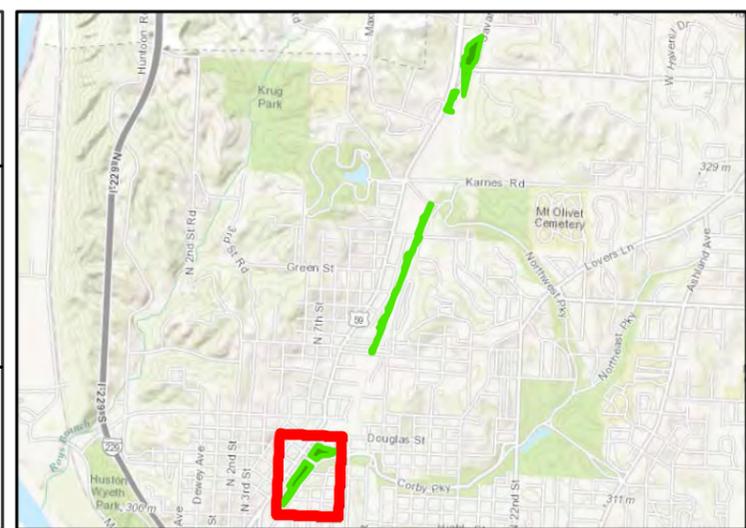
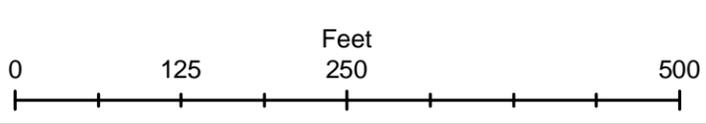




MAP_ID	MITIGATION_AREA	MITIGATION_ACRES	Parcel Acres In Mitigation Area	TOTAL PARCEL ACRES	PARCEL_ID	SITUSADDRE	SITUS_CITY	SITUS_STAT	SITE_ZIP	NAME1	MAILTO_ADD	MAILTO_CIT	MAILTO_STA	MAILTO_ZIP
0	Blacksnake Potential Area 4	3.62	0.02	0.96	06-3.0-05-003-003-101.000	4209 ST JOSEPH AVE	ST JOSEPH	MO	64505	FLEEMAN RENEE A	4209 ST JOSEPH AVE	ST JOSEPH	MO	64505
1	Blacksnake Potential Area 4	3.62	0.15	0.19	06-3.0-05-003-003-099.000	4215 SAVANNAH RD	ST JOSEPH	MO	64505	HAENNI RANDALL V & MARY ANN	14163 CO RD 339	SAVANNAH	MO	64485
2	Blacksnake Potential Area 4	3.62	0.09	0.11	06-3.0-05-004-002-098.000	4215 SAVANNAH RD	ST JOSEPH	MO	64505	HAENNI RANDALL V & MARY ANN	14163 CO RD 339	SAVANNAH	MO	64485
3	Blacksnake Potential Area 4	3.62	3.30	3.76	06-3.0-05-004-002-103.000	4400 SAVANNAH RD	ST JOSEPH	MO	64505	GRIMM JACK & LUCY	4400 SAVANNAH RD	ST JOSEPH	MO	64505
4	Blacksnake Potential Area 3	2.29	0.39	0.48	06-3.0-05-004-002-099.000	4420 SAVANNAH RD	ST JOSEPH	MO	64505	CATON ALBERT B & JOYCE SUE	4420 SAVANNAH RD	ST JOSEPH	MO	64505
5	Blacksnake Potential Area 3	2.29	0.31	0.33	06-3.0-05-004-002-100.000	4421 SAVANNAH RD	ST JOSEPH	MO	64505	PAULMAN KIRBY I & JANICE K	4421 SAVANNAH RD	ST JOSEPH	MO	64505
6	Blacksnake Potential Area 3	2.29	0.61	0.63	06-3.0-05-004-002-102.000	4422 SAVANNAH RD	ST JOSEPH	MO	64505	CATON ALBERT B & JOYCE SUE	4420 SAVANNAH RD	ST JOSEPH	MO	64505
7	Blacksnake Potential Area 2	3.38	0.08	0.33	06-3.0-05-001-002-057.000	4502 SAVANNAH RD	ST JOSEPH	MO	64505	KCP&L GREATER MISSOURI OPERATIONS CO PROPERTY TAX DEPT	PO BOX 418679	KANSAS CITY	MO	641419679

## BLACKSNAKE CREEK: POTENTIAL MITIGATION AREAS: 3 & 4

- Parcels
- Potential Mitigation Areas

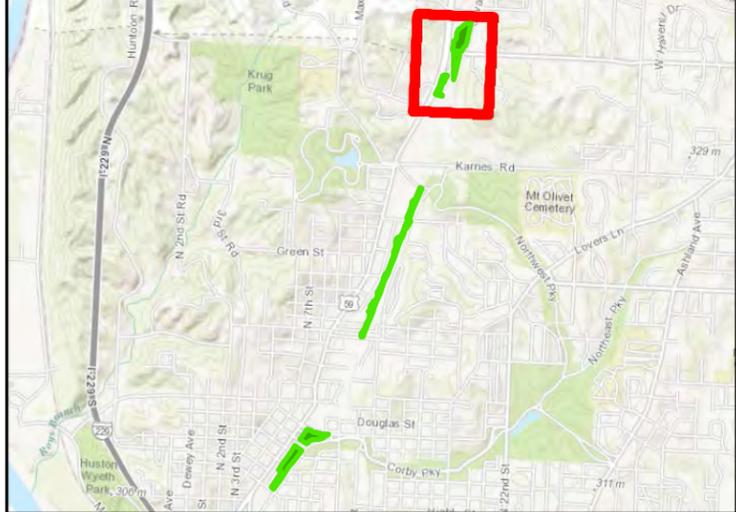
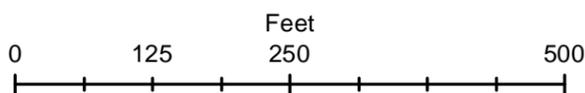


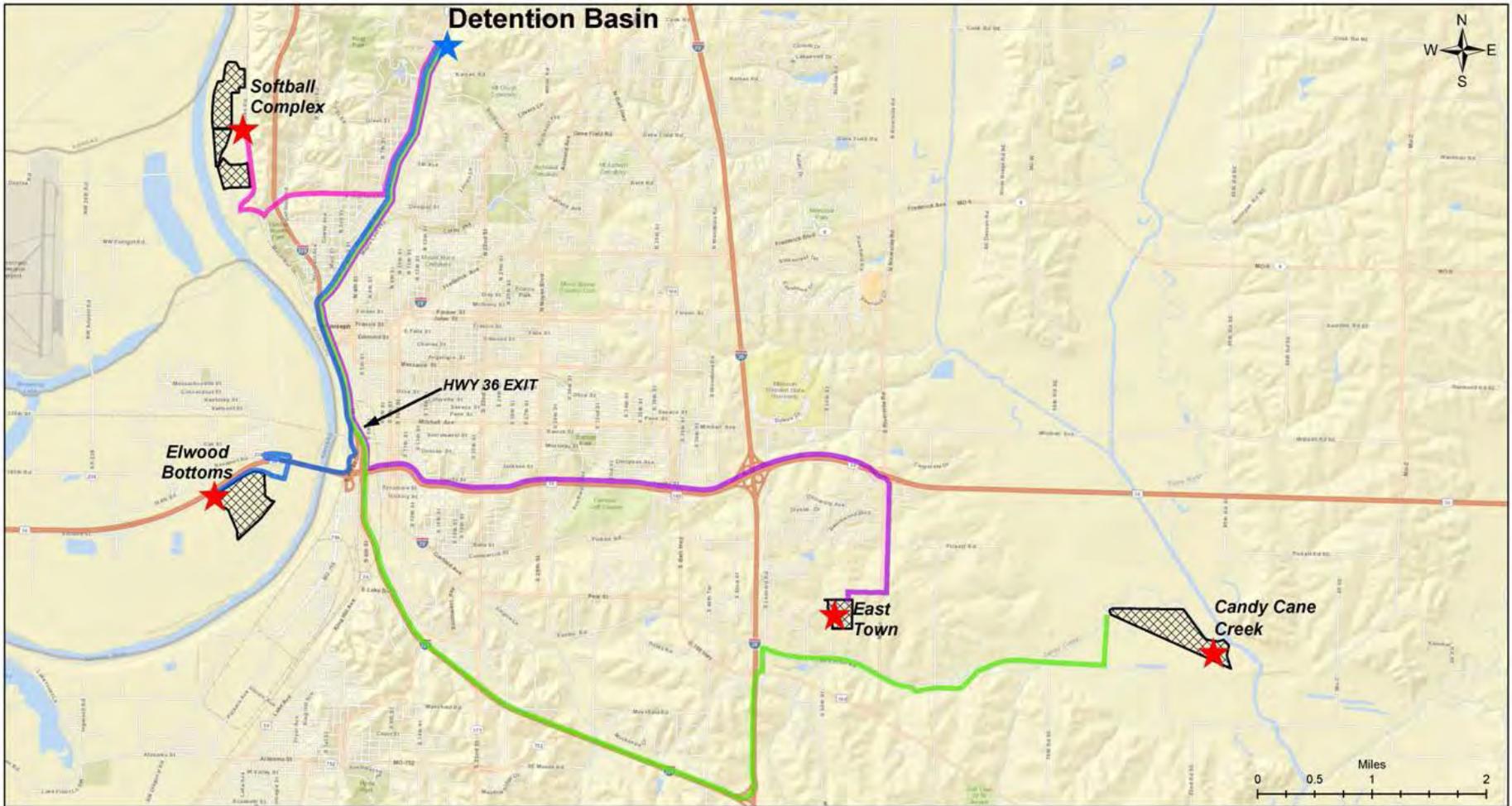


MAP_ID	MITIGATION_AREA	MITIGATION_ACRES	Parcel Acres In Mitigation Area	TOTAL PARCEL ACRES	PARCEL_ID	SITUSADDR	SITUS_CITY	SITUS_STAT	SITE_ZIP	NAME1	MAILTO_ADD	MAILTO_CIT	MAILTO_STA	MAILTO_ZIP
28	Blacksnake Potential Area 7	0.98	0.06	1.21	03-8.0-33-002-000-034.000	3301 BURNSIDE AVE	ST JOSEPH	MO	64505	MORRIS MARION A & JUDITH ANN	13701 SYCAMORE	OLATHE	KS	66062
29	Blacksnake Potential Area 7	0.98	0.15	2.92	03-8.0-33-002-000-035.000	3303 BURNSIDE AVE	ST JOSEPH	MO	64505	JONES JAMES C	3303 BURNSIDE	ST JOSEPH	MO	64505
29	Blacksnake Potential Area 6	0.98	0.18	2.92	03-8.0-33-002-000-035.000	BURNSIDE AVE	ST JOSEPH	MO	64505	HALCOMB JANICE L	3313 BURNSIDE AVE	ST JOSEPH	MO	64505
30	Blacksnake Potential Area 6	0.98	0.00	0.39	03-8.0-33-002-000-036.000	3313 BURNSIDE AVE	ST JOSEPH	MO	64505	HALCOMB JANICE L	3313 BURNSIDE AVE	ST JOSEPH	MO	64505
31	Blacksnake Potential Area 6	0.98	0.09	0.36	03-8.0-33-002-000-037.000	3317 BURNSIDE AVE	ST JOSEPH	MO	64505	MC GEORGE JENNIFER	3317 BURNSIDE AVE	ST JOSEPH	MO	64505
32	Blacksnake Potential Area 6	0.98	0.25	6.92	03-8.0-33-002-000-005.001	MAPLE LEAF WALKWAY	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
33	Blacksnake Potential Area 6	0.98	0.15	0.39	03-8.0-33-002-000-038.000	MAPLE LEAF WALKWAY	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
34	Blacksnake Potential Area 5	4.03	0.01	0.06	03-8.0-28-003-001-114.002	1318 RANDOLPH ST	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
35	Blacksnake Potential Area 5	4.03	2.45	3.97	03-8.0-28-003-002-066.000	MAPLE LEAF WALKWAY	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
36	Blacksnake Potential Area 5	4.03	0.09	4.61	03-8.0-28-003-002-065.000	FERNDAL AVE	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501
37	Blacksnake Potential Area 5	4.03	1.49	4.40	03-8.0-28-003-001-114.001	1502 KARNES RD	ST JOSEPH	MO	64505	CITY OF ST JOSEPH	1100 FREDERICK AVE	ST JOSEPH	MO	64501

# BLACKSNAKE CREEK: POTENTIAL MITIGATION AREAS: 5,6,& 7

- Parcels
- Potential Mitigation Areas





## Blacksake Creek: Spoil Site Routes

Date: 3/28/2013

**Sites**

- ★ Spoil Site
- ★ Detention Basin

**Site Routes**

- Elwood Bottoms
- Softball Complex
- East Town
- Candy Cane Creek

Spoil Site Area (Approx.)

NOTE: Site Areas were heads up digitized from aerial photography and should be considered 'approximate.'

Site Name	Distance to Hwy 36 Exit	Total Distance	Approx. Acres
Candy Cane Creek	N/A	14.0	131
East Town	4.2	10.3	30
Elwood Bottoms	3.7	6.0	101
Softball Complex	N/A	3.7	116

Document Path: K:\MissionProjects\civ\Blacksake\GIS\arcgismaps\SpoilSiteRoutes\_2013.mxd

**REAL ESTATE PLAN (REP)  
BLACKSNAKE CREEK  
FLOOD DAMAGE REDUCTION PROJECT  
BUCHANAN COUNTY, MISSOURI**

**PARCEL OWNERSHIP**

**EXHIBIT B**

## Mitigation Area

MAP_ID	Address	NAME	Parcel Acres for Mitigation
0	4209 ST JOSEPH AVE	FLEEMAN RENEE A	0.02
1	4215 SAVANNAH RD	HAENNI RANDALL V & MARY ANN	0.15
2	4215 SAVANNAH RD	HAENNI RANDALL V & MARY ANN	0.09
3	4400 SAVANNAH RD	GRIMM JACK & LUCY	3.30
4	4420 SAVANNAH RD	CATON ALBERT B & JOYCE SUE	0.39
5	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	0.31
6	4422 SAVANNAH RD	CATON ALBERT B & JOYCE SUE	0.61
7	4502 SAVANNAH RD	KCP&L GREATER MISSOURI OPERATIONS CO PROPERTY TAX DEPT	0.08
8	4426 SAVANNAH RD	CORNELIUS RONALD	0.04
9	4713 ST JOSEPH AVE	PEARL HOLDINGS LLC	0.01
10	4504 SAVANNAH RD	CORNELIUS RONALD	0.01
11	515 MIDDLETON ST	CHAMBERLIN GORDON F TRUST	0.02
12	RICHARDSON ST	O MEARA WILLIAM K	0.02
13	607 RICHARDSON ST	CITY OF ST JOSEPH	1.51
14	MAPLE LEAF WALKWAY	CITY OF ST JOSEPH	0.01
15	615 JEFFERSON ST	MC CORMICK PATRICK	0.00
16	2015 ST JOSEPH AVE	DANNAR SUSIE A TRUST/TRUSTEE	0.03
17	MAPLE LEAF WALKWAY	CITY OF ST JOSEPH	0.07
18	7TH AVE	REYNOLDS JERRY FRANKLIN	0.09
19	3005 BURNSIDE AVE	EVERHART LARRY ALLEN LE	0.08
20	3015 BURNSIDE AVE	KAPP HOMES LLC	0.06
21	3017 BURNSIDE AVE	LONGORIA ALFREDO & MARY	0.00
22	3019 BURNSIDE AVE	PEARL TERI LEE; INGERSOLL, KELLI ANN	1.01
23	3029 BURNSIDE AVE	HIHATH RICK	0.07
24	MAPLE LEAF WALKWAY	CITY OF ST JOSEPH	0.17
25	3101 BURNSIDE AVE	MC CLAIN SANDRA	0.53
26	3109 BURNSIDE AVE	NASH GEORGE L & NASH DAVID L JT	0.16
27	3127 BURNSIDE AVE	PRYOR ROBERT L & WF MARY G	0.39
28	3301 BURNSIDE AVE	MORRIS MARION A & JUDITH ANN	0.06
29	3303 BURNSIDE AVE	JONES JAMES C	0.15
29	BURNSIDE AVE	HALCOMB JANICE L	0.18
30	3313 BURNSIDE AVE	HALCOMB JANICE L	0.00
31	3317 BURNSIDE AVE	MC GEORGE JENNIFER	0.09
32	MAPLE LEAF WALKWAY	CITY OF ST JOSEPH	0.25
33	MAPLE LEAF WALKWAY	CITY OF ST JOSEPH	0.15
34	1318 RANDOLPH ST	CITY OF ST JOSEPH	0.01
35	MAPLE LEAF WALKWAY	CITY OF ST JOSEPH	2.45
36	FERNDALE AVE	CITY OF ST JOSEPH	0.09
37	1502 KARNES RD	CITY OF ST JOSEPH	1.49

Total:

14.17

## Project Footprint Areas

Parcel #	Address	Name	ACRES	Type	Easment	Fee	Temp	Utility
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	0.112	P	Sewer			0.112
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	0.334	P	Gas			0.334
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	0.000	P	Electrical/Sewer			0.000
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	0.193	P	Sewer			0.193
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	0.198	P	Gas			0.198
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	4.748	P	Fee	4.748		
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.196	P	Gas			0.196
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	1.050	P	Electrical			1.050
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.260	P	Electrical			0.260
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.673	P	Ingress/Egress			
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.061	P	Electrical			0.061
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.317	P	Electrical/Sewer			0.317
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.260	P	Electrical/Sewer			0.260
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.017	P	Sewer			0.017
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.091	P	Sewer			0.091
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	0.223	P	Ingress/Egress			
012.000	1601 KARNES RD	BUTRICK JOHN F & BUTRICK FRANCIS A	4.049	P	Fee	4.049		
015.000	3903 ST JOSEPH AVE	KLENK VERNON LEE & WF DONNA JUNE	4.118	P	Fee	4.118		
013.000	1502 KARNES RD	ANWAR SOHAIL	0.545	P	Ingress/Egress			
013.000	1502 KARNES RD	ANWAR SOHAIL	0.152	P	Sewer			0.152
013.000	1502 KARNES RD	ANWAR SOHAIL	3.612	P	Fee	3.612		
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.213	P	Ingress/Egress			
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.100	P	Sewer			0.100
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.008	P	Sewer			0.008
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.073	P	Sewer			0.073
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.019	P	Sewer			0.019
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.091	T	Construction		0.091	
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.557	P	Ingress/Egress			
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.027	P	Electrical			0.027
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.025	P	Sewer			0.025
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.992	P	Electrical/Sewer			0.992
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.428	P	Electrical/Sewer			0.428
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.114	P	Sewer			0.114
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.141	P	Ingress/Egress			
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.089	P	Sewer			0.089
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.343	P	Ingress/Egress			
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.050	P	Sewer			0.050
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.535	P	Ingress/Egress			
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	4.457	P	Fee	4.457		
026.000	4125 ST JOSEPH AVE	GMAC MORTGAGE LLC	0.007	P	Fee	0.007		
025.000	4119 ST JOSEPH AVE	ADAMS DAVID B & NICHOLE DEANN	0.003	P	Fee	0.003		
024.000	4115 ST JOSEPH AVE	BURTON JODY LEE	0.004	P	Driveway			
024.000	4115 ST JOSEPH AVE	BURTON JODY LEE	0.003	P	Fee	0.003		
023.000	4111 ST JOSEPH AVE	OROZCO JOHN & BERNARD KAREN	0.003	P	Fee	0.003		

028.000	4200 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.023	P	Driveway			
028.000	4200 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.069	P	Sewer			0.069
028.000	4200 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	1.898	P	Fee	1.898		
022.000	4107 ST JOSEPH AVE	MOON DORIS J	0.001	P	Fee	0.001		
019.000	4101 ST JOSEPH AVE	EVANS DANNY W & WF LOIS E	1.562	P	Fee	1.562		
018.000	4007 ST JOSEPH AVE	HAYNES FRANCES L	0.405	P	Fee	0.405		
016.000	4003 ST JOSEPH AVE	WATTENBARGER CURT E	0.975	P	Fee	0.975		
043.000	3901 A ST JOSEPH AVE	ANWAR SOHAIL	0.493	P	Fee	0.493		
042.000	3903 ST JOSEPH AVE	KLENK VERNON LEE & WF DONNA JUNE	0.000	P	Fee	0.000		
043.001	3809 ST JOSEPH AVE	HALL G MAX & CAROLYN A	0.058	P	Fee	0.058		
044.000	3901 ST JOSEPH AVE	MAAG JAMES T & WF DIANA LEA	0.024	P	Fee	0.024		
005.001	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	0.045	P	Sewer			0.045
005.001	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	0.140	P	Electrical/Sewer			0.140
005.001	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	0.140	P	Electrical/Sewer			0.140
005.001	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	0.209	P	Sewer			0.209
005.001	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	0.882	P	Electrical			0.882
005.001	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	0.192	P	Ingress/Egress			
005.001	4421 SAVANNAH RD	PAULMAN KIRBY I & JANICE K	1.112	P	Fee	1.112		
035.000	4215 SAVANNAH RD	HAENNI RANDALL V & MARY ANN	2.870	P	Fee	2.870		
034.000	4209 ST JOSEPH AVE	FLEEMAN RENEE A	0.665	P	Fee	0.665		
032.000	4207 ST JOSEPH AVE	HEBERT REBA M & SHANE R	0.039	P	Sewer			0.039
032.000	4207 ST JOSEPH AVE	HEBERT REBA M & SHANE R	0.003	P	Sewer			0.003
032.000	4207 ST JOSEPH AVE	HEBERT REBA M & SHANE R	0.031	P	Sewer			0.031
032.000	4207 ST JOSEPH AVE	HEBERT REBA M & SHANE R	0.003	P	Sewer			0.003
032.000	4207 ST JOSEPH AVE	HEBERT REBA M & SHANE R	0.021	P	Culvert/Ditch			0.021
032.000	4207 ST JOSEPH AVE	HEBERT REBA M & SHANE R	0.032	T	Construction		0.032	
032.000	4207 ST JOSEPH AVE	HEBERT REBA M & SHANE R	0.682	P	Fee	0.682		
152.000	KARNES RD	CITY OF ST JOSEPH	2.932	P	Fee	2.932		
153.000	1502 KARNES RD	CITY OF ST JOSEPH	0.173	P	Fee	0.173		
005.000	1814 COOK RD	PAULMAN KIRBY I & JANICE K	0.001	P	Sewer			0.001
005.000	1814 COOK RD	PAULMAN KIRBY I & JANICE K	0.354	P	Electrical			0.354
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	0.010	P	Gas			0.010
008.000	2001 KARNES RD	ARCHDEKIN JERRY L & JOY C/O JARRETT	0.010	P	Sewer			0.010
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.029	P	Sewer			0.029
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.029	P	Ingress/Egress			
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.024	P	Electrical			0.024
006.000	4133 ST JOSEPH AVE	JUMPS DONALD E & PAMELA G	0.024	P	Ingress/Egress			0.024
		Totals				<b>34.852</b>	<b>0.122</b>	<b>7.198</b>
		Total of Permenant and Temporary Easements*						<b>42.172</b>

*Area of acres may "Overlap" on the Flowage Easement. For purposes of this report, they are considered to be in addition to other Flowage Easements.*

**REAL ESTATE PLAN (REP)  
BLACKSNAKE CREEK  
FLOOD DAMAGE REDUCTION PROJECT  
BUCHANAN COUNTY, MISSOURI**

**ASSESSMENT OF NON FEDERAL SPONSOR  
REAL ESTATE ACQUISITION CAPABILITY**

**EXHIBIT C**

**ASSESSMENT OF NON-FEDERAL SPONSOR'S  
REAL ESTATE ACQUISITION CAPABILITY**

**BLACKSNAKE CREEK  
SECTION 205  
FLOOD DAMAGE REDUCTION PROJECT  
BUCHANAN COUNTY, MISSOURI**

I. Legal Authority:

- a. Does the sponsor have the legal authority to acquire and hold title to real property for project purposes? Yes
- b. Does the sponsor have the power of eminent domain for this project? Yes
- c. Does the sponsor have "quick take" authority for this project? No
- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? No
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? No

II. Human Resource Requirements:

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirement of Federal projects including P.L. 91-646, as amended? No
- b. If the answer to II.a. is "yes", has a reasonable plan been developed to provide such training? N/A
- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? Yes
- d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? Yes
- e. Can the sponsor obtain contractor support, if required, in a timely fashion? Yes
- f. Will the sponsor likely request USACE assistance in acquiring real estate? No

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? Yes
- b. Has the sponsor approved the project/real estate schedule/milestones? Not at this time. The project is currently in the Feasibility Phase. Coordination will be made with the sponsor once a final schedule is developed.

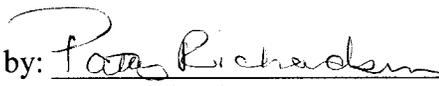
IV. Overall Assessment:

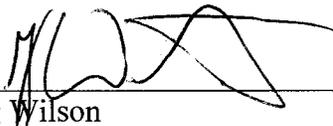
- a. Has the sponsor performed satisfactorily on other USACE projects? Yes
- b. With regard to this project, the sponsor is anticipated to be (Highly, Fully, Moderate, Marginally capable). Fully capable

V. Coordination:

- a. Has this assessment been coordinated with the sponsor? Yes
- b. Does the sponsor concur with this assessment? Yes

Prepared by:   
Daniel L. Marsh  
Realty Specialist

Reviewed by:   
Patty Richardson  
RE-CM Team Leader

Approved by:  7/16/13  
Greg Wilson  
Chief, Real Estate Division