

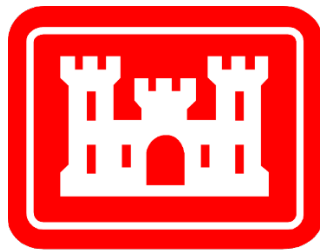
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**CONTINUING AUTHORITIES PROGRAM SECTION 14,  
STARRUCCA CREEK BANK RESTORATION  
SUSQUEHANNA COUNTY, PENNSYLVANIA**

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**REAL ESTATE PLAN**

**FEBRUARY 2026**



**US Army Corps  
of Engineers®**

**BALTIMORE DISTRICT**

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**STARRUCCA CREEK CAP 14 FEASIBILITY STUDY**  
**FEBRUARY 2026 REAL ESTATE PLAN**

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## 1. Statement of Purpose

1.1. Purpose – The purpose of this Real Estate Plan (REP) is to identify the Real Estate required for the alternatives identified in the Starrucca Creek Continuing Authorities Program Section 14 (CAP 14) Feasibility Study.

1.2. Study Authorization – Section 14 of the Continuing Authorities Program provides the authority for the U.S. Army Corps of Engineers (USACE) to develop and construct or repair streambank and shoreline protection projects to protect endangered roadways, bridge approaches, and public works facilities.

1.3. Non-Federal Sponsor – The non-Federal Sponsor for this project is the Pennsylvania Department of Transportation (PennDOT).

## 2. Real Estate Requirements

2.1. Recommended Plan – Channel modification and streambank stabilization, which consists of realigning Starrucca Creek away from the road and reinforcing the streambank with riprap to reduce erosion and restabilize SR 1005. The recommended plan includes approximately 245 feet of channel realignment, mechanical removal of 1,160 cubic yards of sediment and material using a bucket excavator and placement on site for bank restoration, and placement of a layered riprap embankment for approximately 265 feet of the realigned stream along the segment adjacent to SR 1005. Upon project implementation, PennDOT will restore the failing railing and resurface the road per PennDOT guidance.

2.2. Required Lands, Easements, and Rights-of-Way – This project requires minimal Lands, Easements, and Rights-of-Way (LER). Removal of the sediment and realignment of the channel will require perpetual Channel Improvement Easements and Temporary Work Area Easements.

Estate Type	Acres
Channel Improvement Easement	1.19
TWAE	1.57
Total Acres	2.76

Ownership Type	No. of Parcels
Private	1
Public	0
Sponsor	1
Total Parcels	2

2.3. Land Value Estimate – A Planning Cost Estimate was prepared by a licensed USACE appraiser on September 12, 2025 with an effective date of August 4, 2025. The estimated value of LER needed for the project is \$5,238. Any LER requiring acquisition will be credited per guidance through PGL-31. This is a CAP 14 project, and as such any LER owned by the non-Federal Sponsor will not be credited towards the total cost of the project.

### **3. Real Estate Owned by the Non-Federal Sponsor**

The public ROW is State Route 1005, owned by the non-Federal Sponsor. The non-Federal Sponsor will provide approximately 0.27 acres of lands required for the perpetual Channel Improvement Easement and 0.44 acres required for the Temporary Work Area Easement. Since this is a CAP 14 project, the value of any Real Estate owned by the non-Federal Sponsor required for the project will not be credited toward their share of the project costs.

### **4. Nonstandard Estates**

There are no proposed non-standard estates identified for the current recommended plan.

### **5. Existing Federal Projects**

There are no Federal projects within the project area.

### **6. Federally Owned Land**

There are no Federally owned lands within the project area.

### **7. Federal Navigation Servitude**

Navigational Servitude does not apply as this project is not located on a designated navigable stream nor does the project aid commerce or navigation.

### **8. Real Estate Mapping**

Attached as Exhibit A to this Real Estate Plan is a Geographic Information System (GIS) based map depicting the project area, LER required, and the utility that requires relocation.

### **9. Induced Flooding**

No induced flooding is anticipated within the project study area.

## **10. Baseline Cost Estimate for Real Estate**

A Baseline Cost Estimate for Real Estate (BCERE) has been prepared in coordination with the non-Federal Sponsor. The cost estimate includes administrative fees incurred in the acquisition of the Lands, Easements, Rights of Way, Relocations, and Disposals (LERRD).

<b>Project Cost Category</b>	<b>Federal</b>	<b>Non-Federal</b>	<b>Contingency</b>	<b>Total</b>
Total 01-Lands and Damages	\$0	\$35,200	\$5,900	\$41,100
Total 02-Relocations (Utility/Facility)	\$0	\$30,000	\$6,000	\$36,000
Total 30-Planning, Engineering, and Design	\$24,000	\$0	\$3,600	\$27,600
Total Project BCERE	\$24,000	\$65,200	\$15,500	\$104,700

## **11. Uniform Relocation Assistance (Public Law 91-646)**

At this time there will be no project features that will require relocations of any persons, farms or businesses in the subject area as would be required under Public Law 91-646, as amended.

## **12. Minerals and Timber Activity**

There is no present or anticipated mining and drilling activity in the vicinity of the project that may affect the operation thereof. There is no present or anticipated timber harvesting activity in the vicinity of the project that may affect the operation thereof.

## **13. Non-Federal Sponsor Capability Assessment**

Pennsylvania Department of Transportation (PennDOT) is the Non-Federal Sponsor (NFS) and has been consulted in the completion of this assessment. The NFS presently owns part of the property for this project. The NFS is capable of acquiring the remaining property required for the completion of the project. The assessment of the NFS's Real Estate Acquisition Capability is included as Exhibit "C" to this plan.

## **14. Land Use Zoning**

The enactment of zoning ordinances is not proposed in lieu of or to facilitate acquisition.

## **15. Real Estate Acquisition Schedule**

All permits and easements will be acquired prior to advertisement for construction bids.

<b>Milestone</b>	<b>Forecasted Dates</b>
PPA Execution	December 2026
Notice to Proceed with Acquisition	January 2027
Sponsor's Authorization for Entry for Construction	February 2028
USACE's Certification of Real Estate	March 2028
USACE's Solicitation for Construction Contracts	April 2028
USACE's Award of Construction Contracts	July 2028

## **16. Facility and Utility Relocations**

The recommended plan requires the relocation of one utility pole approximately 15 feet to the northeast of its current position. The utility pole is owned by the North-Eastern Pennsylvania Telephone Company. A Realty Specialist from the Baltimore District contacted a representative from North-Eastern Pennsylvania Telephone Company, who could not locate any easement for the poles. A preliminary attorney's opinion of compensability determined that the utility company has no evidence of a compensable interest for the relocation of the pole. If the company does not have a compensable interest, the costs of the required relocation will be the responsibility of the utility company. Moreover, the Sponsor would not have to provide a replacement real property interest as part of the relocation. If they can provide evidence of a compensable interest, the cost of the relocation would be the responsibility of the non-Federal Sponsor. In that event it is estimated that the utility would require 0.13 acres of additional utility easement to allow the occupation of the pole and lines across the private property, and .02 acres of temporary work area to allow for the removal and installation of the relocated pole.

## **17. Environmental Contamination**

A preliminary review of environmental conditions indicate that it is unlikely that the project would pose concerns of encountering hazardous, toxic, or radioactive waste materials. There are no known sites adjacent or within the project area. Therefore, no anticipated environmental impacts on real estate acquisition.

## **18. Project Public Support**

Public perception of the project is overall positive. The property owners recognize that the current state of the road is a safety hazard to the general public.

## **19. Non-Federal Sponsor Risk Notification**

A Risk Notification letter has been sent to the non-Federal Sponsor on March 23, 2026.

## **20. Risk Analysis**

There appears to be low real estate risks associated with this project due to the amount of real estate required for the project and the nature of the minimum required estates. The utility relocation adds risk to the costs and schedule as the process of the relocation could take more time than projected.

**PLAN CERTIFICATION**

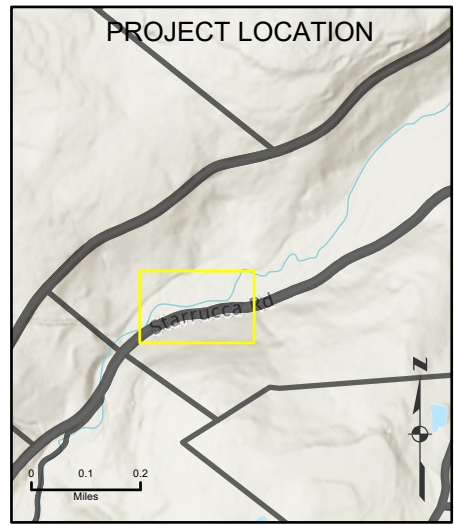
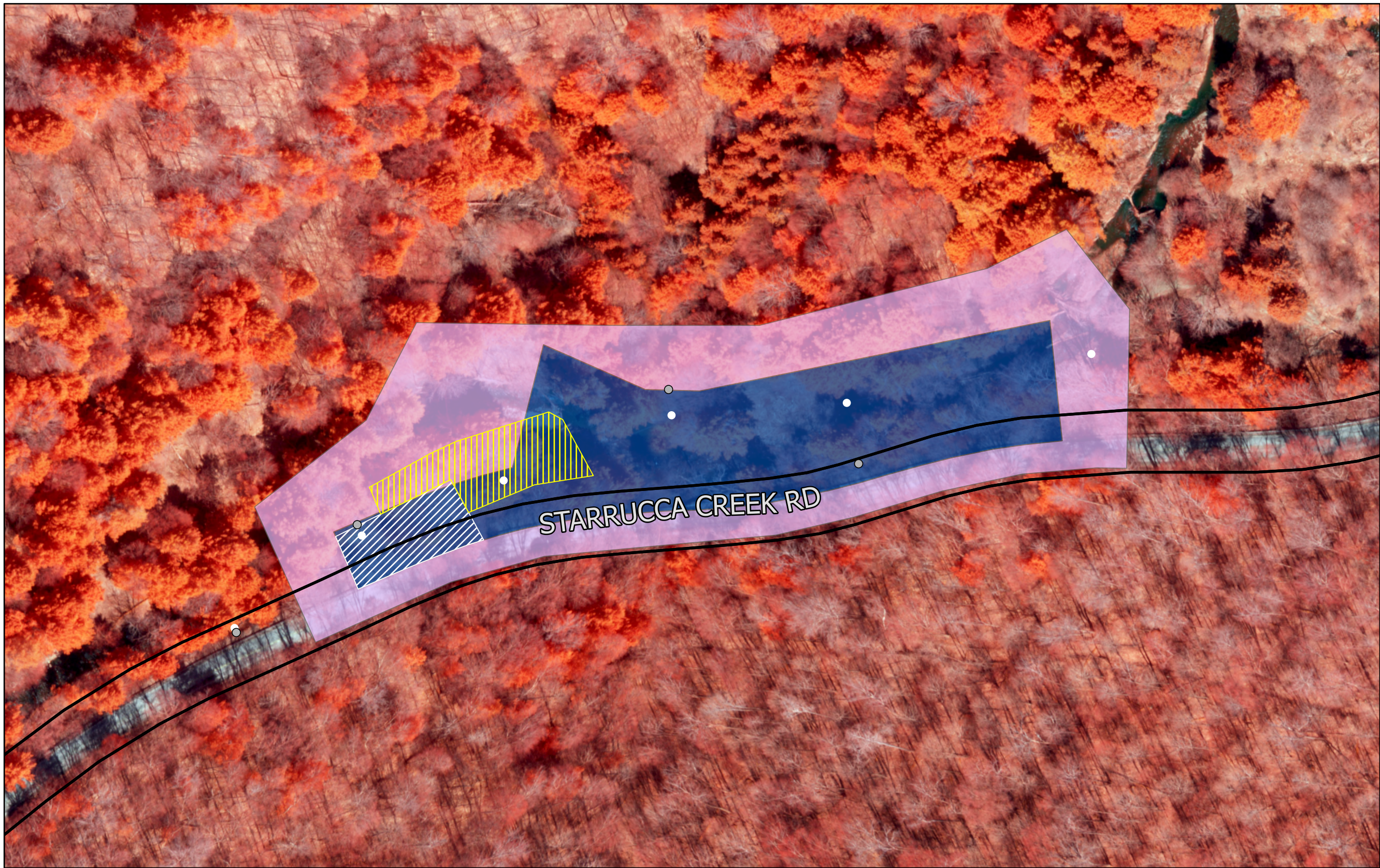
This Real Estate Plan has been prepared in accordance with Corps of Engineers Regulation 405-1-12, Chapter 12. It is recommended that this REP be accepted for the purposes stated herein.

Prepared by:

Reviewed and Approved by:

\_\_\_\_\_  
John Downes  
Realty Specialist  
Management and Disposal Branch

\_\_\_\_\_  
Stanley H. Graham  
Chief, Real Estate Division  
Baltimore District

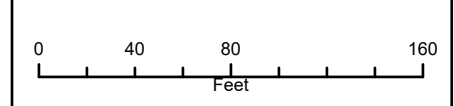


**REAL ESTATE PROJECT  
PLANNING MAP**

—————  
**Starrucca Creek**  
—————

- Susquehanna Parcels within 50FT of site
- Easement
  - Perpetual Channel Improvement Easement
  - Temporary Work Area Easement
- Use
  - Access
  - Staging
- Utility Pole Location
  - Down Guy
  - Utility Pole

REVISION HISTORY		
DATE	REVISION	BY



TRACT REGISTER

Property Name	Perpetual Channel Improvement (Acreage)	Temporary Work Area (Acreage)	Ownership
P5-8-0140-0017.0002-SC1	0.92	1.13	Private
Starrucca Creek RD ROW	0.27	0.44	Public ROW

**U.S. ARMY CORPS OF ENGINEERS**  
**BALTIMORE DISTRICT**  
**REAL ESTATE DIVISION**  
**BALTIMORE, MARYLAND**

PROJECT FILE:  
 Z:\Starrucca Creek\Starrucca Creek 2025\Starrucca Creek 2025.aprx  
 SCALE: AS SHOWN

## **EXHIBIT "B"**

### **Standard Estates**

#### **8. CHANNEL IMPROVEMENT EASEMENT.**

A perpetual and assignable right and easement to construct, operate, and maintain channel improvement works on, over and across (the land described in Schedule A) (Tract Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_) for the purposes as authorized by the Act of Congress approved \_\_\_\_\_, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions therefrom; to excavate: dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the owners, 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.

#### **15. TEMPORARY WORK AREA EASEMENT.**

A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_), for a period not to exceed \_\_\_\_\_, 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 \_\_\_\_\_ 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.