



DEPARTMENT OF THE ARMY
DETROIT DISTRICT, CORPS OF ENGINEERS
477 MICHIGAN AVE
DETROIT, MICHIGAN 48226

-IN REPLY REFER TO

Real Estate Division

20 December 2016

Mr. Dan Repay
Executive Director
Little Calumet River Basin Development Commission
900 Ridge Road, Suite H
Munster, Indiana 46321

Subject: Notice to Acquire Lands for Pump Stations and Related Rights of Way in Hammond, Munster, Highland, and Gary, Little Calumet Project

Dear Mr. Repay:

The Little Calumet River Basin Development Commission (LCRBDC) is obligated to provide all lands, easements, and right-of-ways as determined by the Government to be necessary for the Project. The subject pump stations as well as all related easements and rights of way has been identified as features of the Project. In accordance with the Local Cooperation Agreement (LCA) the Government has determined the real property interests required to protect the investment made to the Project, provide for the permanent operation and maintenance of the Project, and provide credit towards the LCRBDC's share of total project costs.

A review of the real estate maps of the subject locations that were previously provided by LCRBDC was made. The pump stations in the four communities each involve multiple parcels. In some cases the proposed right of way depicted on the map(s) was adequate for the project, in other cases minor adjustments will need to be made. I am summarizing the action needed, if any, on each of the parcels in this letter. Specific comments are also included on each of the attached map sheets.

As general comments, each of the parcel plats should insure the following:

- The pump stations with discharge outlet at close proximity should be included in the easement.
- Access roads to the pump station must be included from the adjacent traffic road.
- A minimum of 15 feet easement should be maintenance where possible along the perimeter of the pump station structures.

The following comments apply to the Gary Pump Stations:

- *Burr ST South Pump Station.* The map provided showed that the LCRDC is the owner of the area occupied by the pump station. The easement requirements of this pump station

were not shown on the map provided by the LCRDC. The easement requirement have been developed by USACE and enclosed.

- *Burr ST North Pump Station.* The map provided showed that the LCRDC is the owner of the area occupied by the pump station. The easement requirements of this pump station were not shown on the map and have been developed by USACE. The easement map is enclosed.
- *Ironwood Circle Pump Station.* The access road extent should be delineated within the CSX Railroad ROW. There is a dirt path that leads to the pump station and can be used as an alternate access road to the pump station. The as-built drawings of the pump station showed that the dirt road was placed for construction access.
- *32nd and Cleveland (Drain Tile Pump Station).* The map provided showed that the LCRDC is the owner of the area occupied by the pump station. The easement requirements of this pump station were not shown on the map and have been developed by USACE. The easement map is enclosed.
- *Grant ST West Pump Station.* The pump station is enclosed within a security fence and gate. The easement should be extended along the west fence line.
- *Grant ST East Pump Station.* The easement should be at a minimum of 15 feet offset from the pump station structures. An access road to the pump station should also be included. A map have been developed by USACE and enclosed.
- *Broadway Pump Station.* The easement should be at a minimum of 15 feet offset from the pump station structures. An access road to the pump station should also be included. A map have been developed by USACE and enclosed.
- *Marshalltown Pump Station.* The easement should be extended to include the discharge outlet.

The following comments apply to the Hammond Pump Stations:

The real estate easement maps provided for the Southside Pump Station, Indianapolis Pump Station, South Kennedy Pump Station, and East Hessville Pump Station are adequate and acceptable by USACE.

- *Forest Ave. Pump Station.* The easement provided should include the discharge outlet at the river.
- *South Hohman Pump Station.* The easement provided should extend to the river to cover the discharge outlet riprap area for maintenance.
- *Jackson Ave. Pump Station.* The easement provided should be extended to the discharge outlet at the river.
- *Tapper Ave. Pump Station.* The easement provided should be extended to include the outlet structures.
- *Walnut Ave. Pump Station.* The easement should be revised to follow the pump station perimeter fence and include the driveway to the gate.
- *Cabela's Pump Station.* The pump station easement provided is adequate. A 25' road access is shown on the map; ensure that that access road is provided with the easements.
- *Kennedy Apartments Pump Station.* The easement map shows that the LCRDC owns the property surrounding the pump station and the road easement to the pump station.

An easement is needed for just the pump station should be provided. A map has been developed by USACE and enclosed.

The following comments apply to the Munster Pump Stations:

- *Hofman-Munster Pump Station.* The easement map should be revised to allow for 15 feet minimum easement from the south side of the pump station building. The road easement should be also extended to Hohman Ave. for access.
- *Outlot A Pump Station.* The easement provided should be extended to include the discharge outlet structure.
- *Calumet Ave. Pump Station.* The easement provided should be extended to include the discharge outlet structure.
- *Baring Ave. Pump Station.* The easement provided should be revised to allow for 15 feet minimum easement along the building perimeter. The easement should be extended to include the discharge outlet structure. The easement should also be extended to the road for access.

The following comments apply to the Highland Pump Stations:

- *81ST ST Pump Station.* The easement should be extended to the road for access. The easement should also be extended to the discharge outlet structure.
- *North/Fifth Ave Pump Station.* The easement should be extended to the road for adequate access. The easement should also be extended to the discharge outlet structure.
- *North Drive Pump Station.* The easement should be extended to include the discharge outlet structure. A road easement to the pump station from North Drive should also be included.

Attached are two types of maps. The maps developed by LCRBDC are annotated as appropriate to note the above comments. The remaining maps were developed by USACE. The USACE maps are adequate for acquisition purposes. Should you have questions concerning specific comments or parcels please contact Ganiyat (Faye) Leffler at (312) 846-5419.

You will note that the enclosed maps show some of the property specified in this Notice overlaps with easements that have been previously acquired by the LCRDC for construction of the pump stations or features adjacent to the pump stations. In situations where property has already been provided for project features, no additional credit will be allowed.

The LCRBDC is directed to acquire these real estate interests as required by the LCA. Real estate acquisitions must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 USC 4601, et. seq. and the uniformed regulations contained in 49 CFR part 24.

If you have any other questions regarding this matter, please contact Michael Rohde at (312) 846-5576.

A handwritten signature in black ink, appearing to read "AShelton", written over a horizontal line.

ANDREW SHELTON
Chief, Real Estate
Buffalo, Chicago, & Detroit Districts