



PROJECT REPORT

UNIFORM PROJECT NO. FD04 033 0089 012-015 25D
 FEDERAL NO. _____ ITEM NO. 10-363.10
 COUNTY ESTILL DISTRICT 10-IRVINE
 ROAD NAME KY 89 Relocation

LENGTH OF PROJECT 0.91 mile
 NUMBER OF PARCELS 60
 CROSS SECTION Yes
 AVAILABLE AND USED? _____
 REPORT COMPILED BY WB DATE 07/01/2013

SUMMARY

1. NUMBER OF ENTIRE ACQUISITIONS	VACANT _____ IMPROVED <u>1</u>
2. NUMBER OF PARTIAL ACQUISITIONS	VACANT <u>3</u> IMPROVED <u>56</u> <u>58</u>
3. NUMBER OF PARTIAL ACQUISITIONS	W/1 REMAINDER _____ W/2 REMAINDER _____ W/3 OR MORE _____ W/LL REMAINDER <u>1</u>
4. NUMBER OF PARCELS IN "MAJOR" CATEGORY (TOTAL ACQUISITIONS OTHER THAN SFR. EASEMENTS THAT PERMANENTLY AFFECT VALUE OF REMAINDER, SEVERANCE DAMAGE OTHER THAN COST-TO-CURE)	<u>42</u> <u>7</u>
5. NUMBER OF PARCELS IN "MINOR" CATEGORY (STRIP ACQUISITIONS AND DOCUMENTED COST-TO-CURE , ACQUISITION OF INEXPENSIVE SHEDS AND OUTBUILDINGS, TOTAL ACQUISITION OF SINGLE FAMILY RESIDENCES, WHERE MARKET VALUE DATA IS ADEQUATE, EASEMENTS THAT DO NOT AFFECT THE VALUE OF THE REMAINDER)	<u>0</u>
6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS PARCEL NO(S)	<u>11</u>
7. NUMBER OF PARCELS IN MAR CATEGORY	<u>Urban</u>
8. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, ESTIMATED AVAILABILITY OF DATA, RECOMMENDED STUDIES AND ANALYSIS, BRIEF DESCRIPTION OF PROJECT, (USE ATTACHMENT IF NEEDED).	<u>Section</u> <u>With</u> <u>Proximity</u> <u>& Loss</u> <u>of</u> <u>Parking</u>



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LEGEND

V = VACANT AC= ACRES MAR= MINOR ACQUISITIONS REVIEW RES= RESIDENTIAL
 I = IMPROVED SF= SQUARE FEET BV= BEFORE VALUE COM=COMMERCIAL
 P = PARTIAL BAV= BEFORE AND AFTER VALUE TEMP= TEMPORARY
 T= TOTAL BNAV= BEFORE NARRATIVE AFTER VALUE PERM= PERMANENT

Parcel NO.	Property Type (RES, COM)	NO. of Tracts	V/I	P/T	TOTAL AREA (AC/SF)	R/W to be Acquired (AC/SF)	Type and Size of Easements (TEMP PERM) (AC/SF)	REMARKS <i>(Number and type of improvements before acquisition, present use of property, current zoning, improvements acquired, physical changes such as grade, access, right of way proximity, physical effects of easements, SLI affected, etc.)</i>	Complexity Rating (BV, BAV, BNAV, MAR)	Recommended Format	Appraisers Proposed Fee
1	Res	1	I	P	2.71 AC	1,079 SF	695 SF/PE 1,474 SF/TE	Improved with a 1 story, stone residence. Stripe taking along the front. 2 large evergreens will be acquired. Consider any damages as a result of proximity of proposed ROW and temporary easement	BAV	TC 62-20	
2	Res	1	I	P	6,763 SF	329 SF	319 SF/TE	Improved with a 1 story, single family residence. Strip taking along the front. Consider damages due to proximity of ROW and temporary easement to the residence.	BAV	TC 62-20	
3		1	I	P	2.0 AC	2,903 SF	267 SF/PE 1,663 SF/TE	2 Story Brick Single Family Residence. Strip Taking Along the Front. Consider damages due to proximity of ROW and temporary easement to the residence.	BAV	TC 62-20	



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4	Res	1	I	P	10,945 SF	452 SF	1,541 SF/TE	Improved with a single family residence. Front yard extensively landscaped. An iron fence and brick columns. One large tree and most of landscaping including fence and columns will be acquired. Consider damages due to the proximity of the proposed ROW and temporary easement.	BAV	TC 62-20	
5	Res	1	I	P	17,175 SF	767 SF	1,533 SF/TE	2 story vinyl residence next to the school. Several large trees in front yard will be acquired. Consider damages due to the proximity of the proposed ROW and temporary easement	BAV	TC 62-20	
6	Res	1	I	P	21,171 SF	1,781 SF	1,628 SF/TE	Improved with a 1-story residence with a circular drive. What appears to be a private 12" pipe that drains from house to box at the road will be severed. Consider the proximity of the proximity of proposed ROW and temporary easement.	BAV	TC 62-20	
7	Spec. Pur	1	I	P	11.20 AC	2,055 SF	12,913 SF/TE	Improved with 2 school buildings. 1 is not used any longer, the other is Estill Springs Elementary. Some fields and metal building also on property. 2 signs that are located along the proposed ROW. One is marked do not remove. One lies outside the disturb limits but in the temporary easement. 1 KU light pole and a few trees may also be impacted.	Minor	TC 62-20	



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8	Res	1	I	P	1.28 AC	3,290 SF	319 SF/TE	Improved with a 1-story residence with basement. Some landscaping will be acquired. Consider damages due to proximity of proposed ROW and temporary easement. Private 12" corrugated pipe for gutter drainage that will be severed.	BAV	TC 62-20	
9	Res	1	I	P	23,902 SF	3,356 SF	503 SF/TE	Improved with a 2-story, brick residence. Significant landscaping with mature trees. Consider damages due to proximity of the ROW and temporary easements.	BAV	TC 62-20	
10	Res	1	I	P	3.80 AC	1,914 SF	1,032 SF/TE	Improved with a 2 story residence. Significant amount of landscaping along front will be acquired. 2 stone columns at entrance of shared drive are marked do not disturb. Consider damage due to proximity of the ROW and temporary easements.	BAV	TC 62-20	
11	Res	1	I	P	2.43 AC	13,186 SF	570 SF/PE 4,354 SF/TE	Improved with a 1 story residence with a basement. Significant amount of landscaping and large trees along ROW that will be acquired. 2 nd gravel entrance will be reconstructed. Consider the strip acquisition, extensive landscaping and large trees. 2 stone columns at shared entrance marked do not disturb. Consider damages due to proximity of ROW and temporary easement.	BAV	TC 62-20	



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12	Res	1	I	P	28,358 SF	NONE	1,760 SF/TE	Improved with a modern 1 story, brick, single family residence. Easement is in side yard.	MAR		
13	Com	1	I	P	27,473 SF	7,299 SF	736 SF/PE 2,618 SF/TE	Improved with a 2 story office and apartment building. ROW acquisition is along the frontage. Fencing, 2 signs and asphalt parking will be affected by the acquisition. Consider the potential loss of parking as a result of acquisition.	BAV	TC 62-20	
14	Res	1	I	P	41,643 SF	NONE	315 SF/TE	The state is acquiring 315 square feet temporary easement. Improved with a 1 story, modern, single family residence. Brick subdivision sign and flag pole are located within the temporary easement. Investigate whether sign can be marked "Do Not Disturb".	MAR		
15	Com	1	I	P	18,168 SF	1,654 SF	1,420 SF/TE	1 Story masonry building used for auto repair. Service entrance and 2 over head doors will still have access at curb cut. Some parking acquired on site. Consider potential loss of onsite parking due to ROW acquisition and temporary easement.	BAV	TC 62-20	



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16	Com	1	V	P	15,807 SF	3,473 SF	694 SF/PE 2,116 SF/TE	Vacant lot has same owner as Parcel 15. Likely used as parking for Parcel 15. Improved with asphalt parking. Consider damages to due loss of asphalt parking.	BAV	TC 62-20	
17	Res	1	I	P	13,576 SF	76 SF	72 SF/TE	Improved with a 1 story single family residence. Subdivision sign lies outside of the temporary easement.	MAR		
18	Comm	1	I	P	2.34 AC	5,583 SF	11,448 SF/PE 17,830 SF/TE	Mixed use property. 7 mini storage buildings, 2 story apartment building, laundry mat, office and retail building at front. Front L-shaped mini storage building and one in the rear of the property to be acquired. Large permanent easement in the center of the property. 2 mini storage buildings and laundry may lose access to doors during construction of 60" pipe.	BAV	TC 62-20	
19	Res	1	V	P	11,113 SF	NONE	5,545 SF/TE	1 story brick residence. Temporary easement only.	MAR		



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21	Res	1	I	P	29,040 SF	204 SF	321 SF/TE	Improved with a 2 story residence. Small ROW acquisition in corner of property.	MAR		
25	Comm	1	I	P	1.29 AC	713 SF	4,358 SF/TE	Priceless Foods Grocery Store. Strip acquisition is in grass. 2 Signs within temporary easement. 1 is outside of the disturb limits, one sign and a phone booth within the disturb limits. Temporary easement encroaches on parking lot. Consider temporary loss of parking due to T.E..	BAV	TC 62-20	
26	Comm	1	I	P	1.11 AC	625 SF	313 SF/PE 4,303 SF/TE	Family Dollar. Within the acquisition area is a Lighted Family Dollar sign and smaller Northwoods apartments sign. Temporary easement encroaches on parking lot. Consider temporary loss of parking due to T.E.	BAV	TC 62-20	
28	Comm	1	I	P	1.26 AC	175 SF	6,535 SF/TE	Improved with a combination of an industrial building and mini storage block building. Temp easement will come to front of building. ROW does not relocate, but curbing (outside of proposed ROW) is being completed along frontage and will reduce parking and ingress/egress. One sign within easement but outside of the disturb limits. Need to investigate whether it can be marked "Do Not Distrub".	BAV	TC 62-20	



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33	Com	1	I	P	13,184 SF	NONE	2,971 SF/PE 2,724 SF/TE	Mixed use property improved with a 2 story, frame commercial building with apartments above in the front of property. 6 unit block and metal garage/mini storage building is acquired. Temporary loss of parking in front of 2 story building during construction period.	BAV	TC 62-20	
34	Res	1	I	P	1.13 AC	4,085 SF	101 SF/PE 2,596 SF/TE	Property is improved with one story, single family residence. Acquisition is a strip along front and side of property. Existing retaining wall, part of the mature landscaping and flag pole will be acquired. Consider damages due to the proximity of the ROW and temporary easement.	BAV	TC 62-20	
35	Com	1	I	P	12,599 SF	NONE	2,462 SF/TE	Property is improved with a 2-Story, 4-unit apartment building with a concrete parking lot in front. Consider the loss of parking during the temporary easement.	BAV	TC 62-20	
36	Com/Res	1	I	P	19,370 SF	12,792 SF	601 SF/TE	Improved with a metal shop building and mobile home. Metal shop building will be acquired. Consider any loss of utility to the remaining property due to shape and size of remainder. Mobile Home appears to be land locked after acquisition.	BAV	TC 62-20	



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37	Com	1	I	P	12,342 SF	NONE	2,864 SF/TE	Property is improved with a 2-Story, 4-unit apartment building with a concrete parking lot in front. Consider the loss of parking during the temporary easement. Sign located within the temporary easement.	BAV	TC62-20	
38	Com	1	I	P	10,000 SF	238 SF	418 SF/TE	Two story brick commercial building and apartments. Used as a radio station. Parking in front of office building is acquired. Reconstructing parking on east side of building with retaining wall and reconnecting entrance to the back parking deck. One radio tower is located within the temporary easement but outside the disturb limits. 2 Satellite dishes on concrete pads are within the temporary easements but outside the disturb limits.	BAV	TC 62-20	
39	Res	1	I	P	10,014 SF	NONE	1,398 SF/TE	Improved with a 1 story residence. Temporary easement along the frontage. Disturb limits are outside of the existing ROW.	MAR		
40	Com	1	I	P	12,419 SF	NONE	3,108 SF/TE	1 Story commercial building used as tanning salon and beauty shop. Parking is along front of building. Temporary easement comes up to building. Consider temporary loss of parking during construction.	BAV	TC 62-20	



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41	Com	1	I	P	17,640 SF	NONE	3,816 SF/TE	2 Story Frame commercial building used as Quick Stop Market. May have apartments on second floor. Parking along the front. Gas canopy and 2 dispensers are within the temporary easements and not noted if they are to be acquired or needs a do not disturb. Consider temporary loss of parking during the temporary easement.	BAV	TC 62-20	
42	Com	1	I	P	19,602 SF	570 SF	5,903 SF/TE	Improved with a 6-bay, self-service car wash. 2 vacuum islands in front will not be impacted. Concrete box at street is within the disturb limits of temporary easement.	Minor	TC 62-20	
44	Com	1	I	P	19,382 SF	NONE	2,404 SF/PE 3,222 SF/TE	1 Story, Frame restaurant known as The Right Place. Parking along front and the west side of the property. Temporary easement will encumber a portion of the front parking area. Gravel drive on the west side of the restaurant provides some additional parking and is proposed for a permanent drainage easement. Consider loss of parking due to temporary and permanent drainage easement.	BAV	TC 62-20	
45	Com	1	V	P	25,861 SF	8,898 SF	2,609 SF/TE	Vacant lot at corner of Valley drive and Winchester Ave. Strip acquisition along the front and temporary easement.	BAV	TC 62-20	



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46	Res	1	I	P	38,028 SF	1,697 SF	287 SF/TE	1.5 Story Single Family residence. Property fronts on Valley Drive and Winchester Avenue. Acquisition is on Winchester Avenue. Minor Strip acquisition.	MAR		
47	Com	1	I	P	37,217 SF	NONE	506 SF/PE 3,472 SF/TE	2 Story masonry commercial building. Parking along the front and entrance along the right side. Consider temporary loss of parking due to easements.	BAV	TC 62-20	
48	Res	1	I	P	30,015 SF	NONE	1,959 SF/TE	Improved with what appears to be a vacant single family residence. Temporary easement comes up to the house. Consider proposed grade changes in the temporary easements.	MAR		
50	Res	1	I	P	14,823 SF	284 SF	483 SF/TE	Improved with a single family residence. Small strip acquisition and temporary easement.	MAR		



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51	Res	1	I	P	17,683 SF	5,181 SF	888 SF/TE	Improved with a 1 story residence. Consider proximity of proposed ROW and temporary easement to residence.	BAV	TC 62-20	
52	Res	1	I	P	20,962 SF	NONE	1,272 SF/PE 2,005 SF/TE	1 story brick residence. Temporary easement comes to front of house. Consider any damages as a result of the proximity of the temporary easement during the construction period. Permanent drainage easement along south side of property. Consider damages from this permanent easement.	Minor	TC 62-20	
53	Res	1	V	P	1.93 AC	24,939 SF	1,198 SF/TE	Appears to be vacant but may have same owners as the property adjoining at the rear property line. Strip acquisition along the front.	Minor	TC 62-20	
56	Res	1	I	P	17,700 SF	NONE	1,700 SF/TE	Improved with a 1.5 Story single family residence and detached concrete block garage. Temporary easement along front of property. One large tree and a couple of bushes are within the temporary easement but outside of the disturb limits.	MAR		



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57	Res	1	I	T	18,631 SF	18,631 SF	NONE	Improved with a 1 story residence and garage building. Total acquisition	BV	TC 62-20	
58	Res	1	I	P	5.25 AC	19,283 SF	1,529 SF/TE	Improved with a 1 story residence and a detached mobile home. Consider damages due to proximity of the ROW and temporary easement to the residence	BAV	TC 62-20	
59	Res	1	I	P	27,582 SF	NONE	3,152 SF/TE	Improved with 4, 1-story rental homes. All similar in design. Temporary easement along all of the frontage. Consider the damages due to proximity of the temporary easement to the residences during construction. Some minor loss of landscaping, personal satellite dishes, mailboxes. It appears one of the residencies is accessed across adjoining property. Appraiser will need to investigate if this is legal access as an entrance is not being reconstructed to this residence.	BAV	TC 62-20	
60	Comm	1	I	P	29,197 SF	NONE	7,011 SF/TE	Improved with a flea market. Detour will run within the temporary easements and affects lower gravel parking area. Consider loss of parking during the T.E.	BAV	TC 62-20	



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61	Res	1	I	P	4.00 AC	13,496 SF	4,012 SF/TE	Improved with a 1 story frame residence at the front of the property that is acquired and a frame garage remains without the main home. A corn crib, a storage building and a double wide mobile home towards the rear of the property will remain.	BAV	TC 62-20	
62	Land	1	V	P	60.10 AC	11,454 SF	2,216 SF/PE 9,120 SF/TE	Vacant 60 acre tract. Most of acquisition lays below existing roadway and bridge. Permanent easement for drainage. Detour will cross property within the T.E.	Minor	TC 62-20	
136	Res	1	I	P	17565 SF	35 SF	2,033 SF/TE	Improved with a 2 story brick residence with attached carport. Consider proximity damage due to proposed ROW, grade and temporary easement. One large tree in front yard will be acquired. Existing stone retaining wall will be replaced with new retaining wall.	BAV	TC 62-20	
137	Res	1	I	P	9,730 SF	212 SF	746 SF/TE	1.5 Story, single family residence. 1 tree in front yard that will be acquired. Consider proximity damage as a result of the proposed ROW and temporary easement	BAV	TC 62-20	



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Parcel NO.	Property Type (RES, COM)	NO. of Tracts	V/I	P/T	TOTAL AREA (AC/SF)	R/W to be Acquired (AC/SF)	Type and Size of Easements (TEMP PERM) (AC/SF)	REMARKS <i>(Number and type of improvements before acquisition, present use of property, current zoning, improvements acquired, physical changes such as grade, access, right of way proximity, physical effects of easements, SLI affected, etc.)</i>	Complexity Rating (BV, BAV, BNAV, MAR)	Recommended Format	Appraisers Proposed Fee
138	Res	1	I	P	8,787 SF	111 SF	885 SF/TE	Brick, 1.5 story single family residence. 2 trees in front yard will be acquired. Consider proximity damage as a result of the proposed ROW, grade and temporary easement. Proposed retaining wall in front	BAV	TC 62-20	
139	Res	1	I	P	11,654 SF	343 SF	1,195 SF/TE	Improved with Brick/vinyl, 1.5-2 story residence. Some landscaping in front yard will be effected. Consider damages as a result of proximity of proposed ROW and temporary easement.	BAV	TC 62-20	
140	Res	1	I	P	8,790 SF	187 SF	915 SF/TE	Improved with a 1.5 story single family residence. Some landscaping will be effected. Consider damages as a result of proposed ROW, grade and temporary easement. Proposed retaining wall.	BAV	TC 62-20	
141	Res	1	I	P	11,629 SF	439 SF	968 SF/TE	Improved with 1.5 Story, single family residence. Consider damages as a result of proximity of proposed ROW and temporary easement to the residence. Some landscaping acquired.	BAV	TC 62-20	



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 PROJECT REPORT

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UNIFORM PROJECT NO. FD04 033 0089 012-015 25D
 FEDERAL NO. _____ ITEM NO. 10-363.10
 COUNTY ESTILL DISTRICT 10-IRVINE
 ROAD NAME KY 89 Relocation

Parcel NO.	Property Type (RES, COM)	NO. of Tracts	V/I	P/T	TOTAL AREA (AC/SF)	R/W to be Acquired (AC/SF)	Type and Size of Easements (TEMP PERM) (AC/SF)	REMARKS <i>(Number and type of improvements before acquisition, present use of property, current zoning, improvements acquired, physical changes such as grade, access, right of way proximity, physical effects of easements, SLI affected, etc.)</i>	Complexity Rating (BV, BAV, BNAV, MAR)	Recommended Format	Appraisers Proposed Fee
142	Res	1	I	P	8,793 SF	263 SF	782 SF/TE	1.5 story, brick, single family residence. Has an existing retaining wall that will be replaced. Consider damages as a result of proximity of ROW and temporary easement.	BAV	TC 62-20	
143	Res	1	I	P	7,739 SF	346 SF	455 SF/TE	Improved with a 1.5 story residence. Consider damages as a result of proximity of the proposed ROW and temporary easement.	BAV	TC 62-20	
144	Res	1	I	P	40,361 SF	NONE	1,178 SF/TE	Improved with a single wide mobile home with addition and a couple of shed buildings.	MAR		
148				P	5.98 AC	NONE	4,634 SF/PE 123 SF/TE	Improved with a 4 unit apartment building. Permanent easement will encumber part of the drive/parking area and side yard. It appears that access is provided across Parcel 33 and appraiser will need to investigate if future access is restricted by the permanent easement.	BAV	TC 62-20	



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149	Res	1	I	P	2.90 AC	773 SF	1,613 SF/TE	Improved with modern, 2 story residence behind Parcel 6. Brick mailbox and part of concrete driveway with curbs will be impacted.	Minor	TC 62-20	