

KENTUCKY TRANSPORTATION CABINET
Division of Right of Way and Utilities

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PROJECT REPORT

PROJECT NO. FD04 042 0080 011-019 MARS# 5162409 R
COUNTY Graves (# 042) **SYP NO.** 01-0181.50
ROAD NAME KY HWY 80 **DISTRICT** 1

LENGTH OF PROJECT: 2.74 miles (14,329.50 lineal feet) NUMBER OF PARCELS 24

CROSS SECTION AVAILABLE AND USED: Plan & Profile Only

REPORT COMPLIED BY: Charles "Chuck" L. Watkins II DATE 10/30/2012

SUMMARY

- | | | |
|--|--------------------------|-----------------------|
| 1. NUMBER OF ENTIRE ACQUISITIONS: | VACANT | <u>1</u> |
| | IMPROVED | <u>1</u> |
| 2. NUMBER OF PATIAL ACQUISITIONS: | VACANT | <u>2</u> |
| | IMPROVED | <u>20</u> |
| 3. NUMBER OF PARTIAL ACQUISITIONS | WITH 1 REMINDER | <u>20</u> |
| | WITH 2 REMINDERS | <u>1</u> |
| | WITH 3 OR MORE REMINDERS | <u>1</u> |
| | WITH LANDLOCKED REMINDER | <u>1</u> |
| 4. NUMBER OF PARCELS IN "MAJOR" CATEGORY: | | <u>12 (TC 62-20)</u> |
| 5. NUMBER OF PARCELS IN "MINOR" CATEGORY: | | <u>12 (Minor MAR)</u> |
| 6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS: | | <u>0</u> |
| PARCELS NUMBERS: | | |

7. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, RECOMMENDATIONS:
This project is the remaining leg of a loop connecting KY 80 to US 45 and the J.C. Parkway involving area just SW of Mayfield. This area has an array of developmental uses including commercial industrial, agricultural, & residential. The project begins at the US 45/KY 58 Intersect with the Julian W Carroll Parkway & extends SE to connect with a new leg of HWY 121/80 that is currently under construction. Total of 24 parcels involved. Some Permanent Utility Easements being acquired. This is a partially controlled access project and is some 2.714 miles in length.

Issues creating need for appraisals are possible proximity damage, severance damage, & acquisition of residences. Some acquisition values/just compensation may exceed MAR maximums due to site improvements being affected. Agents developing MARs & Appraisers will need good land value data for various types & sizes of tracts, as well as, improved sales data for various types of commercial, agricultural & residential properties. Info on site improvements such as fencing (various types) & signage will be useful. Relocation may be possible for Parcels # 10, 22, 31, 39 & 42. Review of parcel ownership prior to contact recommended since some owners have interests in multiple parcels.

Division of Right of Way and Utilities

LEGEND

- V=VACANT
- I=IMPROVED
- P=PARTIAL ACQUISITION
- T=TOTAL ACQUISITION

COUNTY GRAVES (# 042)
 PROJECT NO. FD04 042 0045 011 - 019

SYP NO. 01-0181.50

PROJECT REPORT

Parcel No.	Type Property	NO. TR.	NO. REM.	V	P	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
									NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ECT.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
1	COM - Indust.	1	1	I	P	12.37 ac	.47 ac		Fee simple acquisition(strip taking) along existing r.o.w. along western boudary of this municipally owned tract.	MINOR	MAR	
3	COM - Indust.	1	1	I	P	10.93 ac	.45 ac		Fee simple acquisition(strip taking) along existing r.o.w. along W boudary of this tract. Industrial HBU in area.	MINOR	MAR	
4	COM - Indust.	1	1	I	P	3.00 ac	.37 ac		Fee simple acquisition(strip taking) along existing r.o.w. along W boudary of this tract at W end of Industrial Rd.	MINOR	MAR	
8	COM	1	1	I	P	2.86 ac	.20 ac	2,530 sf Temp Emt	Due to location of acquisition & T.E. & sewer affects additional investigation needed, value may exceed mar.	BAV	TC 62 - 20	
9	COM	1	1	I	P	2.38 ac	.50 ac	32,635sf Perm Esmt 3,937 sf Temp Esmt	Due to location of acquisition & S.I.s affected value may exceed maximum for minor (MAR) utilization.	BAV	TC 62 - 20	
10	RES/COM	1	0	I	T	1.67 ac	1.67 ac		Total Take. RELO? HBU may differ from prior RES use.	BV	TC 62 - 20	
11	Rail Road	1	1	I	P			54,378sf Perm Esmt 60,374sf Temp Esmt	Permanent & Temporary Easements on Rail Road r.o.w.	MINOR	MAR	
13	RES	1	1	V	P	1.72 ac	.18 ac		Acquisition of area along Cardinal Road. Adequate frontage and access appears to exist for HBU to remain the same. Utilization of MAR should suffice.	MINOR	MAR	

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COUNTY GRAVES (# 042)
PROJECT NO. FD04 042 0045 011 - 019

SYP NO. 01-0181.50

TC-75 PG3
REV 1/99

PAGE 3
OF 4

PROJECT REPORT

Parcel No.	Type Property	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
									NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ECT.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
15	COM/RES	1	0	V	T	.38 ac	.38 ac		Complete acquisition of parcel, Total Take. HBU is not clear due to size of tract & varying uses in area.	BV	TC 62 - 20	
16	COM & RES	1	1	I	P	2.23 ac	.11 ac	6,859 sf Perm Esmt 9,133 sf Temp Esmt	Acquisition at N-NE corner of tract. S.I.s & sewer appears to be affected, value may exceed MAR max	BAV	TC 62 - 20	
17	RES	1	1	I	P	1.31 ac	.15 ac	3,682 sf Perm Esmt 2,774 sf Temp Esmt	Acquisition at SE corner (back) of tract; some fence acquired.Septic shown as not affected. MAR adequate	MINOR	MAR	
19	AG	1	1	I	P	32.64 ac	3,982 sf	10,822sf Perm Esmt 13,952sf Temp Esmt	Acquisition of small area of Fee along Cardinal Road frontage. Easements appear to be for utility relo. MAR	MINOR	MAR	
20	COM - Indust.	1	1	I	P	26.80 ac	3,091 sf	2,514 sf Temp Esmt	Acquisition along existing r.o.w. Acq. & esmts. for entrances may affect fence/gates. MAR should suffice	MINOR	MAR	
22	AG	1	3	I	P	85.70 ac	12.82 ac	48,808sf Perm Esmt 19,908sf Temp Esmt	Sizeable easements to be acquired. Segmentation / Severance & other issues. Farm structure acq. RELO	BAV	TC 62 - 20	
23	COM - Indust.	1	1	I	P	5.29 ac		5,230 sf Temp Esmt	Temporary easement, note signage in easement area.	MINOR	MAR	
25	COM - Indust.	1	1	I	P	31.72 ac		48,808sf Perm Esmt 18,824sf Temp Esmt	Permanent & Temp. Esmt. areas along Macedonia Rd S.I. (fence) & land esmt values may exceed MAR max.	BAV	TC 62 - 20	
31	RES	1	1	I	P	4.62 ac	.65 ac	6,993 sf Temp Esmt	Acquisition of 2 Story SF Residence & Shed along with land acquisition along Central Road. Residential RELO involved.	BAV	TC 62 - 20	

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COUNTY GRAVES (#042)
 PROJECT NO. FD04 042 0045 011 - 019

SYP NO. 01-181.50

TC-75 PG4
 REV 1/99

PROJECT REPORT

PAGE 4 OF 4

Parcel No.	Type Property	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
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33	RES	1	1	I	P	3.38 ac	.13 ac		Acquisition along Old Dukedom Rd @ Central Rd. Area being acuires @ N end of prop. away from structures.	MINOR	MAR	
36	RES	1	1	I	P	30.77 ac	.14 ac	8,999 sf Temp Esmt	Acquisition along NW corner of property @ existing driveway entrance with Central Road.	MINOR	MAR	
37	AG	1	1	V	P	18.89 ac	.95 ac	12,931sf Temp Esmt	Acquisition along existing frontage on Central Road. Parcel access via mainline will be created at NE corner	MINOR	MAR	
39	RES	1	2	I	P	12.30 ac	9.33 ac	2,405 sf Temp Esmt	Acquisition of SF Residence & Related Structures, also Land Locking of strip of land S of proposed mainline. Residential RELO required. There is a separate SFR onsite, septic exhibited as separate; verification may be needed along w/ confirming how water is supplied.	BAV	TC 62 - 20	
40	RES	1	1	I	P	21.84 ac	.66 ac	10,299sf Temp Esmt	Fee simple acquisition & Temp. Esmt. for widening of Central Rd approach to mainline as well as for drainage Change in elevations and typical setbacks for similar residences in this market will need to be examined.	BAV	TC 62 - 20	
41	RES	1	1	I	P	2.05 ac	0.10 ac	5,333 sf Perm Esmt	Fee simple acquisition & Temp. Esmt. for widening of Central Rd approach. Plan/Parcel needs to be examined further to check for possible proximity damage.	BAV	TC 62 - 20	
42	AG & RES	1	1	I	P	234.27 ac	36.0 ac	28,650sf Temp Esmt	Residential RELO involved. This parcel (along w/ P22 having related ownership) is significantly impacted. Factors of severance, change in use of areas, etc.	BAV	TC 62 - 20	