

**KENTUCKY TRANSPORTATION CABINET**  
**Division of Right of Way and Utilities**

\*\*\*\*\*  
**PROJECT REPORT**

**PROJECT NO.** FD04 054 041A 000-004 (Section 2)

**COUNTY** Honkins **SYP NO.** 02-137.01

**ROAD NAME** U.S. 41A – (Dixon Road) **DISTRICT** 2

**LENGTH OF PROJECT:** 1.446 Miles (U.S. 41A) – 0.336 Miles (U.S. 41) **NUMBER OF PARCELS:** 39

**CROSS SECTIONS AVAILABLE AND USED:** Centerline Profile

**REPORT COMPLIED BY:** Ron Carrico (270) 746-7898 **DATE:** September 16, 2013, (REVISED)

**SUMMARY**

1. NUMBER OF ENTIRE ACQUISITIONS:	VACANT	<u>0</u>
	IMPROVED	<u>0</u>
2. NUMBER OF PARTIAL ACQUISITIONS:	VACANT	<u>          </u>
	IMPROVED	<u>          </u>
3. NUMBER OF PARTIAL ACQUISITIONS:	WITH 1 REMAINDER	<u>5</u>
	WITH 2 REMAINDERS	<u>34</u>
	WITH 3 OR MORE REMAINDER	<u>0</u>
	WITH LANDLOCKED REMAINDER	<u>0</u>
4. NUMBER OF PARCELS IN "MAJOR" CATEGORY:		<u>14</u>
5. NUMBER OF PARCELS IN "MINOR" CATEGORY:		<u>25</u>
6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS:		<u>          </u>
PARCELS NUMBERS:		<u>          </u>
7. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, RECOMMENDATIONS:		

There are 17 Minor Acquisition Reviews (M.A.R.) on this project.

This project is of moderate complexity involving industrial, residential and commercial properties. Acquisitions are predominately strips along the US 41A and US 41 frontage with the exception of a number of temporary and permanent easement acquisitions. If the prospective appraisers have a difference of opinion in terms of complexity rating the compiler of this report can be reached at the above phone number or by e-mail at [ronald.carrico@ky.gov](mailto:ronald.carrico@ky.gov)



**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	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 USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
49	Comm.	1	1	I	P	21,388 SF	5,350 SF	PE 777 SF TE 6,541 SF	1-S Frame/Siding Block Building (Acquired). Proposed R/W will extend from US 41A perpendicular in to the subject property to construct entrance approach. Appraiser to determine if any diminishment in value to the remainder is applicable. TE for entrance approach construction and building removal.	BAV	TC 62-20	
50	Comm./ Ind.	1	1	I	P	9.806 SF	2,846 SF	PE 4,098 SF TE 26,675 SF	2 Commercial businesses. The acquisition will consist of a strip along Yorkwood Place frontage for realignment. TE across entire US 41A frontage from Yorkwood Place to Dodson Lane. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated.	BAV	TC 62-20	
51	Comm.	1	1	I	P	1.408 Acres		PE 340 SF TE 7,871 SF	1-S Frame and Aluminum Business (GCR Tire Centers & BFS Rental and Commercial Operations, LLC). TE needed for approach alignment for adjacent business and will traverse the entire US 41A frontage.	Minor	TC 62-20	

**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
										(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
52	Comm./ Ind.	1	1	I	P	5.660 Acres		PE 1,120 SF TE 25,328 SF	1-S Frame and Masonry Office Complex (The Wesley Center), 1-S Concrete & Aluminum Business and 1-S Stucco Business (People Plus). TE will traverse entire US 41A frontage. PE required for pipe outlet.	Minor	TC 62-20	
53	Comm./ Ind.	1	1	I	P	4.987 Acres	848 SF	PE 850 SF TE 21,352 SF	1-S Brick and Aluminum Building. Proposed R/W along Industrial Court frontage. TE across entire US 41A frontage. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated.	BAV	TC 62-20	
54	NOT USED											
55	Comm./ Ind.	1	1	I	P	23.538 Acres	1,293 SF	PE 740 SF TE 52,101 SF	1-S B.V. office building which is well set back on Dodson Lane. Proposed R/W along Dodson Lane frontage for realignment with US 41A. TE across the entire US 41A frontage of this tract and PE for drainage pipe inlet. May exceed MAR value limits.	Minor	TC 62-20	
56	Comm./ Dev. Pot.	1	1	V	P	2.190 Acres		PE 141 SF TE 13,129 SF	TE needed along Industrial Court and US 41A frontage. PE for drop box inlet. Fencing will be disturbed.	Minor	M.A.R.	

**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
										(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
57 & 58	NOT USED											
59	Comm.	1	1	I	P	1.0224 Acres		TE 6,475 SF	1-S Metal Building. TE needed for entrance approach construction.	Minor	M.A.R.	
60	Comm./ Ind.	1	1	I	P	3.500 Acres	395 SF	TE 10,426 SF	3 Metal Buildings. Business appears to be defunct presently. Proposed R/W is small and angular in shape along US 41A frontage. TE across entire US 41A frontage and entrance approach construction.	Minor	M.A.R.	
61	Comm./ Ind./Pot. Dev.	1	1	V	P	264.40 Acres		PE 1,792 SF TE 55,465 SF	TE will traverse the entire frontage of tract on US 41A. PE needed for drainage/pipe inlet. May exceed M.A.R. value limits.	Minor	TC 62-20	
62	Comm.	1	1	I	P	17.356 Acres		PE 1,596 SF TE 36,795 SF	1-S Frame Office and multiple grain storage bins. TE across entire frontage on US 41A for entrance construction and slopes. PE for drainage/pipe outlet.	Minor	M.A.R.	
63	Comm.	1	1	I	P	1.006 Acres		PE 246 SF TE 4,014 SF	1-S B.V. office building-Hopkins County Farm Bureau. TE across US 41A frontage for entrance construction and slopes. PE for drainage/pipe outlet.	Minor	M.A.R.	

**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	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 USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
64	Comm.	1	1	I	P	0.646 Acres		PE 69 SF TE 1,800 SF	I-S B.V. and Frame Business – Calhoun’s Farm and Pet. TE across US 41A frontage for entrance construction and slopes. PE for drainage/pipe outlet.	Minor	M.A.R.	
65 & 67	NOT USED											
66	Comm.	1	1	I	P	7.016 Acres	2,701 SF	PE 640 SF TE 14,980 SF	1-S Concrete Block and Brick Office and sales with multiple propane storage tanks – Southern States. The proposed acquisition is located in the northeast corner of the subject tract at the intersection of US 41A and Pride Ave. TE across frontage and PE for drainage/pipe outlet.	Minor	M.A.R.	
68	Special Use	1	1	I	P	2.647 Acres		PE 1,451 SF TE 11,972 SF	1-S B.V. buildings – Nursing care and rehabilitation facility. TE across US 41A and Pride Ave. frontage for slope and entrance construction. PE for drop box inlet.	Minor	M.A.R.	
69	Office Professional	1	1	I	P	2.05 Acres	373 SF	PE 539 TE 7,175 SF	2-S Concrete and Metal Sided office complex. The proposed acquisition is located in the northeast corner of the subject tract at the intersection of US 41A and Pride Ave. TE across frontage for slope construction and entrance construction. PE for drainage/drop box inlet.	Minor	M.A.R.	



**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS <small>NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.</small>	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
										(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
77	Res.	1	1	I	P	0.297 Acres		TE 696 SF	1-S B.V. Residence. TE needed for Quinten Drive approach. There are some trees within the construction limits.	Minor	M.A.R.	
78 & 79	NOT USED											
80	Comm.	1	1	I	P	0.934 Acres	1,993 SF	TE 6,007 SF	1-S Frame/Metal Siding Business. The proposed R/W will extend along the frontage of Briarwood Drive intersecting with US 41A. TE across frontage of US 41A and Briarwood Drive needed for slope and Briarwood Drive approach construction. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated.	BAV	TC 62-20	
81	Comm./ Office Prof.	1	1	I	P	0.354 Acres		TE 1,196 SF	1-S Business – The Spirit Shoppe. TE needed for Briarwood Drive approach construction.	Minor	M.A.R.	
82	Office Professional	1	1	I	P	0.570 Acres		T.E. 1,449 SF	1-S Concrete Block building – Northside Square which serves as a strip center for various businesses. TE for construction of Briarwood Drive approach	Minor	M.A.R.	



**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING  (BV) (BAV) (MINOR)	RECOM-MENDED FORMAT  TC 62-20 NARRATIVE MAR	APPRAISER PROPOSED FEE
									NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.			
83	NOT USED											
84	Res/Pot. Dev.	1	1	I	P	14.192 Acres	5,498 SF	P.E. 45,329 SF T.E. 57,117 SF	2-S B.V. Residence which is well set back from US 41. The proposed acquisition is located in the extreme southeast portion of the subject tract along the Quinten Drive frontage. TE needed for slope and entrance approach construction. PE for drainage.	Minor	TC 62-20	
85	Comm.	1	1	I	P	0.971 Acres	3,286 SF	P.E. 272 SF T.E. 6,929 SF	1-S B.V. and Frame Restaurant Building (Arby's). The proposed R/W is located at the intersection of US 41 (North Main Street) and US 41A. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. Possible loss of parking permanent and temporary anticipated.	BAV	TC 62-20	

**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	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 USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
86	Comm.	1	1	I	P	0.970 Acres	647 SF	P.E. 118 SF T.E. 5,390 SF	1-S B.V. Restaurant building. Proposed R/W is located along subject's frontage on US 41. Temporary and Permanent loss of parking anticipated. PE needed for drainage and TE for slope and entrance construction. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated.	BAV	TC 62-20	
87	Comm.	1	1	I	P	0.526 Acres	215 SF	P.E. 1,167 SF T.E. 4,283 SF	1-S C.B. Convenience Store with gas pump island which will be acquired. The proposed R/W is located in the northwest corner of subject tract, being irregular in shape, at the intersection of US 41 and Chelsea Drive. Without pump island the appraiser to determine if any diminishment in value to the remainder is applicable or possible change in H & B use. PE needed for drainage/drop box inlet and TE for gas island removal.	BAV	TC 62-20	
88	Comm.	1	1	I	P	0.710 Acres	316 SF	T.E. 2,375 SF	This is driveway that extends from US 41 to Briarwood Drive providing access to businesses on this tract as it widens out at the rear properties that front on US 41 and Briarwood Drive. TE for entrance construction on both streets,	Minor	TC 62-20	

**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
89	NOT USED											
90	Comm.	1	1	I	P	1.023 Acres	44 SF	T.E. 2,235 SF	1-S C.B. Restaurant Building – McDonald’s Proposed R/W is located in the southwest portion of the tract at the intersection of US 41 and Chelsea Street. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE need for slope and entrance approach construction.	BAV	TC 62-20	
91	Comm.	1	1	I	P	4.2615 Acres	17,823 SF		1-S Office Suites and a storage building. The proposed R/W will extend across the frontage of KY 261 as it intersects with US 41 and continues along that frontage. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated.	BAV	TC 62-20	
92 & 93	NOT USED											
94	Comm.	1	1	I	P	0.787 Acres		T.E. 2,212 SF	1-S C.B. Convenience Store with gas pumps. TE needed for entrance approach construction.	Minor	M.A.R.	



**KENTUCKY TRANSPORTATION CABINET**  
 Division of Right of Way and Utilities

\*\*\*\*\*

**PROJECT REPORT**

**LEGEND**  
**V**=VACANT  
**I**=IMPROVED  
**P**=PARTIAL ACQUISITION  
**T**=TOTAL ACQUISITION

**COUNTY** Hopkins **SYP No.** 02-137.01

**PROJECT No.** FD04 054 041A 000-004

PARCEL NO.	TYPE PROPERTY	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACT	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 USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
99	Comm.	1	1	I	P	2.239 Acres	1,275 SF	T.E. 17,800 SF	1-S Commercial Building (Walgreens). Proposed R/W is located at the rear portion of the tract on US 41A. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the improvement contribution may be estimated. Wood plank fencing could be disturbed.	BAV	TC 62-20	