

KENTUCKY TRANSPORTATION CABINET
Division of Right of Way and Utilities

PROJECT REPORT

PROJECT NO.	<u>FD04 111 0068 000-018 029 D 00NH 0801 057</u>	SYP NO.	<u>01-180.10</u>
COUNTY	<u>Trigg (# 111)</u>	DISTRICT	<u>1</u>
ROAD NAME	<u>US 68/80</u>		

LENGTH OF PROJECT: 3.38 miles (17,849.93 lineal feet) NUMBER OF PARCELS 32

CROSS SECTION AVAILABLE AND USED: Plan & Profile Only

REPORT COMPLIED BY: Charles "Chuck" L. Watkins II DATE 2/10/2012

SUMMARY

1. NUMBER OF ENTIRE ACQUISITIONS:	VACANT	<u>0</u>
	IMPROVED	<u>1</u>
2. NUMBER OF PATIAL ACQUISITIONS:	VACANT	<u>13</u>
	IMPROVED	<u>18</u>
3. NUMBER OF PARTIAL ACQUISITIONS	WITH 1 REMINDER	<u>25</u>
	WITH 2 REMINDERS	<u>5</u>
	WITH 3 OR MORE REMINDERS	<u>1</u>
	WITH LANDLOCKED REMINDER	<u>4</u>
4. NUMBER OF PARCELS IN "MAJOR" CATEGORY:		<u>25 (TC 62-20)</u>
5. NUMBER OF PARCELS IN "MINOR" CATEGORY:		<u>7 (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:
Project is a widening/ re-alignment of existing US Hwy68/80 east of the Canton Community in Trigg Co. & just E of Lake Barkley. This area is mixed use in terms of development. Proposed acquisitions create a variety of appraisal/ compensation scenarios. Land locking, possible proximity damages, loss of parking issues, potential change in circuity of travel/ site utility, etc. see remarks column, some situations may be significant.

Sewage disposal in immediate area is primarily by on-site private septic systems. Typically such systems are located behind structures & flow away from the roadway, however, there are exceptions. Therefore, potential for septic system components being within the acquisition &/or easement exists & may not be shown. The topography in the area of the project varies, thus, pay attention to profiles & cross sections. Based on blended property types and some scaracity of data additional time may be required for proper analysis/estimating of values. NOTE: a significant portion of the area acquired for this project is for construction of a recreational bicycle path that will cross the proposed bridge & tie into an existing bike path in the Land Between the Lakes to the west. Appraisers & Acquisition Agents should be aware of & able to address this item. Also Note Sawmill & commercial.

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COUNTY TRIGG (# 111)
 PROJECT NO. FD04 111 0068 000-018 029 D 00NH 0801 057

SYP NO. 01-180.10

TC-75 PG2
 REV 1/99

PROJECT REPORT

Parcels 500-533 on Hwy 68/80 Project

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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, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
500	Govt. owned LF	2	2	V	P	unknown	14.05 ac	3742 sqft TE	Portion of large, expansive Govt. owned (USA) lake related property.14.05 acres fee & 3,742sf Temp Esmt *Note Lg parcel on multiple projects in this corridor.*	BV?? donation???	TC 62-20	
501	Commercial	1	1	I	P	124.87 ac	1.98 ac	1118 sqft TE	Sawmill related structures & office within acquisition. Poss. Com. & equip. relocation, further verification req.	BAV	TC 62-20	
502	Agricultural	1	1	I	P	252.45 ac	0.32 ac	1592 sqft TE	Acquisition & T.E. along existing Hwy frontage. Part of this parcel (homestead area) historic but not part	MINOR	MAR	
503	Recreational	1	1	V	P	96 ac	0.31 ac	836 sqft TE	Fee acquisition along existing r.o.w., Parcel appears to be a relatively large wooded tract adjacent KY St.Pk.	MINOR	MAR	
504	Residential	1	1	I	P	65.0 ac	0.81 ac	none	Fee acquisition along S end of parcel along existing r.o.w. Access will be via frontage road that will join to existing drive after construction. No T.E. exhibited since tie in to proposed fntg. rd. appears to be all on fee area acquired. Question may arise as to who is responsible for mtc of portion of drive that'll be on KY.	MINOR	MAR	
505	Residential	1	1	I	P	6.17 ac	0.97 ac	697 sqft TE	Fee acquisition & T.E. along S end of parcel along exst. r.o.w. Access will be via frontage road that will connect to existing drive after construction.	MNOR	MAR	

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TC-75 PG3
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PROJECT REPORT

Parcels 500-533 on Hwy 68/80 Project

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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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506	Residential	1	1	I	P	3.211 ac	0.61 ac	3178 sqft TE	Due to depth in lineal feet of acquisition, as well as width of tract, mkt. analysis may need to be performed to check for potential proximity issues. Access to 2 sty appears different than plans according to aerial images	BAV	TC 62-20	
507	Developmental	1	1	V	P	9.08 ac	1.78 ac	1082 sqft TE	Acq. & T.E. along ext. r.o.w. Due to shape & remaining characteristics HBU may change, \$ exceed MAR limit.	BAV	TC 62 - 20	
508	Developmental	1	1	V	P	5.475 ac	1.71 ac	326 sqft TE	Strip taking along existing r.o.w. of 68/80 & Sam Downs Road along with T.E. Possible change in shape/HBU.	BAV	TC 62 - 20	
509	Residential	1	1	I	P	79.13 ac	2.40 ac	4447 sqft TE	SFR, related septic, accessory bldgs., & S.I.s all w/in proposed acquisition. Temp. Esmt. Relocation required.	BAV	TC 62 - 20	
510	Recreational	1	1	V	P	167.50 ac	1.55 ac	6522 sqft TE	Strip taking along existing r.o.w. of 68/80 and T.E. req. for entrance construction. Portion of gravel drv. acq.	MINOR	MAR	
511	Commercial	1	1	V	P	6.412 ac	1.91 ac	11627 sqft TE	Acquisition of some improvements & site improvements. Fmr. nursery/landscaping business. Seasonal Store.	BAV	TC 62 - 20	
512	N/A, Early Acq.					1.89 ac	1.09 ac		This parcel handled by the district as approved early / hardship acquisition. The parcel is not included in the total parcel count for this project report.	----	----	STAFF

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TC-75 PG4
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PROJECT REPORT

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513	Residential	1	1	I	P	4.163 ac	1.39 ac	31556 sqft TE	SFR, detached garage, & virtually all related S.I.s are in acquisition area. Possible change in HBU of remainder due to topography. T.E. for ent. const. Relocation Req.	BAV	TC 62-20	
514	Developmental	1	1LL	V	P	1.24 ac	.88ac/.36LL		Tract appears to be vacant. Acquisition of some 70% of parcel and remainder will be Land Locked.	BAV	TC 62 - 20	
515	Residential	1	1	I	P	1.715 ac	0.40 ac	2951 sqft TE	Acquisition along exst. US 68/80 frontage, shed & detached structure in area to be acquired. Location of septic system may need to be verified/exhibited.	BAV	TC 62 - 20	
516	Developmental	1	1	I	P	10.269 ac	3.63 ac	496 sqft TE	Acquisition along existing Hwy 68/80 frontage. Just Compensation may possibly exceed MAR max. Further research required by appraiser & reviewer for better determination of HBU for area to be acquired.	BAV	TC 62 - 20	
517	Commercial Developmental Recreational	2	2	I	P	254.69 ac	39.64 ac	4087 sqft TE	Portion of tract is commercial property, Sign in portion of area to be acquired. Septic not spotted & may need to be verified. Note: Environmentally Sensitive Area location in NE end of acquisition area. Large tract w/ multiple property types, on both sides of existing 68/80.	BAV	TC 62 - 20	

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519	Residential	1	1	I	T	30371 sqft	30371 sqft		Complete Acquisition / Total Take. Residence & multiple complimentary structures. Relocation Required	BV	TC 62-20	
520	Residential	1	1	I	P	8.1 ac	1.21 ac		Acquisition in 2 different locations. Potential proximity since structure types & septic (if exists) not shown.	BAV	TC 62-20	
521	Dev./Rec.	1	1	I	P	42.42 ac	20.31 ac	37948 sqft TE	Appears to be a subdivided original parcel. Questions as to HBU & possible severance damages, also value of acquisition will likely exceed MAR max.	BAV	TC 62-20	
522	Residential	1	1	I	P	36854 sqft	2095 sqft		Residential on Ap. James Rd (s). Septic shown but no field lines exhibited, IF part of system in acq. & IF it can't be relocated on site then issues may arise up to & including possible total acquisition & relocation.	BAV	TC 62 - 20	
523	Recreational	1	1	V	P	100 ac	3.88 ac		Strip map & plan sheets differ re: landlock, Value/HBU?s	BAV	TC 62-20	
524	Dev./Rec.	1	4	V	P	58.74 ac	23.84 ac 1.77 ac LL	10399 sqft PE 6997 sqft TE	Relatively large parcel & exhibited on multiple sheets & strip map pgs. Portion Landlocked? & severance issues.	BAV	TC 62-20	
525	Residential	1	1	I	P	2.04 ac	0.14 ac	4572 sqft TE	Acquisition along northern portion of parcel. Shed to be acquired.	BAV	TC 62-20	
526	Residential	1	1	I	P	4.271 ac	0.48 ac		Acquisition N end of property. Shelter acquired. Check for possible proximity damage, verify location of septic.	BAV	TC 62 - 20	

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Parcel	Type	NO.	NO.	V	P	TRACK	RIGHT OF TO BE ACQUIRED	TYPE AND EASEMENT(S)	REMARKS NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF	COMPLEXITY RATING (BV) (BAV)	RECOM-MENDED FORMAT TC 62-20 NARRATIVE	APPRAISER PROPOSED FEE
527	Dev./Ag.	1	1	V	P	5.585 ac	2.41 ac	7415 sqft TE	Significant portion of area (over 40%) of total acquired, portion of pond acquired and pond to be drained.	BAV	TC 62 - 20	
528	Dev. / Ag.	1	1	I	P	5.26 ac	2.90 ac 0.23 ac LL		Portion severed left and LandLocked. Barn, fencing, & old hog house in area to be acquired.	BAV	TC 62 - 20	
529	Dev. / Rec.	1	1	V	P	5.0 ac	0.23 ac		Parcel located with frontage along Apostle James Rd. Relatively small area at N end of parcel to be acquired.	MINOR	MAR	
530	Developmental	1	2	V	P	1.845 ac	1.62 ac 0.102 ac LL 0.123 LL		Parcel located on western side of and fronting Apostle James Road. Proposed main line will bisect the parcel and leave only two small Land Locked remainders.	BAV	TC 62 - 20	
531	Commercial	1	1	I	P	43560 sqft	485 sqft	1272 sqft TE	Small acquisition & temporary esmt. located very near two commercial structures. This parcel may be able to be handled with MAR but verification will be needed as to relationship of sawmill improvements related to P501. Also any improvements added between project report& acquisition process. Circuitry of travel/utility questions.	BAV	TC 62 - 20	
532	Commercial	1	1	I	P	48.85 ac	4.55 ac	1159 sqft TE	Parcel with sizeable frontage along existing/proposed 68/80. Commercial improvements being constructed at time of preparation of project report. (not yet on plans) Note: proposed access into wooded area @ SE corner	BAV	TC 62 - 20	
533	Developmental	1	1	V	P	7.38 ac	0.68 ac	9222 sqft Perm Esmt	Acquisition and permanent easement on northern end of parcel.	MINOR	MAR	