

DRAFT ENVIRONMENTAL ASSESSMENT

SECTION 202 DICKENSON COUNTY NONSTRUCTURAL PROJECT  
DICKENSON COUNTY PUBLIC SCHOOLS  
CONSOLIDATED MIDDLE/HIGH SCHOOL COMPLEX  
DICKENSON COUNTY, VIRGINIA

**APPENDIX G – NEW DICKENSON COUNTY CONSOLIDATED HIGH SCHOOL  
CAMPUS, ALTERNATIVES ANALYSIS (THE LANE GROUP, INC., 2011)**

U.S. ARMY CORPS OF ENGINEERS

HUNTINGTON DISTRICT

HUNTINGTON, WEST VIRGINIA

NOVEMBER 2012

Appendix C

Alternative Sites  
Analysis

NEW DICKENSON COUNTY  
CONSOLIDATED SCHOOLS CAMPUS  
ALTERNATIVES ANALYSIS

Prepared for:

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MAY 2011

## SECTION 1

### PROPOSED PROJECT DESCRIPTION

The Dickenson County School Board and the Dickenson County Industrial Development Authority (IDA) are currently pursuing the development of a new consolidated high school, a new career technical school, and a new middle school for the County. The plan involves the construction of these schools on one site. The development of the new schools will involve the construction of approximately 222,000 square feet of classrooms, labs, special education areas, food service, administration, physical education, and areas designed for use by the community. In addition, the project includes the construction of athletic fields, parking lots, and roadways necessary to allow for proper entrance and exit of the campus.

## SECTION 2

### STUDY SCOPE AND CRITERIA

The scope of this alternatives analysis study is to conduct an analysis of numerous sites throughout the County that have been proposed as potential sites suitable for the proposed project. In July 2009, the firm of Thompson & Litton (T&L) performed a site comparison of nine possible sites for the location of a new high school. Information from that report, Potential School Sites, will be used and referenced throughout this report. Since completion of that report, the project scope has changed. The proposed project now involves the construction of a high school, a middle school, and a career technical school, all on one campus. This alternatives analysis will evaluate the suitability of 17 proposed sites, including the nine original sites. The locations of these sites are shown in Figure 1, which is enclosed in Appendix A.

The criteria for comparison are site size, location within the County relative to the population center of the County, development costs, displacements, and deed restrictions. Preliminary estimates indicate that a minimum of 50 acres will be necessary for the construction of the proposed campus. Therefore, any site with less than 50 acres of developable land will be automatically eliminated from consideration. According to the 2010 U.S. Census date, the population center of the County is located between the Freemont and Rose Ridge Communities, as shown on Figure 1. Location of the sites relative to the population center of the County will be a consideration due to travel time for the students. As with most construction projects, the School Board and IDA will be working within a budget and therefore, development cost is an issue for consideration. While it is understood that development induced displacement is not optimal, development projects often displace individual people and homes. Impacts to homes and businesses will be evaluated. Because of the extensive past and present mining operations in Dickenson County, mineral rights and ownership often complicate ownership and development issues. Preliminary deed research was conducted to identify restrictions which would complicate the project, including severance and liability issues.

This analysis does not include the review of environmental issues. Once a site has been selected, an environmental assessment will be conducted on the proposed site.

## SECTION 3

### ALTERNATIVE SITES

As stated previously, 17 sites have been identified as potential sites for the construction of the new school campus. The sites have been given a designation of S-1 through S-17. General vicinity maps of each of the sites are enclosed in Appendix A. Included in Appendix B are aerial photographs showing the approximate boundaries of the potential sites. The sites and their suitability as weighed against the established criteria are discussed below.

#### **Site S-1**

This site, commonly referred to as the Bise Ridge Site, is located along Bise Ridge Road, Route 731. In the original site analysis performed by T&L, this site was ranked as the #1 site. This site is one of the largest pieces of property that has been considered. At the time of the original analysis, no displacements would have occurred. The change in scope to create a campus of three schools would lead to the displacement of multiple households at this site.

Preliminary title work on the Bise Ridge site deed (Bise deed) revealed severance provisions that excepted and reserved all minerals underlying the surface to Clinchfield Coal Corporation. In addition, the Bise deed provided that Clinchfield Coal Corporation and its assign would be without liability for injury to the surface of the tract or to any structures constructed on the surface caused by mining, transportation of, or removal of minerals underlying the surface. The current coal lease operator has declined to release any of the surface or mining rights associated with this property. Also, the mineral operator declined to voluntarily limit any of its retained rights granted by the deed. The feasibility and cost of condemnation was addressed, however, it was determined that while condemnation is possible, it is not financially realistic for this project. This deed restriction eliminates this site as a feasible option.

#### **Site S-2**

S-2 is located near the intersection of Routes 731 and 637. This site does not meet the minimum size requirement of 50 acres. The size limitation eliminates this site for further review.

#### **Site S-3**

This site is located near the intersection of Rose Ridge Road and Hill Ridge Road. It is commonly referred to as the Ralph Stanley property. This site does not meet the minimum size requirement of 50 acres. The size limitation eliminates this site for further review.

#### **Site S-4**

S-4 is located along Rose Ridge Road and is commonly referred to as the Counts property. The site includes multiple tracts with a size of over 60 acres. This site was ranked as the #2 site in the original site analysis. This site does provide sufficient acreage for construction and has the lowest land development costs. This site is one of the closest sites to the population center of the County. Construction of a small sewage treatment plant and sewer outfall line would be necessary.

### **Site S-5**

This site is located along Rose Ridge Road, near the radio station and is one of the closest to the population center of the County. It is commonly referred to as the Shirley Mullins property. This property does not meet the minimum site requirement of 50 acres, eliminating it for further review. In addition, construction at this site would require the displacement of multiple households.

### **Site S-6**

This site is located along Rose Ridge Road and is commonly referred to as the Gary Dingus property. While this site is one of the closest to the population center of the County, the site does not meet the minimum size requirement of 50 acres. Also, it is known that numerous gas wells are located on the property, which potentially would have to be relocated. Size limitation eliminates this site for further review.

### **Site S-7**

Site S-7 is located along Route 748 and is commonly referred to as the Frank Large property. While the total property includes approximately 100 acres, it appears that only approximately 15-20 acres would be suitable for the proposed project. In addition, there are known deed restrictions which would limit development and pose liability issues. Also, on the property is a cemetery which would need to be avoided. One household would be displaced by construction on this property. Size limitations eliminate this site for further review.

### **Site S-8**

Site S-8 is located along Route 637 and is known as Tarpon Quarry. S-8 was the #3 ranked site in the original site analysis study. This site which would consist of multiple tracts does provide sufficient acreage for project construction. The site is long and narrow which may present design challenges. In addition, a road currently runs through the property, limiting design options and presenting safety issues. Site access is also an issue with this site. Major improvements to the access road would be required to safely access the property.

### **Site S-9**

Site S-9 is located along Route 83 and is referenced as the Ridge near Clincho Elementary School. This site does provide sufficient acreage for project construction but involves very high land development costs. This site was originally suggested because of preliminary plans to mine the mountain top, which would in effect leave a level spot suitable for construction. However, it was determined that the coal seam was not big enough to be mined and therefore mining plans were abandoned. Development costs for this site would be extremely high and access to this site also presents challenges.

### **Site S-10**

Site S-10 is located east of Route 83 near Squirrel Camp Branch and is commonly referred to as Squirrel Camp. While sufficient acreage is questionable, very high costs would be associated with development within this area. There are several gas wells in the drainage area which will limit what can be done in the hollows. In addition, this site, because of its location in a hollow, would require some type of underdrain system, thus increasing costs. Providing

access to this site would also increase costs significantly. This site is one of the closest sites to the population center of the County.

#### **Site S-11**

Site S-11 is located along Route 652 and is commonly referred to as Nealy Ridge, or the Arrington Farm. This site does not meet the minimum site requirement of 50 acres. To produce a 50 acre site, the center of the ridge would have to be lowered, resulting in very high development costs. This would also displace multiple households, a church and one or two cemeteries. In addition, improvements to the existing road would be costly.

#### **Site S-12**

Site S-12 is located at the intersection of Routes 83 and 637, and is known as the Freemont Highway 4-way. Construction activities at this site would require the displacement of one or two households and one business. This property is under the same deed restrictions as the Bise deed of Site S-1. This deed provided that Clinchfield Coal Corporation and its assign would be without liability for injury to the surface of the tract or to any structures constructed on the surface caused by mining, transportation of, or removal of minerals underlying the surface. The current coal lease operator declined to release any of the surface or mining rights associated with this property. Also, the mineral operator declined to voluntarily limit any of its retained rights granted by the deed. The feasibility and cost of condemnation was addressed, however, it was determined that while condemnation is possible, it is not financially realistic for this project. This deed restriction eliminates this site for further review.

#### **Site S-13**

Site S-13 is located along Route 637 and is known as Tarpon Strip Mine. This site does not meet the minimum size requirement of 50 acres. Size limitations eliminate this site for further review.

#### **Site S-14**

Site S-14 is located along Route 607 and is commonly referred to as the Richard Edwards property. This site is in the far northeast portion of the County and is considered an outlier because it is so far from the population and geographical center of the County. This site was eliminated due to its location.

#### **Site S-15**

Site S-15 is located along Route 650 and is commonly referred to as the Margie Lawson property on Brushy Ridge. The property is located in the very southern end of the County, near the Russell County line. The site does not meet the minimum site requirements of 50 acres and is considered an outlier because it is so far from the population and geographical center of the County. This site was eliminated due to its size limitations and location.

#### **Site S-16**

Site S-16 is located off of Route 664 and is commonly referred to as the Mill Creek Strip Mines. This site does not meet the minimum site requirement of 50 acres. In addition, necessary road improvements to the site would result in the displacement of numerous

households. Numerous gas wells and a compressor station are also located on the property. Size limitations eliminate this site for further review.

### **Site S-17**

Site S-17 is located south of the Town of Clincho and is known as the Clincho Mine Sites 7 and 8. These mines are active deep mine, thus eliminating the site for further review.

Table 1. Site Evaluation Comparison, enclosed in Appendix C, shows a summary of the known issues associated with each site.

## **SECTION 4**

### **RECOMMENDED SITE**

A rating matrix was utilized to rank the sites according to the established criteria. Table 2, enclosed in Appendix C, shows the weight of each criterion and the rating of each site relative to these criteria. For example, because of the minimum size requirement of 50 acres, property size was weighted as the most significant factor. If a property meets the size requirement, it was rated with a 5 for most favorable. Questionable properties were rated with a 3, and insufficient sized properties were rated with a 1 for least favorable. Estimates of excavation quantities for Sites which met the minimum size criteria were developed to evaluate the development costs. Sites with more than 500,000 cubic yards of excavation were ranked “moderate” with relation to development costs and Sites with more than 1,000,000 cubic yards were ranked “high” with regard to development cost. The projected number of displacements was evaluated with each site, and known deed restrictions were noted.

According to the rating matrix, Site S-4 ranks as the #1 Site. S-4 is the Counts property. This site does meet the size requirements and does not have any known deed restrictions which would limit construction activities or would present liability concerns. Development costs for this site were estimated to be moderate. The site also is one of the closest sites relative to the population center of the County. No displacements would be associated with development of this site.

S-9, the Ridge near Clincho Elementary School ranks as the #2 site and S-8, Tarpon Quarry, ranks as the #3 site. Both S-8 and S-9 had high development costs.

Because of its top ranking and because no issues have been identified which would present construction problems, Site S-4 has been chosen as the recommended site for the construction of the New Dickenson County Consolidated Schools Campus. A general vicinity map showing the area of potential effect for this site is included in Appendix A.

**SECTION 5**  
**APPENDICES**

Appendix A contains the following maps:

- Figure 1. Locations of Alternative Sites
- General Vicinity Maps – S-1 through S-17
- General Vicinity Map of S-4 – Recommended Site

Appendix B contains aerial photographs showing the approximate boundaries of the alternative sites.

Appendix C contains the following tables:

- Table 1. Summary of Alternative Sites Evaluation
- Table 2. Site Rating Matrix

# Appendix A

## Maps



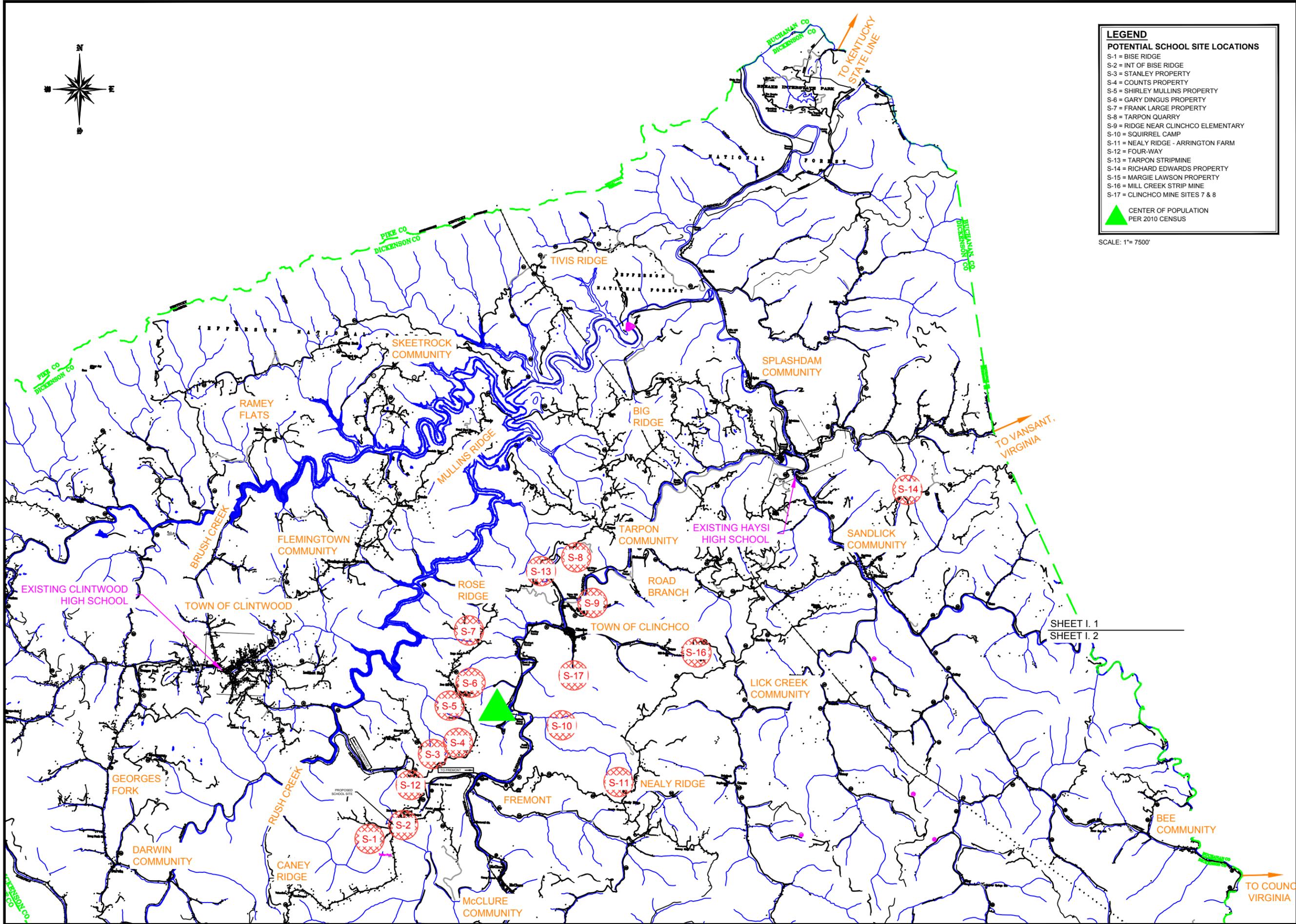
**LEGEND**

**POTENTIAL SCHOOL SITE LOCATIONS**

- S-1 = BISE RIDGE
- S-2 = INT OF BISE RIDGE
- S-3 = STANLEY PROPERTY
- S-4 = COUNTS PROPERTY
- S-5 = SHIRLEY MULLINS PROPERTY
- S-6 = GARY DINGUS PROPERTY
- S-7 = FRANK LARGE PROPERTY
- S-8 = TARPON QUARRY
- S-9 = RIDGE NEAR CLINCHCO ELEMENTARY
- S-10 = SQUIRREL CAMP
- S-11 = NEALY RIDGE - ARRINGTON FARM
- S-12 = FOUR-WAY
- S-13 = TARPON STRIPMINE
- S-14 = RICHARD EDWARDS PROPERTY
- S-15 = MARGIE LAWSON PROPERTY
- S-16 = MILL CREEK STRIP MINE
- S-17 = CLINCHCO MINE SITES 7 & 8

▲ CENTER OF POPULATION PER 2010 CENSUS

SCALE: 1"= 7500'



SHEET I. 1  
SHEET I. 2

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NEW DICKENSON COUNTY  
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ALTERNATIVE SITES ANALYSIS  
DICKENSON COUNTY, VIRGINIA

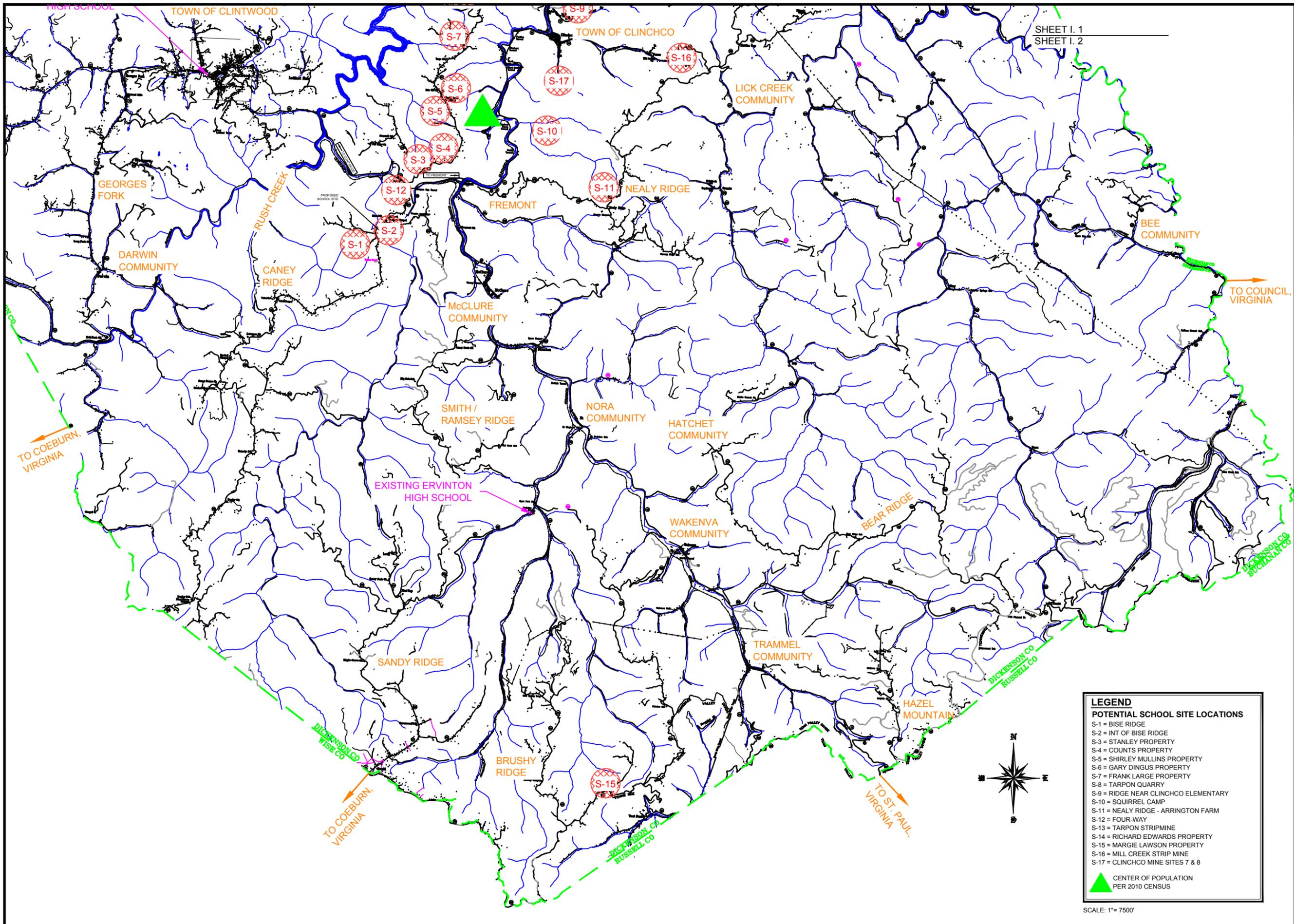
FIGURE 1 - LOCATIONS  
OF ALTERNATIVE SITES

PROJECT NO.

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3	

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DATE 04/18/11	

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SHEET I. 1  
SHEET I. 2

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 DICKENSON COUNTY, VIRGINIA

FIGURE 1 - LOCATIONS  
 OF ALTERNATIVE SITES

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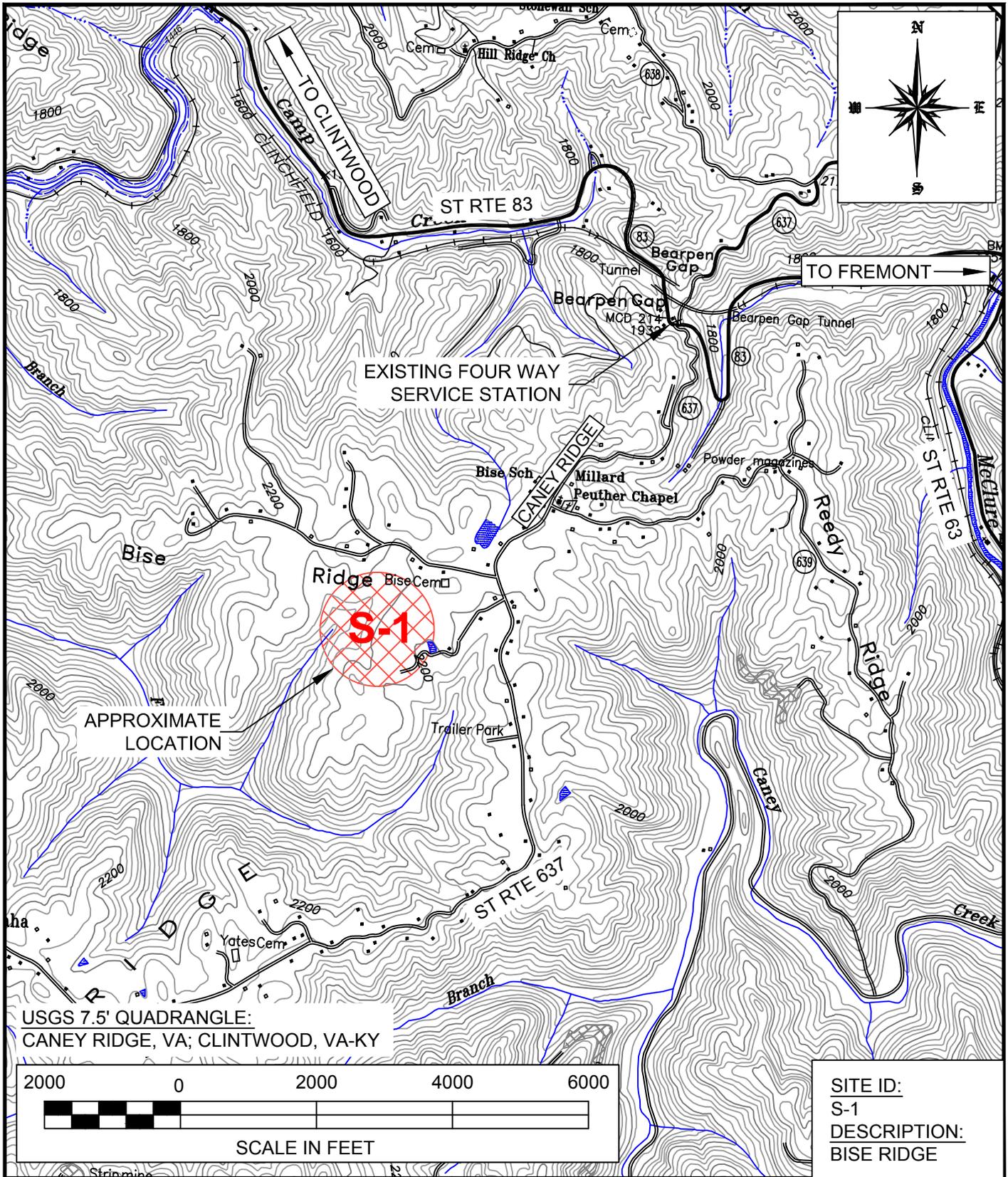
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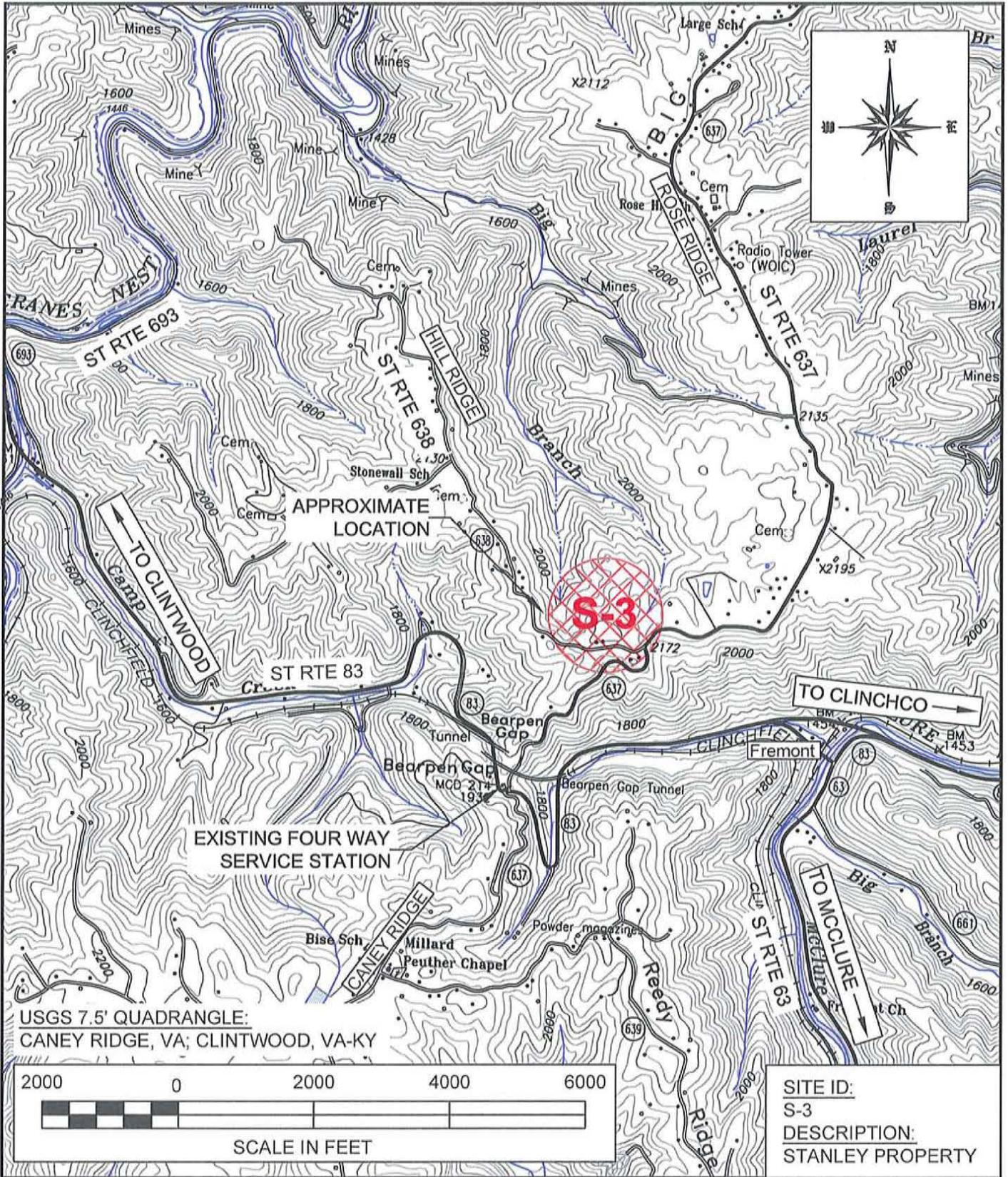
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**POTENTIAL SCHOOL SITE LOCATIONS**  
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 S-2 = INT OF BISE RIDGE  
 S-3 = STANLEY PROPERTY  
 S-4 = COUNTS PROPERTY  
 S-5 = SHIRLEY MULLINS PROPERTY  
 S-6 = GARY DINGUS PROPERTY  
 S-7 = FRANK LARGE PROPERTY  
 S-8 = TARPON QUARRY  
 S-9 = RIDGE NEAR CLINCHCO ELEMENTARY  
 S-10 = SQUIRREL CAMP  
 S-11 = NEALY RIDGE - ARRINGTON FARM  
 S-12 = FOUR-WAY  
 S-13 = TARPON STRIPMINE  
 S-14 = RICHARD EDWARDS PROPERTY  
 S-15 = MARGIE LAWSON PROPERTY  
 S-16 = MILL CREEK STRIP MINE  
 S-17 = CLINCHCO MINE SITES 7 & 8

▲ CENTER OF POPULATION PER 2010 CENSUS

SCALE: 1" = 7500'



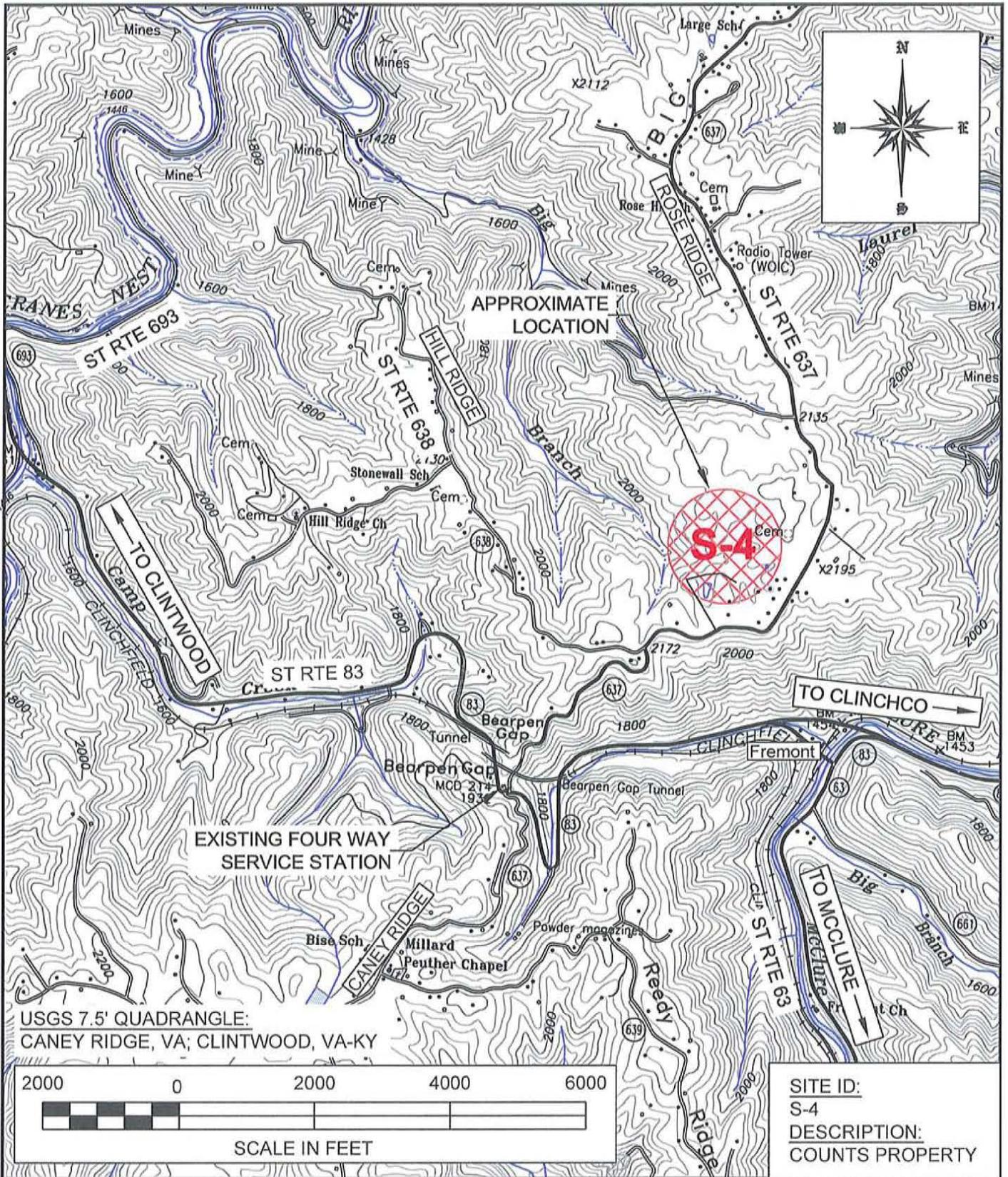




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STANLEY PROPERTY GENERAL VICINITY MAP	
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Date: 04/18/11	



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COUNTS PROPERTY  
GENERAL VICINITY  
MAP

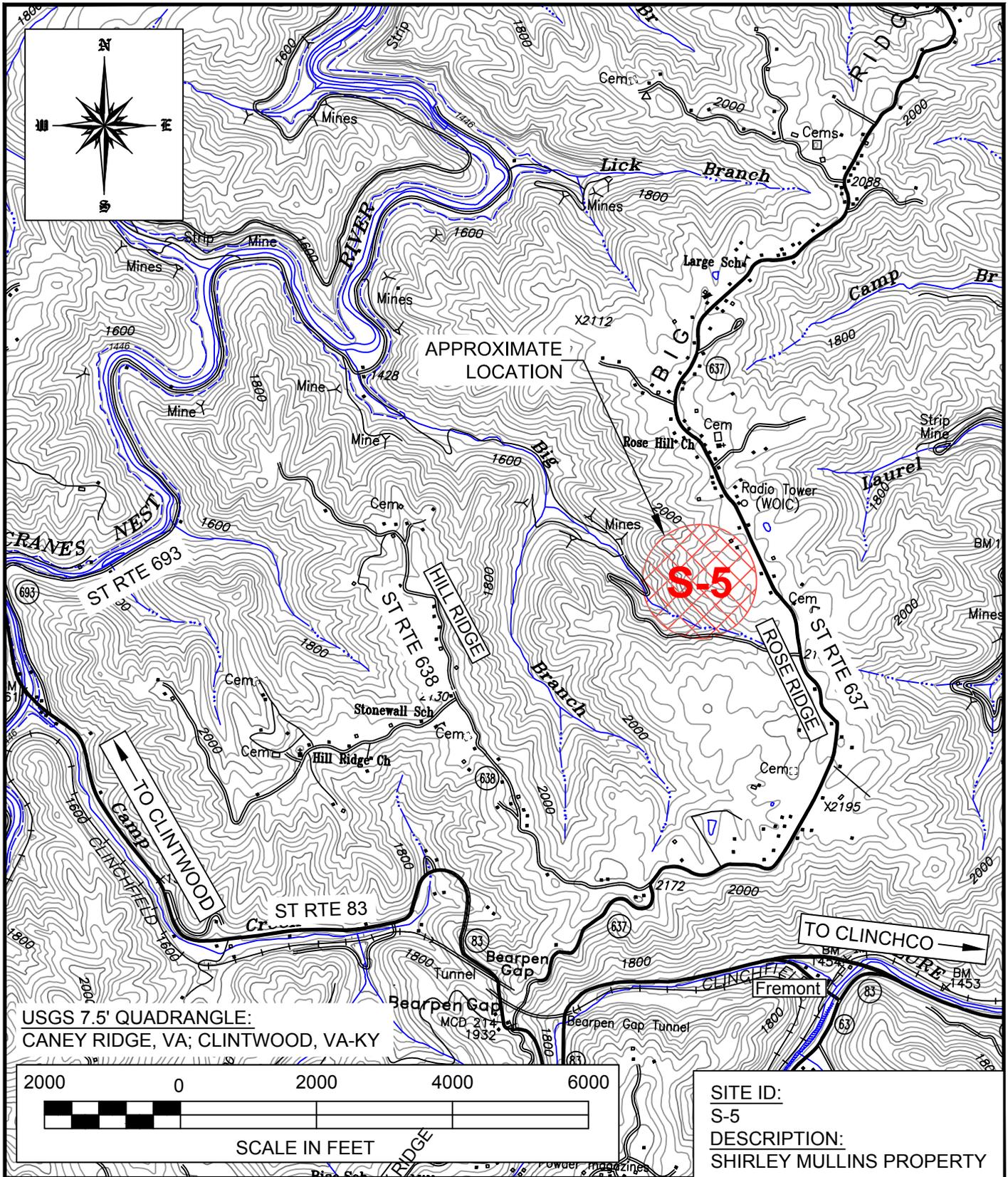
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SHIRLEY MULLINS PROPERTY  
GENERAL VICINITY  
MAP

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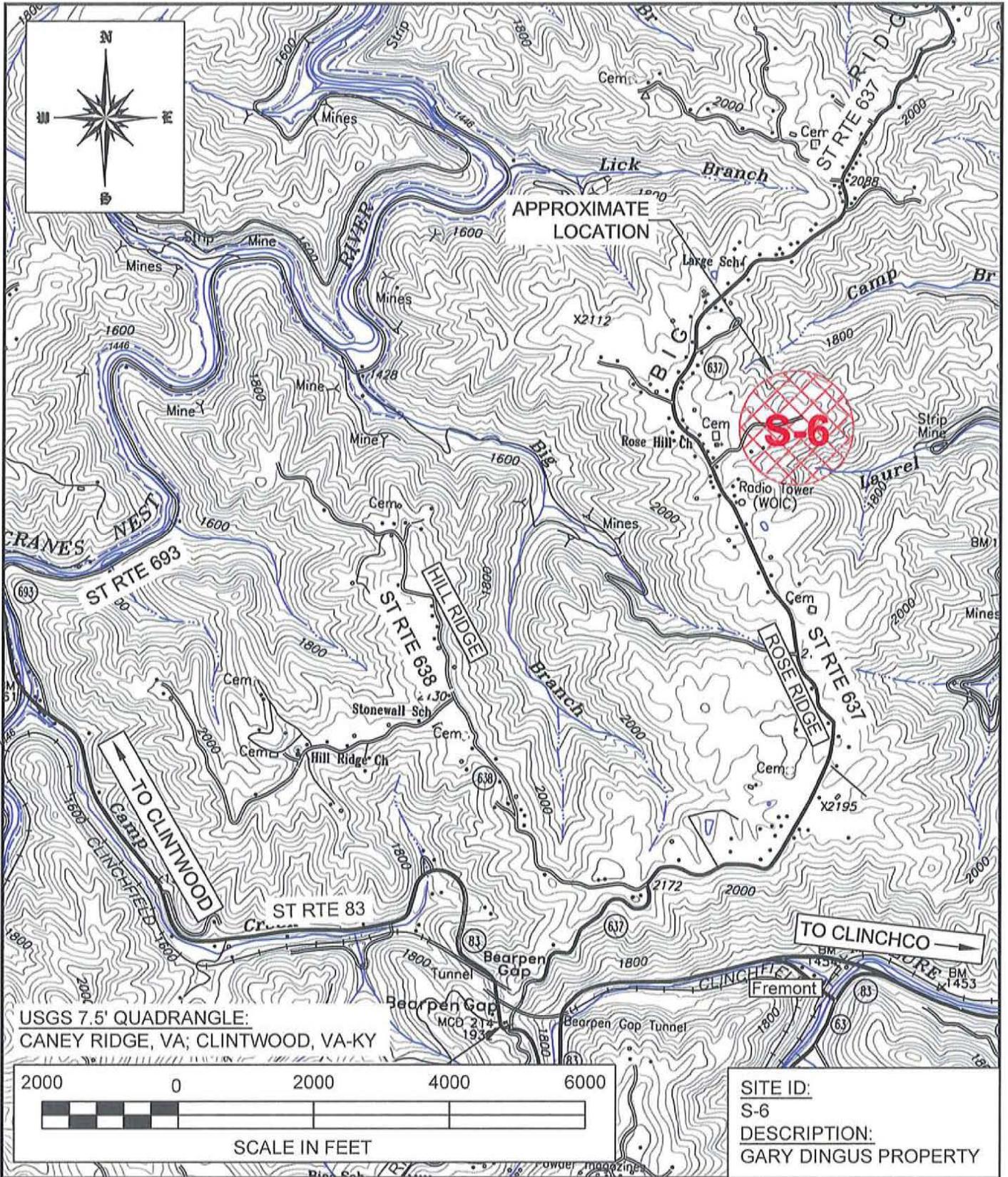
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USGS 7.5' QUADRANGLE:  
 CANEY RIDGE, VA; CLINTWOOD, VA-KY



SITE ID:  
 S-6  
 DESCRIPTION:  
 GARY DINGUS PROPERTY

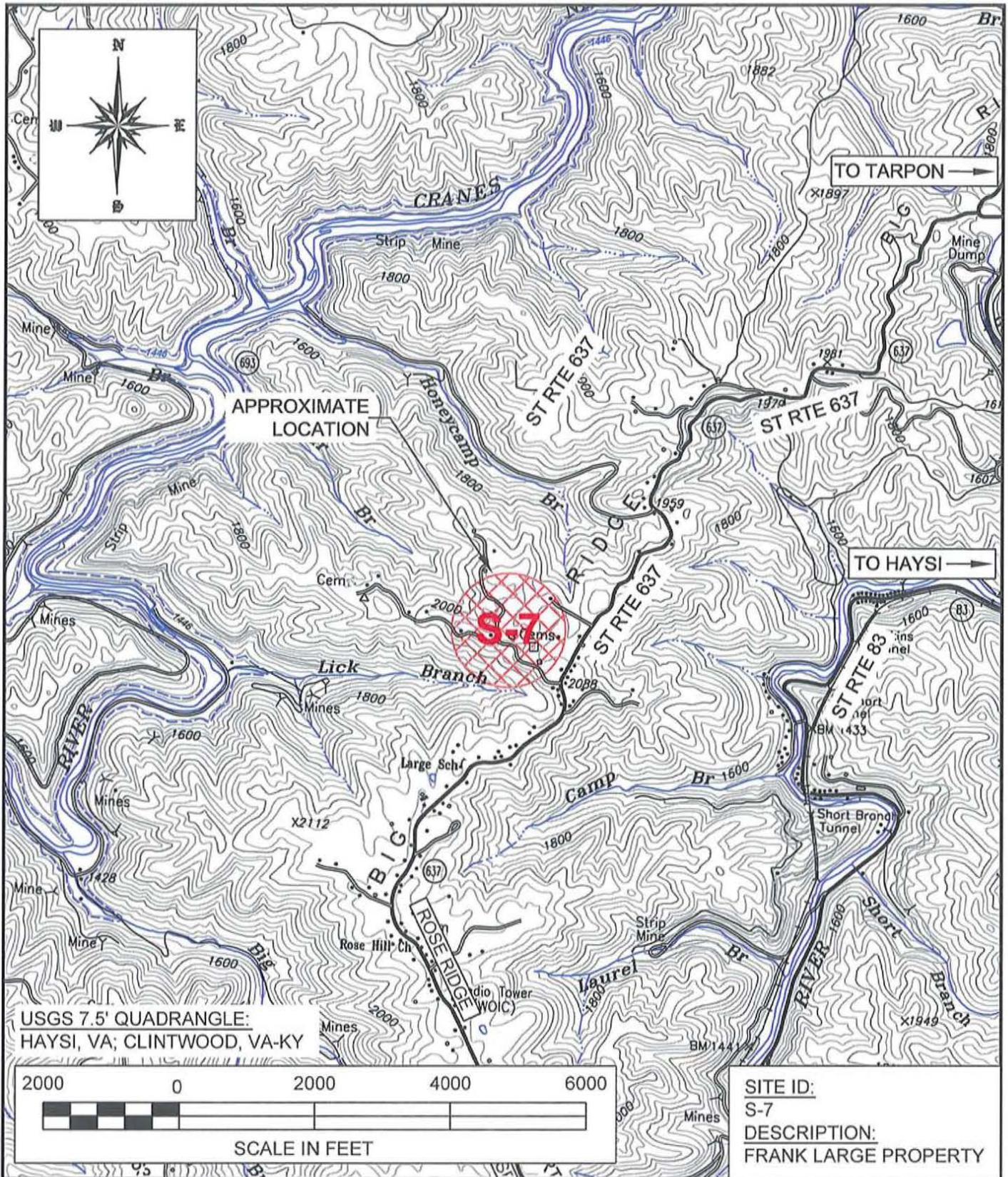
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GARY DINGUS PROPERTY  
 GENERAL VICINITY  
 MAP

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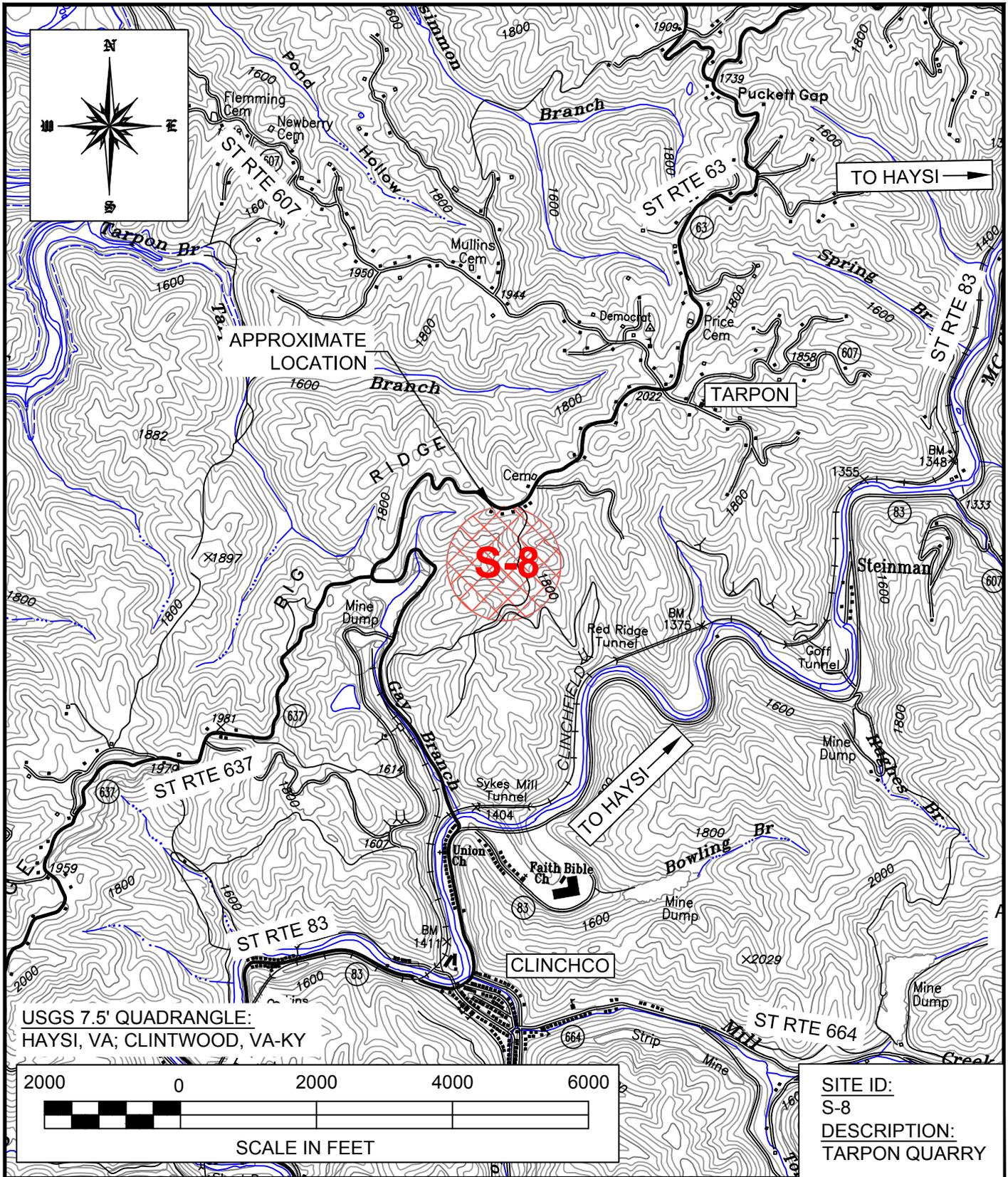
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FRANK LARGE PROPERTY  
GENERAL VICINITY  
MAP

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ALTERNATIVE SITES ANALYSIS**

TARPON QUARRY  
GENERAL VICINITY  
MAP

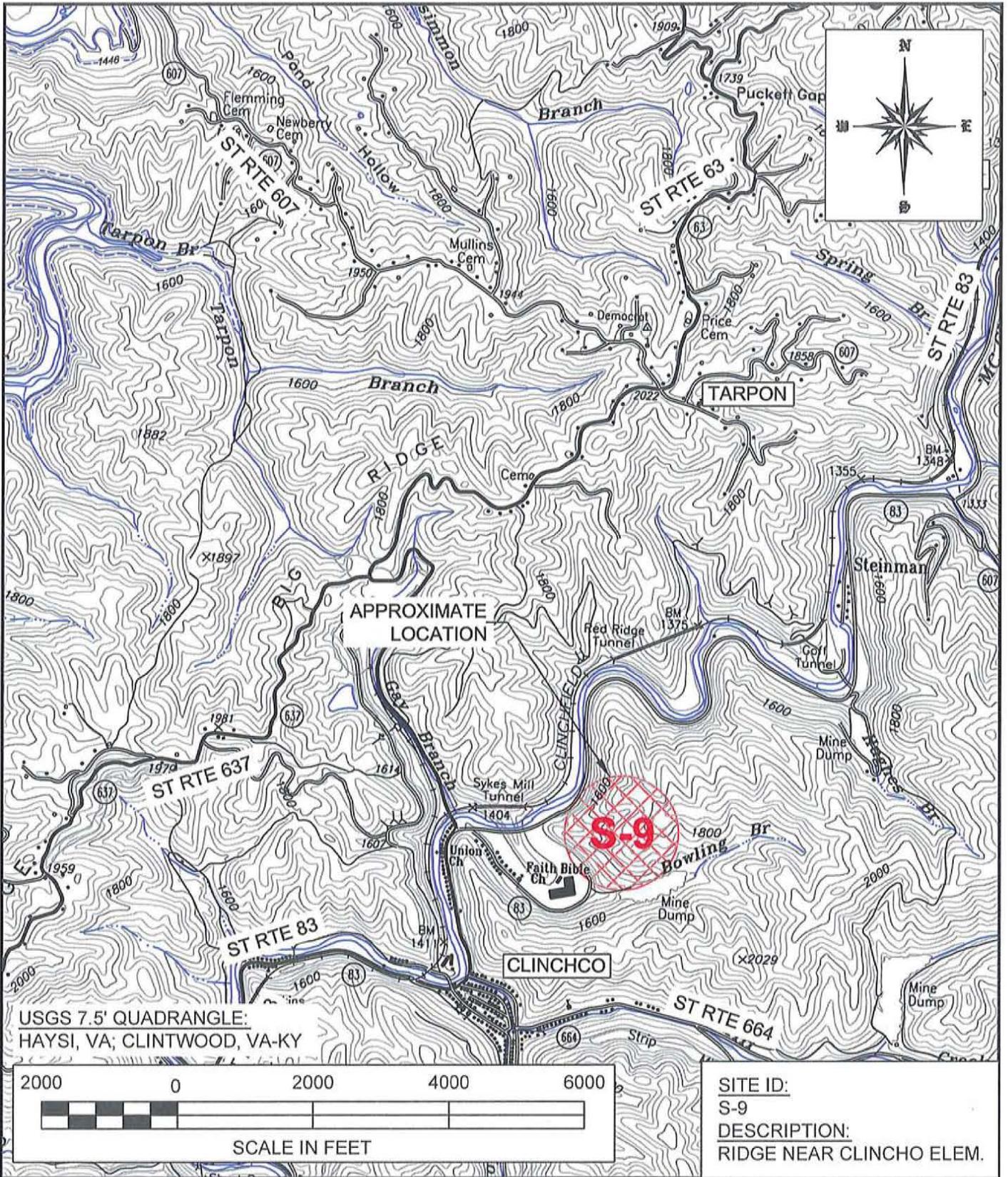
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RIDGE NEAR CLINCHCO ELEM.  
GENERAL VICINITY  
MAP

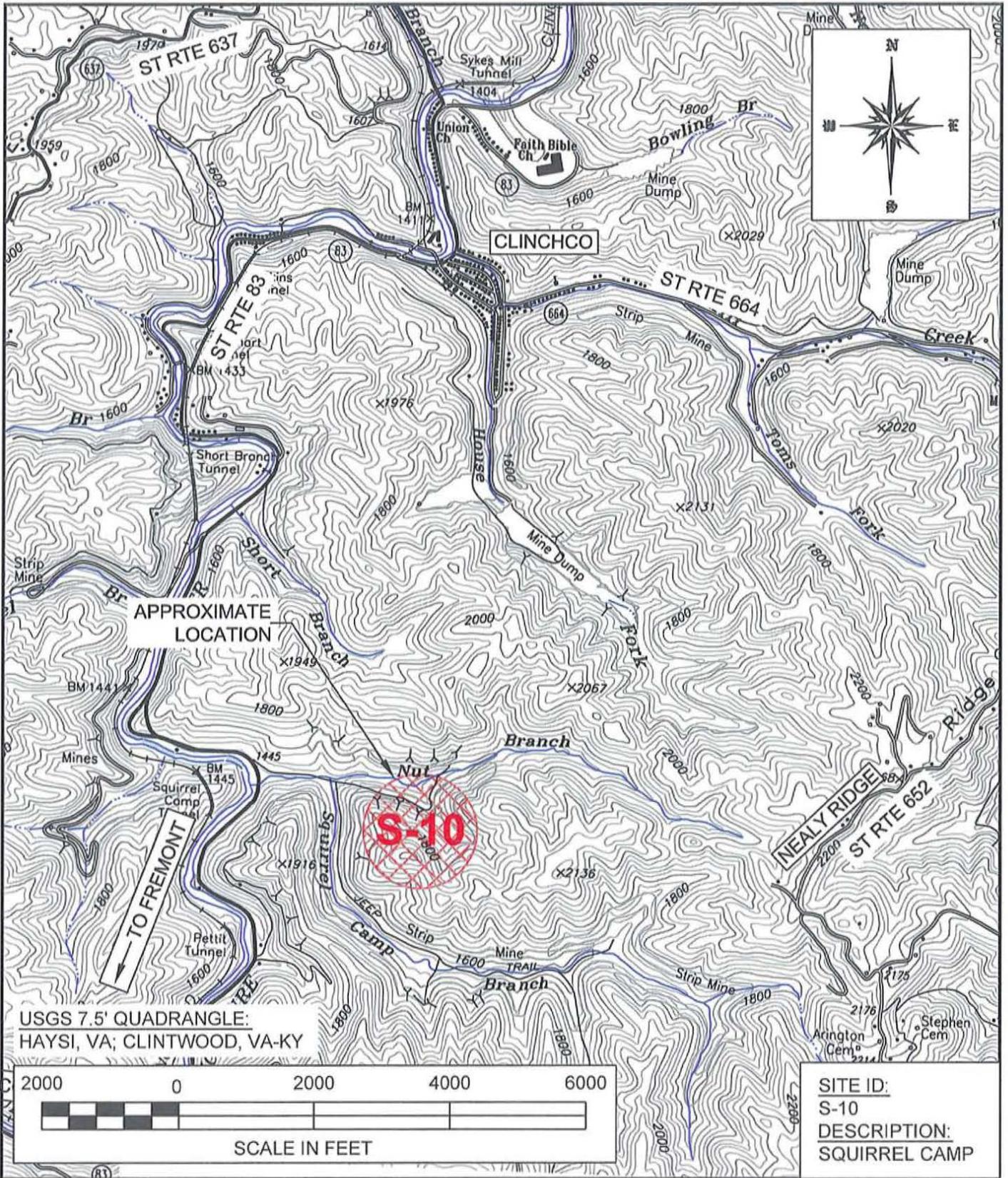
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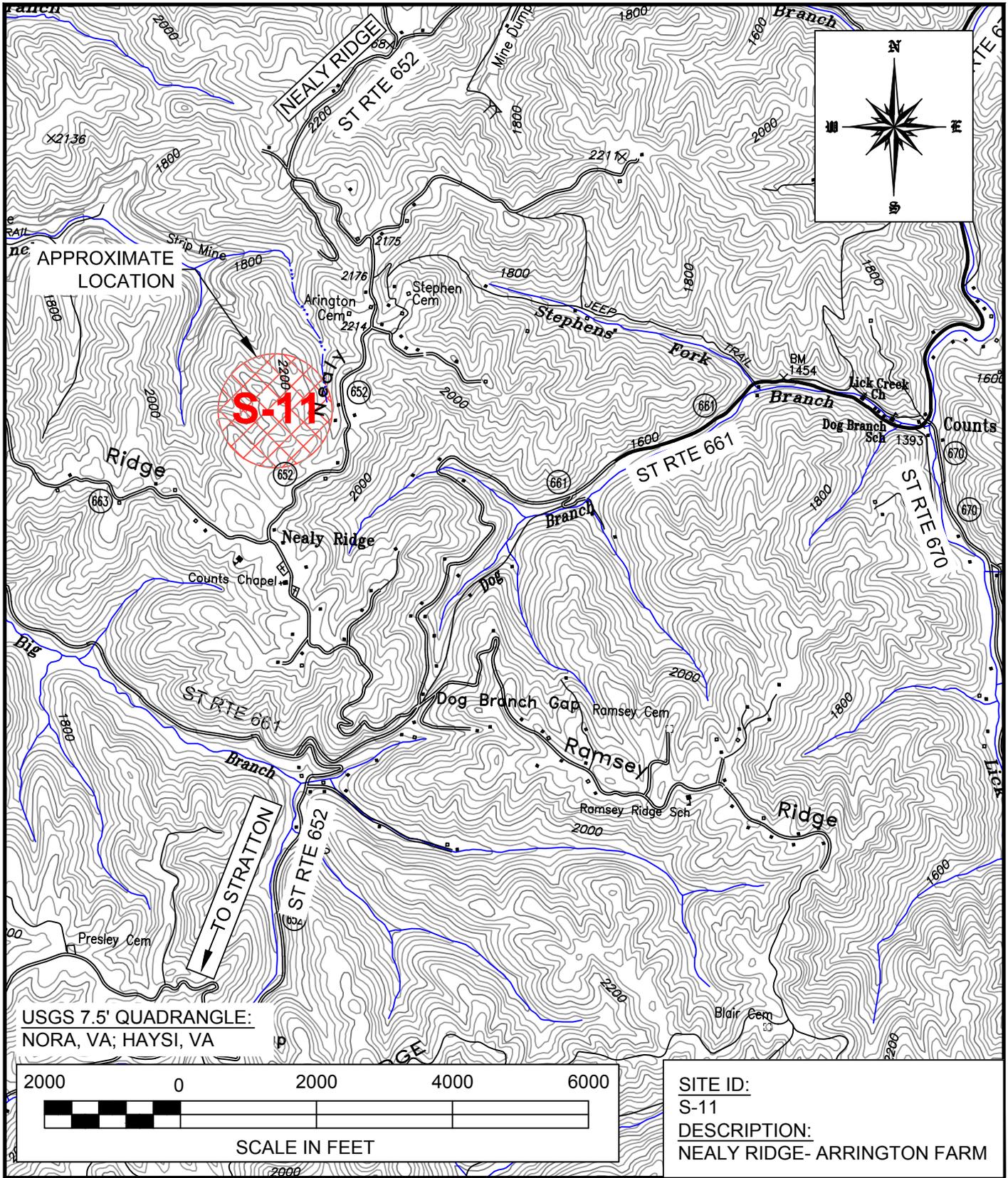
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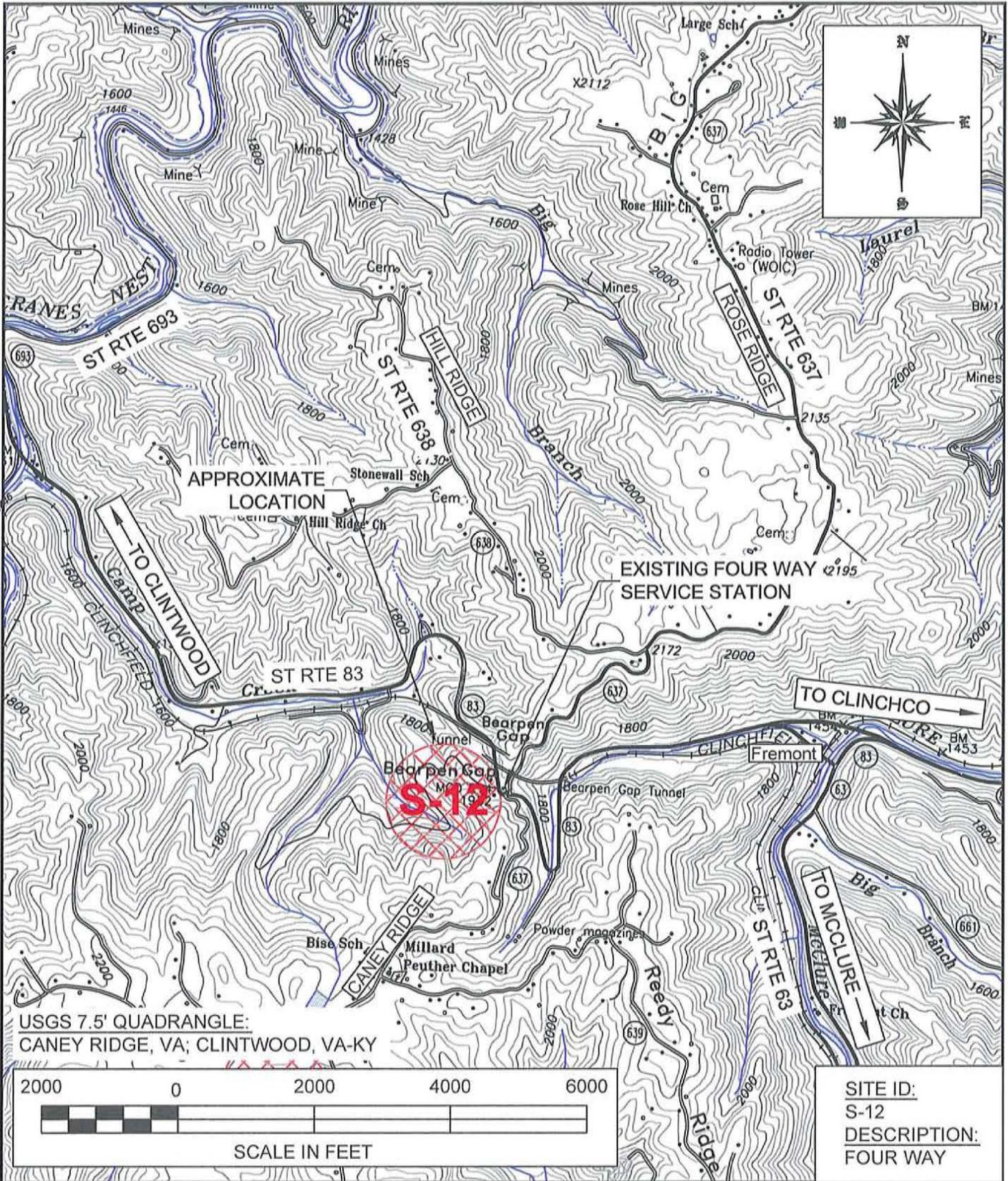
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SQUIRREL CAMP GENERAL VICINITY MAP	
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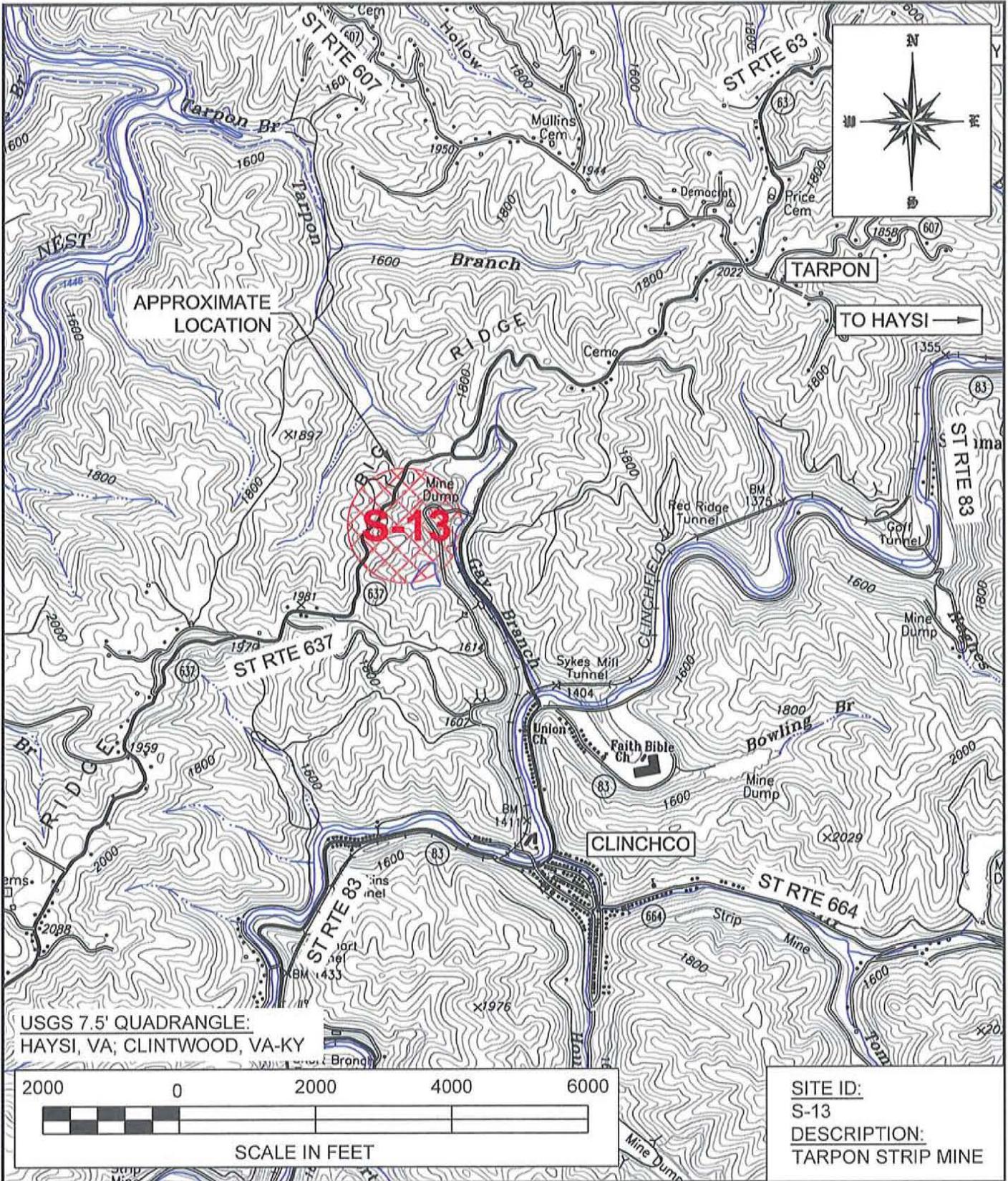
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ALTERNATIVE SITES ANALYSIS

FOUR WAY GENERAL VICINITY MAP	
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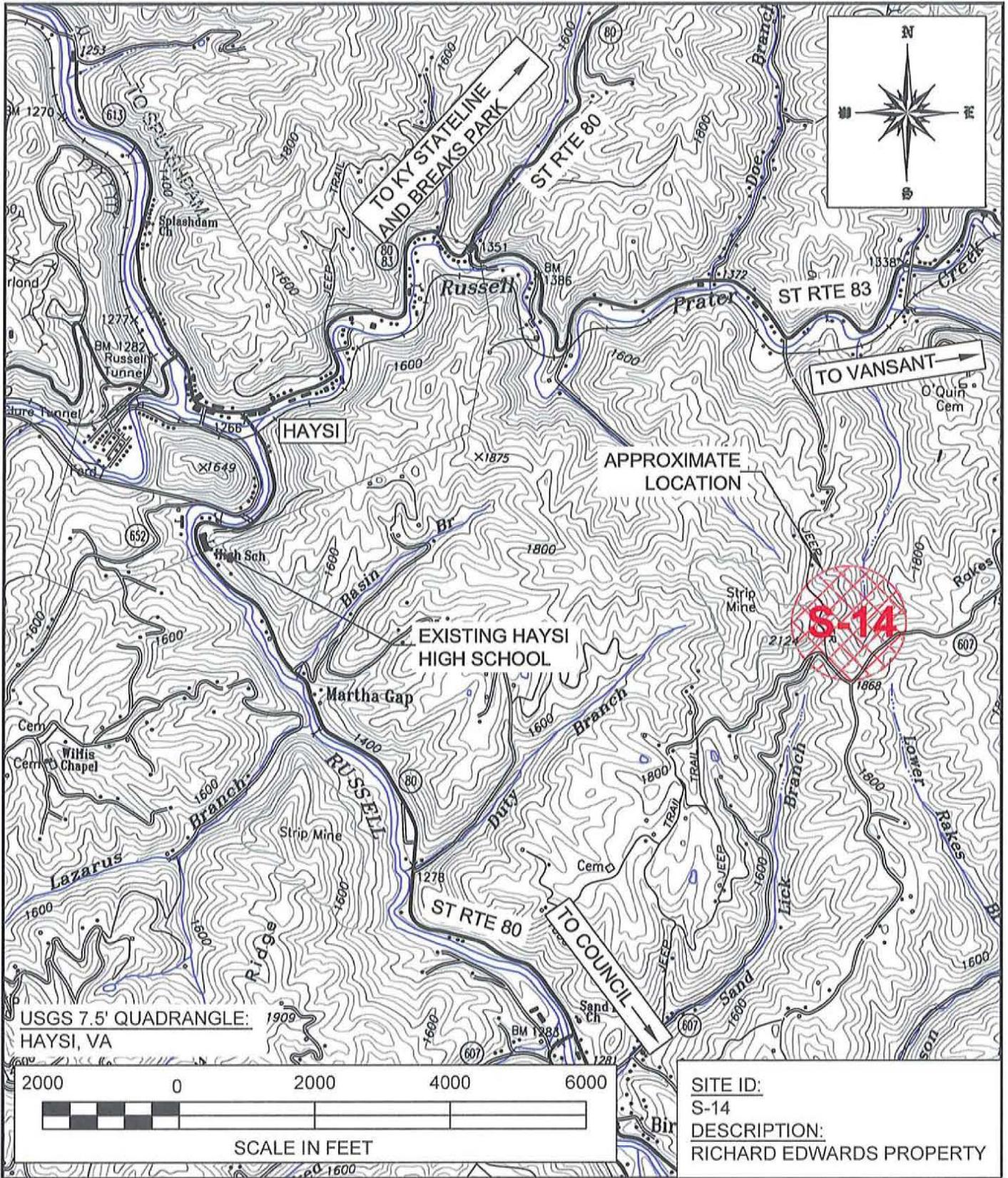
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ALTERNATIVE SITES ANALYSIS

TARPON STRIPMINE  
GENERAL VICINITY  
MAP

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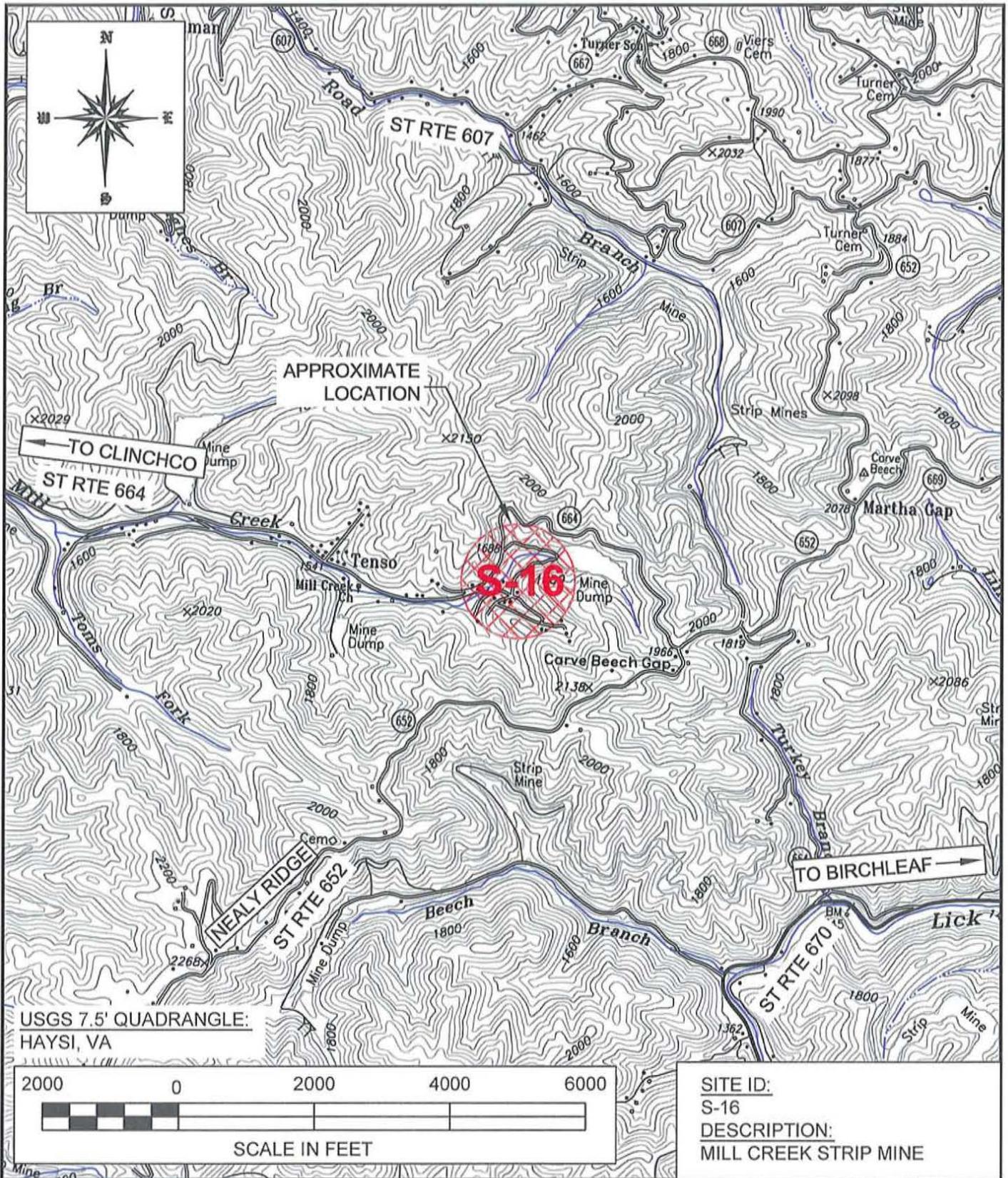
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S-14  
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RICHARD EDWARDS PROPERTY



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CONSOLIDATED SCHOOLS CAMPUS:  
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RICHARD EDWARDS PROPERTY GENERAL VICINITY MAP	
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**NEW DICKENSON COUNTY  
CONSOLIDATED SCHOOLS CAMPUS:  
ALTERNATIVE SITES ANALYSIS**

MILL CREEK STRIP MINE  
GENERAL VICINITY  
MAP

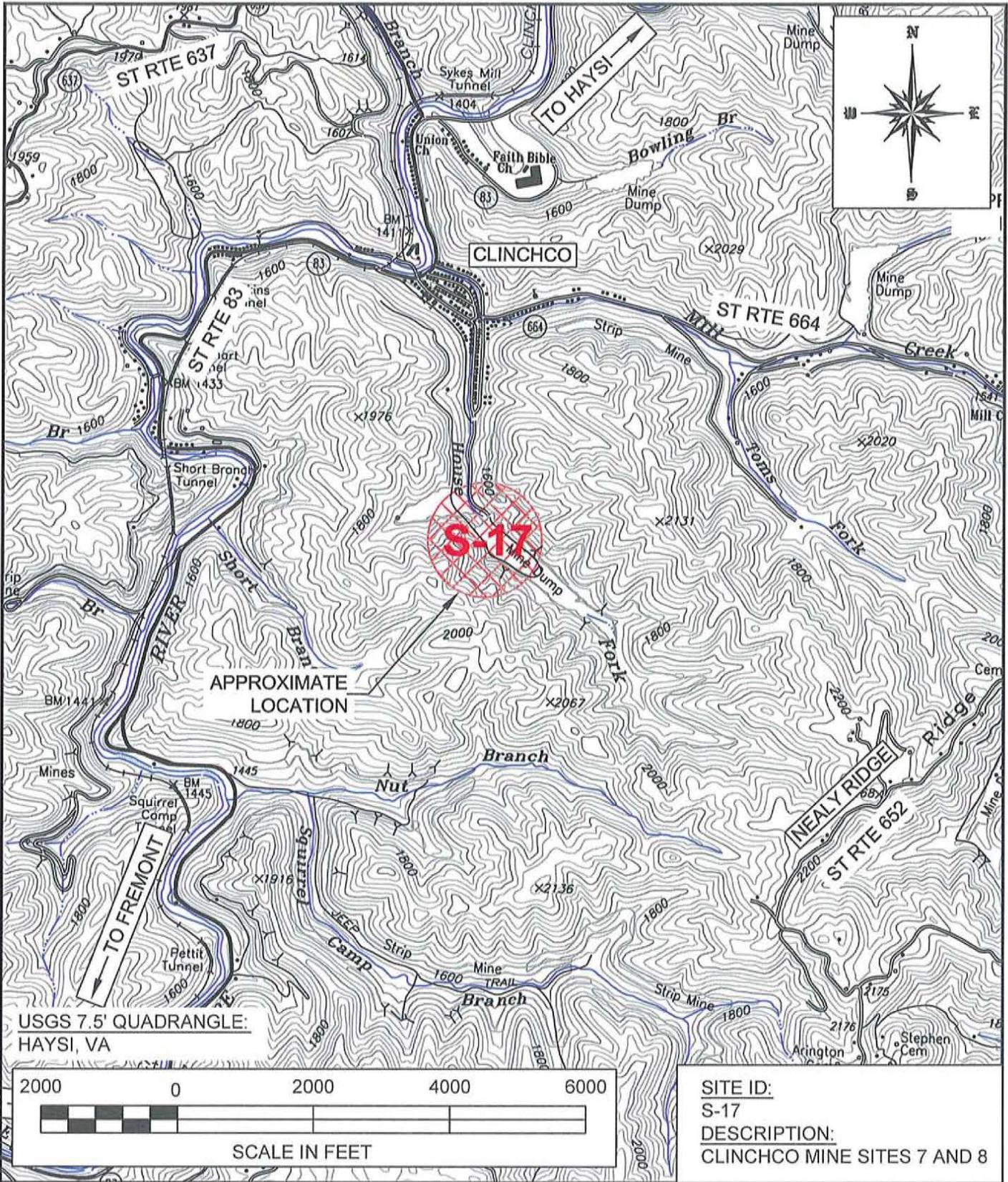
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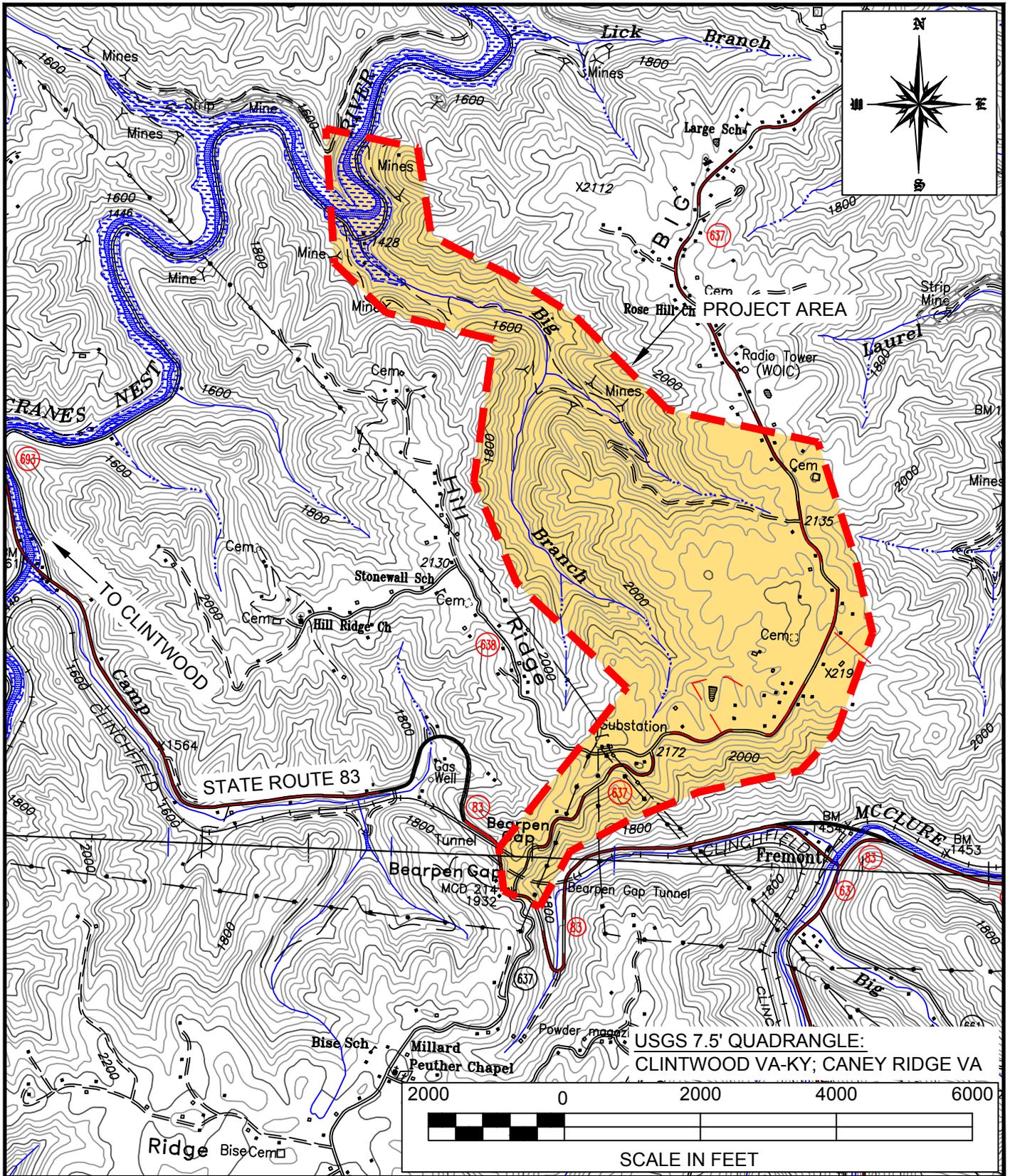
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ALTERNATIVE SITES ANALYSIS

CLINCHCO MINE SITES 7 AND 8  
GENERAL VICINITY  
MAP

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Page  
S. 17



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NEW DICKENSON CO.  
CONSOLIDATED SCHOOLS CAMPUS  
RECOMMENDED SITE - S4

GENERAL  
VICINITY  
MAP

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Date: JAN 2011

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GV. 1

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## Appendix B

### Aerial Photographs



S-1 - Bise Ridge



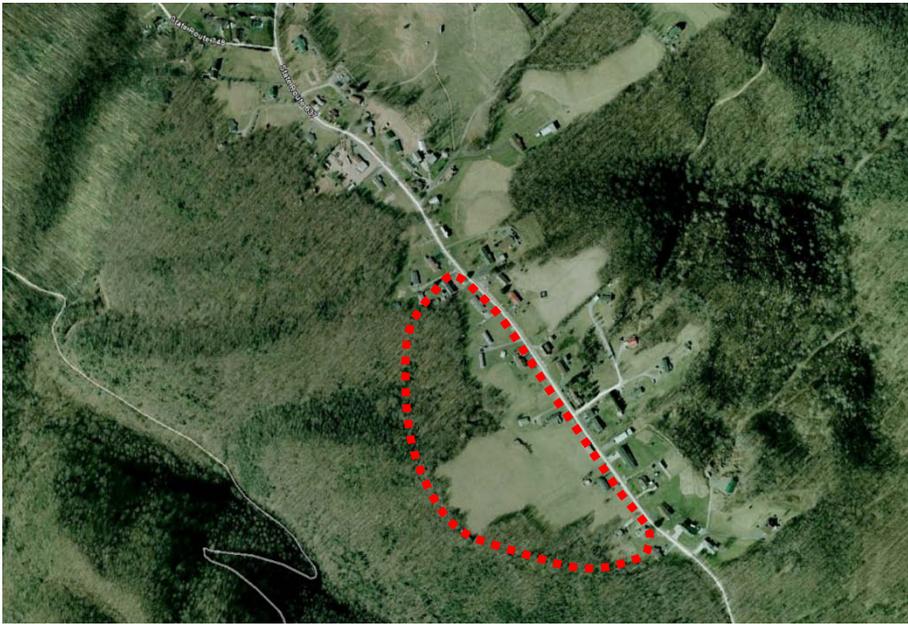
S-2 – Intersection of Bise Ridge



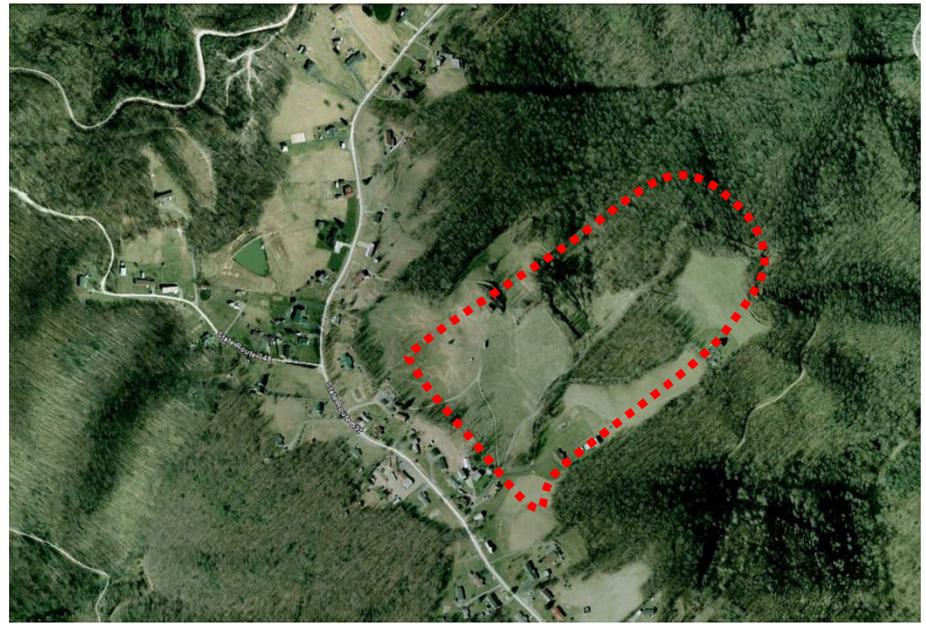
S-3 – Stanley Property



S-4 – Counts Property



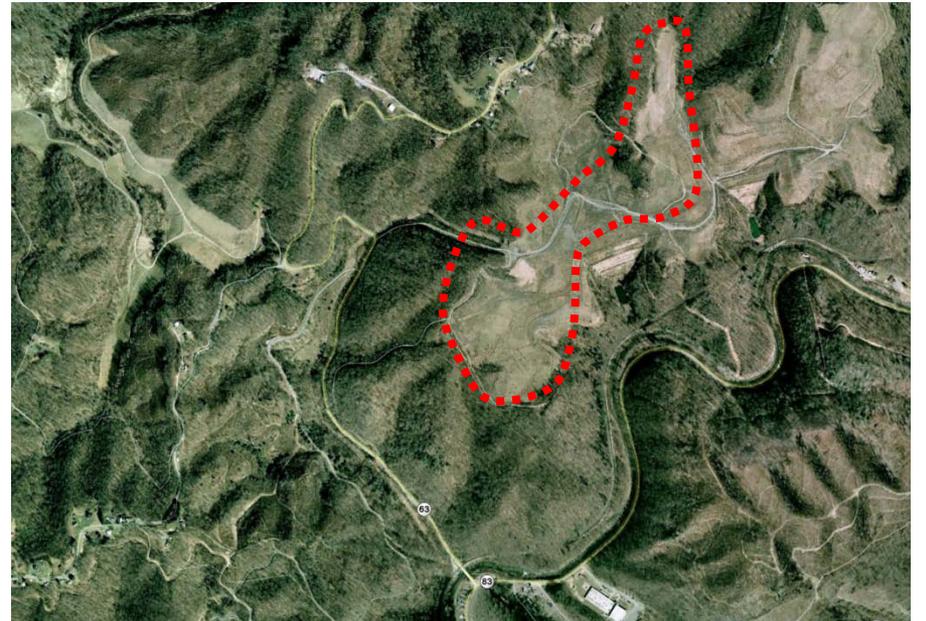
S-5 – Shirley Mullins Property



S-6 – Gary Dingus Property



S-7 – Frank Large Property



S-8 – Tarpon Quarry



S-9 – Ridge Near Clinchco Elementary School



S-10 – Squirrel Camp



S-11 – Nealy Ridge – Arrington Property



S-12 – Four-Way



S-13 – Tarpon Stripmine



S-14 – Richard Edwards Property



S-15 – Margie Lawson Property



S-16 – Mill Creek Strip Mine



S-17 – Clinchco Mine Sites 7 & 8

**NOTE: Map Source: Google Earth**

# Appendix C

## Report Tables

**Table 1. Summary of Alternative Sites Evaluation  
New Dickenson County Consolidated Schools Campus  
Alternative Sites Analysis**

Alternative Site	Comparison Criteria				
	Property Size	Development Costs	Location within the County	Displacement	Known Deed Restrictions
S-1	sufficient	moderate	suitable	multiple	yes
S-2	insufficient	N/A	suitable	no	yes
S-3	insufficient	N/A	suitable	one	no
S-4	sufficient	moderate	suitable	no	no
S-5	insufficient	N/A	suitable	multiple	no
S-6	insufficient	N/A	suitable	no	yes
S-7	insufficient	N/A	suitable	one	yes
S-8	sufficient	high	suitable	no	yes
S-9	sufficient	high	suitable	no	yes
S-10	sufficient	high	suitable	no	yes
S-11	insufficient	high	suitable	multiple	no
S-12	sufficient	high	suitable	multiple	yes
S-13	sufficient	high	suitable	no	yes
S-14	sufficient	N/A	not suitable	no	no
S-15	insufficient	N/A	not suitable	no	no
S-16	insufficient	N/A	suitable	multiple	yes
S-17	active deep mines	N/A	suitable	no	no

**Table 2. Site Rating Matrix**  
**New Dickenson County Consolidated Schools Campus**  
**Alternative Sites Analysis**

Alternative Site	Property Size		Development Costs		Location within the County		Displacement		Deed Restrictions / Exceptions		Average Score	Automatically eliminated due to:	Rank
	Rating	Weight	Rating	Weight	Rating	Weight	Rating	Weight	Rating	Weight			
S-1	5	5	3	4	3	5	1	3	1	3	11.60	deed restrictions	-
S-2	1	5	5	4	5	5	5	3	1	3	13.60	deed restrictions	-
S-3	1	5	5	4	5	5	2	3	5	3	14.20	insufficient size	-
S-4	5	5	3	4	5	5	5	3	5	3	18.40	-	1
S-5	1	5	5	4	5	5	1	3	5	3	13.60	insufficient size	-
S-6	1	5	5	4	5	5	5	3	3	3	14.80	insufficient size	-
S-7	1	5	5	4	5	5	2	3	1	3	11.80	deed restrictions	-
S-8	5	5	1	4	3	5	5	3	3	3	13.60	-	3
S-9	5	5	1	4	5	5	5	3	3	3	15.60	-	2
S-10	2	5	1	4	5	5	5	3	3	3	12.60	-	4
S-11	1	5	1	4	5	5	1	3	5	3	10.40	-	5
S-12	5	5	1	4	5	5	1	3	1	3	12.00	deed restrictions	-
S-13	5	5	1	4	5	5	5	3	5	3	16.80	insufficient size	-
S-14	5	5	5	4	1	5	5	3	5	3	16.00	location	-
S-15	1	5	5	4	1	5	5	3	5	3	12.00	location	-
S-16	1	5	5	4	3	5	1	3	3	3	10.40	-	5
S-17	1	5	5	4	5	5	5	3	5	3	16.00	active mines	-

Rating 1 - 5, with 5 = most favorable

Weight 1 - 5, with 5 = most significant

## Explanation of Weightings and Ratings used in Table 2. Site Rating Matrix

Property Size	Property Size was determined to be one of the most significant factors for site favorability, therefore, this criterion was given a weight of 5, as being the most significant. Sites with more than 50 acres were determined to be sufficient and therefore were given a rating of 5, as most favorable. Sites with insufficient acreage were given a 1, as least favorable and were automatically eliminated
Location within the County	Location within the County was also determined to be one of the most significant factors for site favorability, and therefore, this criterion was given a weight of 5, as being the most significant. Sites that were located within 2.5 miles of the population center of the County were given a rating of 5, as most favorable. Sites located more than 2.5 miles but less than 7.5 miles from the population center of the County were given a rating of a 3. Sites located more than 7.5 miles from the population center of the County were given a rating of 1, as least favorable.
Development Costs	Development costs were weighted with a 4 as being a significant factor. Sites with less than 500,000 cubic yards of excavation were rated with 5, as most favorable. Sites with excavation estimated to be between 500,000 and one million cubic yards were considered moderate and rated as 3. Sites with more than one million cubic yards of estimated excavation were given a rating of 1 as least favorable.
Displacement	Displacement of households was determined to be a significant factor for site favorability. Sites that would not involve the displacement of households were rated with a 5, as most favorable. Sites that potentially involve displacement of one household were rated with a 2. Sites that potentially involve the displacement of multiple households were rated with a 1, as least favorable.
Deed Restrictions / Severances	Due to mining operations within the County, surface deed restrictions sometimes limit surface activities. Therefore, this criterion was determined to be a significant factor for site favorability. Sites with no known restrictions and/or exceptions associated with the property were rated with a 5 for most favorable. Sites with restrictions/exceptions that could potentially complicate project activities were rated with a 3. Sites with restrictions/restrictions that would prohibit project activities were rated with a 1, as least favorable.