

COALFIELDS EXPRESSWAY LOCATION STUDY

RIGHT OF WAY AND RELOCATION TECHNICAL MEMORANDUM

Prepared by:

THOMPSON + LITTON

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1.0 EXECUTIVE SUMMARY

The right of way and relocation technical memorandum reports the findings of the public document search (court records of sales and tax information) and the field investigation of the proposed corridor to determine the impact of construction of the various segments on the properties that lie in the area. Data including property acquisition costs, relocation costs, and utility adjustment costs have been assembled to permit an evaluation of the relative merits of each segment or alternative. The two options being evaluated for this location study are No Build and Coalfields Expressway Build Alternative. The No Build Alternative includes all minor roadway improvements to address local problems and all committed and funded roadway projects to be implemented through the year 2020. The Coalfields Expressway Build Alternatives consists of five build alternatives within the study area. This report focuses on the right of way and relocation estimates of the Coalfields Expressway Build Alternatives.

The broad income range for Buchanan County is from \$10,800 per year to \$200,000 per year. For Dickenson County, the broad income range is from \$10,000 per year to \$175,000 per year. For Wise County, the broad income range is from \$10,500 per year to \$190,000 per year. The median income range for Buchanan County is \$22,600 per year. For Dickenson County, the median income is \$19,200 per year. For Wise County, the median income is \$22,800 per year. These income figures were quoted from the Commissioner of Revenue for each of the three counties.

The median income range for mobile home tenants is \$10,350 per year. This amount applies to all three counties as quoted from the Housing and Urban Development Authority and from the Rental Assistance Program in Buchanan, Dickenson, and Wise Counties.

There are no minority owned or operated businesses located on any of the segments contained in this report.

Table 1 lists the five build alternatives of the Coalfields Expressway being evaluated in this Location Study.

**TABLE 1.0-1
BUILD ALTERNATIVES FOR THE COALFIELDS EXPRESSWAY**

Coalfields Expressway Build Alternatives	
Alternative	Combined Segments
A	159-150-106-158-107-114A-115-214-203-204-218A-219A-327-328-326-313-314-318
B	159-118A-160A-156A-114A-115-214-205-206-207-238A-303A-302
C	159-150-106-158-108A-161A-154-115-214-205-236A-208-239-209-336A-313-314-318
D	117A-155A-106-158-108A-109-221-229A-240A-208-218A-219A-327-328-326-313-314-318
E	117A-157A-160A-153A-158-108A-161A-110-112A-222-229A-240A-208-239-237-238A-303A-302

Source: Hayes, Seay, Mattern & Mattern, Inc., December 1998.

All property considered in the right of way study lies within the construction limits for the proposed alignments. Each of the construction limits fall within the 750' corridor originally defined at the beginning of the Coalfields Expressway corridor study. Tax information from the counties of Buchanan, Dickenson, and Wise has been used to obtain recent information on land parcels that surround the Coalfields Expressway options. With the construction limits, tax information, and orthographic photographs, field agents were able to make their right of way estimates.

From a right of way and relocation cost perspective, the options that avoid populated areas are the least expensive, since only the cost of woodland must be considered. There are several populated areas that increase the right of way and relocation estimate considerably. One area is segment 336A that runs through Grundy and segment 328, which is further south. Although segment 336A was moved, the connection at Watkins Branch still displaces over thirty expensive homes. Also of importance is segment 206 near the Dickenson/Buchanan County border. This segment displaces 64 apartments. In addition, segment 206 takes a cemetery with 125 graves. Furthermore, no large groups of minorities of low-income residences will be displaced, only a few isolated homes.

2.0 ASSUMPTIONS, METHODS, AND DATA SOURCES

The Right of Way and Relocation Technical Memorandum has been prepared to meet the requirements of the Federal Uniform Relocation Assistance Act. Procedures used in the development of the data composing this report meet the guidelines of the Virginia Department of Transportation (VDOT) Manual of Instructions, Right of Way Division, Volume 1, Section 404. The purpose is to estimate the number of families, businesses, and non-profit organizations being displaced by the individual project segments being studied. Also, it is necessary to determine the availability of decent, safe, and sanitary replacement facilities to accommodate displaced residents.

Experienced agents performed field inspections of each proposed segment and connection to determine the various costs of land, buildings, improvements, damages, and relocation costs. At the direction of VDOT, all surveys were performed using aerial photography and field inspections made from the public right of way. Contact was not made with local citizens to determine such factors as population per household, minority status, owner/renter status, or income.

Field agents secured tax boundary and sales records from local courthouse records rooms. Tax boundaries were secured from county records, digitized, and visually superimposed on the aerial photography as closely as possible without actually performing field survey work to link the two together. The estimates are based on areas determined from this superimposed map. Limits of construction were secured from the engineering analysis and used in the determination of areas that will be either taken or impacted by the new construction work. Land areas were derived in the office from the mapping.

Suitable values for land, buildings, and improvements were determined by securing comparable sales records for the various areas within the corridor from either courthouse records or from local realtors. Property values were based on whether the property was unimproved, improved residential, or commercial/industrial use. The location of the property was also considered when assigning a value to the property. Local builders were contacted for assistance in the determination of structure appraisal. Experienced field agents assessed building costs after consulting the aerial photographs and viewing the property from the public right of way. It was found that these dwellings, mostly three bedroom homes, were priced anywhere from \$10,000 to \$150,000. The condemnation increment was assumed to be 30 percent of the sum of the land, building, improvements, and damages value. Incidental costs were assumed to be \$1,500 per parcel of land included in the estimate.

The realtors were also questioned regarding the availability of decent, safe, and sanitary replacement housing throughout the corridor. Based on conversations with real estate firms, there are ample replacements for homes and businesses. There is plenty of adequate housing in each of the counties in the study area, both owner and tenant.

Relocation costs have been determined in accordance with the VDOT Manual of Instructions, Right of Way Division, Volume 1, as indicated earlier. Section 404 of this manual specifically deals with relocation expenses. Field agents with many years experience in the locality evaluated the various components which make up the relocation estimate. Factors including moving costs, replacement housing payments, and housing of last resort were considered. Many relocation payments may consist of moving costs only. Other relocation expenses may be considerably higher, especially housing of last resort. A reasonable estimate of \$50,000 relocation expense for each residence was made after considering the above factors. Mobile home relocation costs were averaged at \$7,000 per mobile home for moving and reestablishment.

During the course of the field inspection, records were kept of the number of single family, multi-family, and mobile residential units that will be affected.

Since contact with local residents was prohibited at this phase of the project, it was not possible to determine the income and ethnicity of individual residents. The U.S. Department of Transportation defines low-income groups as people "whose household income is below the Department of Health and Human Services poverty guidelines." For the purposes of this report, approximately \$12,500 family income per year is considered low income. Minority groups have been identified in this report as all other than White. Documentation was procured from the local planning district commissions, which indicated the percentages of minority populations. This documentation, based on the 1990 census, was used to determine the numbers of relocations of minority populations within each segment of the study. Low-income residences were located in the field. Records were kept relating to schools and other nonprofit organizations affected by each segment.

Utility relocation costs are also included in the study. Each individual segment was checked for the location of utility crossings, such as high voltage power, telephone, cable, water/wastewater pumping stations or treatment facilities, water tanks, gravity sewer lines, gas wells, and gas lines. The utility costs were calculated according to the figures shown below.

**TABLE 2.0-1
UTILITY RELOCATION COSTS**

Description	Cost	Unit
Water		
4"	\$18	per linear foot
6"	\$23	per linear foot
8"	\$25	per linear foot
14"	\$43	per linear foot
Pump Station	\$125,000	each
Water Storage Tank	\$250,000	each
Gravity Sewer		
8"	\$42	per linear foot
Power		
Single, 3 phase power	\$5,000	per pole
69 KV	\$10	per linear foot
765 KV	\$380	per linear foot
Telephone	\$2,500	per pole
Cable	\$1,500	per pole
Gas		
2"	\$26	per linear foot
3"	\$30	per linear foot
4"	\$34	per linear foot
6"	\$36	per linear foot
8"	\$38	per linear foot
12"	\$42	per linear foot
16"	\$46	per linear foot
Gas Well	\$300,000	each

Nonprofit organizations are listed in this analysis. Examples of nonprofit organizations include churches, schools, fire departments, post offices, social services buildings, etc. The cost of relocating graves was included in the relocation estimate at \$1,800 per grave.

3.0 AFFECTED ENVIRONMENT

3.1 No Build

For this alternative, there will be no construction beyond the scheduled roadway maintenance. Therefore, no additional property will be taken. There will be no displacements and the right of way and relocation cost is \$0.

3.2 Coalfields Expressway Build Alternatives

Segment 106

This segment will displace 17 families. Fifteen of the displaced families live in dwellings, and two live in mobile homes. Two of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$855,999. The proposed segment begins in Wise County, east of Pound, and extends east into Dickenson County. There is 1 business and 1 nonprofit organization, a church, being displaced. This business is not minority owned.

The cost for the relocation of utilities in Wise County is \$285,000 and \$722,500 in Dickenson County.

The total estimate of Segment 106 includes the cost of 100 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$3,658,129. Segment 106 is a part of Alternatives A, C, and D.

**TABLE 3.2-1
RIGHT OF WAY COSTS FOR SEGMENT 106
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$339,600	Relocation Cost	\$685,104
Buildings	\$438,000	Utilities	\$285,000
Other Improvements	\$17,500	Total Relocation and Utilities Cost	\$970,104
Damages	\$50,000		
Condemnation Increment	\$253,530		
Incidental Costs	\$121,500		
Total Land and Structures Cost	\$1,220,130	Total Right Of Way Cost	\$2,190,234

Source: Thompson + Litton, January 1999

**TABLE 3.2-2
RIGHT OF WAY COSTS FOR SEGMENT 106
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$307,250	Relocation Cost	\$170,895
Buildings	\$75,000	Utilities	\$722,500
Other Improvements	\$7,750	Total Relocation and Utilities Cost	\$893,395
Damages	\$30,000		
Condemnation Increment	\$126,000		

Incidental Costs	\$28,500		
Total Land and Structures Cost	\$574,500	Total Right Of Way Cost	\$1,467,895

Source: Thompson + Litton, January 1999

**TABLE 3.2-2a
TOTAL DISPLACEMENTS FOR SEGMENT 106**

	Dwellings	Mobile Homes	Total
Families	15	2	17
Low-Income	0	2	2
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-3
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 106**

Land and Structures	\$1,794,630
Relocation	\$855,999
Utilities	\$1,007,500
Total Right Of Way Cost	\$3,658,129

Source: Thompson + Litton, January 1999

Segment 107

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Dickenson County, west of Clintwood. There are no businesses or nonprofit organizations being displaced.

There are no utility crossings on this segment.

The total estimate of Segment 107 includes the cost of 4 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$59,508. Segment 107 is a part of Alternative A.

**TABLE 3.2-4
RIGHT OF WAY COSTS FOR SEGMENT 107
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$41,160	Relocation Cost	\$0
Buildings	\$0	Utilities	\$0
Other Improvements	\$0	Total Relocation and Utilities Cost	\$0
Damages	\$0		
Condemnation Increment	\$12,348		
Incidental Costs	\$6,000		
Total Land and Structures Cost	\$59,508	Total Right Of Way Cost	\$59,508

Source: Thompson + Litton, January 1999

Segment 108A

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Dickenson County, southwest of Clintwood. There are no businesses or nonprofit organizations being displaced.

Segment 108A has one connection that ties to Rt. 72. This connection takes 6 land parcels, displacing 3 families. The combined relocation and right of way cost for this connection is \$704,750.

The cost for the relocation of utilities is \$315,000.

The total estimate of Segment 108A and the connection includes the cost of 12 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and connection combined displace a total of 3 families. The total right of way and relocation cost estimate is \$1,134,362. Segment 108A is a part of Alternatives C, D, and E.

**TABLE 3.2-5
RIGHT OF WAY COSTS FOR SEGMENT 108A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$81,240	Relocation Cost	\$0
Buildings	\$0	Utilities	\$315,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$315,000
Damages	\$0		
Condemnation Increment	\$24,372		
Incidental Costs	\$9,000		
Total Land and Structures Cost	\$114,612	Total Right Of Way Cost	\$429,612

Source: Thompson + Litton, January 1999

**TABLE 3.2-6
RIGHT OF WAY COSTS FOR SEGMENT 108A CONNECTION
DICKENSON COUNTY**

	Route 72
Land	\$177,500
Buildings	\$180,000
Other Improvements	\$10,000
Damages	\$50,000
Condemnation Increment	\$125,250
Incidental Costs	\$9,000
Relocation Cost	\$153,000
Total Cost for Interchange	\$704,750

Source: Thompson + Litton, January 1999

**TABLE 3.2-6a
TOTAL DISPLACEMENTS FOR SEGMENT 108A CONNECTION**

	Dwellings	Mobile Homes	Total
Families	3	0	3
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-7
RIGHT OF WAY COSTS FOR SEGMENT 108A**

Land and Structures	\$114,612
Relocation	\$0
Utilities	\$315,000
Connections	\$704,750
Total Right Of Way Cost	\$1,134,362

Source: Thompson + Litton, January 1999

Segment 109

This segment will displace 12 families. Eight of these families live in dwellings, and four live in mobile homes. Three of these families are low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$687,000. The proposed segment is located in Dickenson County and runs perpendicular to the Crane's Nest River. There are no businesses or nonprofit organizations being displaced.

Segment 109 has one connection that ties to Rte. 637. This connection takes 1 land parcel. The combined relocation and right of way cost for this connection is \$32,700.

The cost for the relocation of utilities is \$1,542,400.

The total estimate of Segment 109 and the connection includes the cost of 33 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and connection combined displace a total of 12 families. The total right of way and relocation cost estimate is \$4,947,540. Segment 109 is a part of Alternative D.

**TABLE 3.2-8
RIGHT OF WAY COSTS FOR SEGMENT 109
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$1,119,300	Relocation Cost	\$687,000
Buildings	\$832,000	Utilities	\$1,542,400
Other Improvements	\$2,500	Total Relocation and Utilities Cost	\$2,229,400
Damages	\$75,000		
Condemnation Increment	\$608,640		
Incidental Costs	\$48,000		
Total Land and Structures Cost	\$2,685,440	Total Right Of Way Cost	\$4,914,840

Source: Thompson + Litton, January 1999

**TABLE 3.2-8a
TOTAL DISPLACEMENTS FOR SEGMENT 109**

	Dwellings	Mobile Homes	Total
Families	8	4	12
Low-Income	2	1	3
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-9
RIGHT OF WAY COSTS FOR SEGMENT 109 CONNECTION
DICKENSON COUNTY**

	Route 637
Land	\$24,000
Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$7,200
Incidental Costs	\$1,500
Relocation Cost	\$0
Total Cost for Interchange	\$32,700

Source: Thompson + Litton, January 1999

**TABLE 3.2-10
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 109**

Land and Structures	\$2,685,440
Relocation	\$687,000
Utilities	\$1,542,400
Connections	\$32,700
Total Right Of Way Cost	\$4,947,540

Source: Thompson + Litton, January 1999

Segment 110

This segment will displace 6 families. None of these families live in mobile homes. None of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$317,000. The proposed segment is located in Dickenson County, south of Clintwood, and runs perpendicular to the Crane's Nest River. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$324,000.

The total estimate of Segment 110 includes the cost of 14 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,767,455. Segment 110 is a part of Alternative E.

**TABLE 3.2-11
RIGHT OF WAY COSTS FOR SEGMENT 110
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$255,350	Relocation Cost	\$317,000
Buildings	\$495,000	Utilities	\$324,000
Other Improvements	\$50,000	Total Relocation and Utilities Cost	\$641,000
Damages	\$50,000		
Condemnation Increment	\$255,105		
Incidental Costs	\$21,000		
Total Land and Structures Cost	\$1,126,455	Total Right Of Way Cost	\$1,767,455

Source: Thompson + Litton, January 1999

**TABLE 3.2-11a
TOTAL DISPLACEMENTS FOR SEGMENT 110**

	Dwellings	Mobile Homes	Total
Families	6	0	6
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 112A

This segment will displace 16 families. Two of the displaced families live in dwellings, and fourteen live in mobile homes. Fourteen of the families being displaced are considered low-income. These fourteen families live in a mobile home park located on State Route 637, south of the intersection of State Routes 637 and 83. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$230,200. The proposed segment is located in Dickenson County and extends across the McClure River. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$554,400.

The total estimate of Segment 112A includes the cost of 11 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,249,132. Segment 112A is a part of Alternative E.

**TABLE 3.2-12
RIGHT OF WAY COSTS FOR SEGMENT 112A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$197,640	Relocation Cost	\$230,200

Buildings	\$75,000	Basic Utilities	\$554,400
Other Improvements	\$22,000	Total Relocation and Utilities Cost	\$784,600
Damages	\$50,000		
Condemnation Increment	\$103,392		
Incidental Costs	\$16,500		
Total Land and Structures Cost	\$464,532	Total Right Of Way Cost	\$1,249,132

Source: Thompson + Litton, January 1999

**TABLE 3.2-12a
TOTAL DISPLACEMENTS FOR SEGMENT 112A**

	Dwellings	Mobile Homes	Total
Families	2	14	16
Low-Income	2	12	14
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 114A

This segment will displace 11 families. Four of these families live in dwellings, and seven live in mobile homes. Nine of the families being displaced are considered low-income. The estimated number of people per household is 2.71 people. The total estimated cost of relocation for this segment is \$264,500. The proposed segment is located in Dickenson County north of Clintwood. There are no businesses or nonprofit organizations being displaced.

Segment 114A has two connections that connect to Rts. 607 and 631. The connection at Rt. 607 takes 1 land parcel. The combined relocation and right of way cost for this connection is \$11,900. The connection at Rt. 631 takes 4 land parcels. The combined relocation and right of way cost for the connection is \$68,075.

The cost for the relocation of utilities is \$167,250.

The total estimate of Segment 114A and the connections include the cost of 31 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. A total of 11 families will be displaced. The total right of way and relocation cost estimate is \$1,251,945. Segment 114A is a part of Alternatives A and B.

**TABLE 3.2-13
RIGHT OF WAY COSTS FOR SEGMENT 114A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$278,400	Relocation Cost	\$264,500
Buildings	\$170,000	Utilities	\$167,250
Other Improvements	\$41,000	Total Relocation and Utilities Cost	\$431,750
Damages	\$50,000		
Condemnation Increment	\$161,820		
Incidental Costs	\$39,000		
Total Land and Structures Cost	\$740,220	Total Right Of Way Cost	\$1,171,970

Source: Thompson + Litton, January 1999

**TABLE 3.2-13a
TOTAL DISPLACEMENTS FOR SEGMENT 114A**

	Dwellings	Mobile Homes	Total
Families	4	7	11
Low-Income	4	5	9
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-14
RIGHT OF WAY COSTS FOR SEGMENT 114A CONNECTIONS
DICKENSON COUNTY**

	Route 631	Route 607
Land	\$17,750	\$8,000
Buildings	\$0	\$0
Other Improvements	\$10,000	\$0
Damages	\$20,000	\$0
Condemnation Increment	\$14,325	\$2,400
Incidental Costs	\$6,000	\$1,500
Relocation Cost	\$0	\$0
Total Cost for Interchange	\$68,075	\$11,900

Source: Thompson + Litton, January 1999

**TABLE 3.2-15
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 114A**

Land and Structures	\$740,220
Relocation	\$264,500
Utilities	\$167,250
Connections	\$79,975
Total Right Of Way Cost	\$1,251,945

Source: Thompson + Litton, January 1999

Segment 115

This segment will displace 5 families. Two of the displaced families live dwellings, and three live in mobile homes. One of the families being displaced is considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$145,500. The proposed segment is located in Dickenson County and runs across the Crane's Nest River. There is 1 business and no nonprofit organizations being displaced. The business is not minority-owned.

Segment 115 has one connection that ties to Rt. 637. This connection takes 4 land parcels, displacing 1 additional family. The combined relocation and right of way cost for this connection is \$262,700.

The cost for the relocation of utilities is \$209,500.

The total estimate of Segment 115 and the connection includes the cost of 19 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. Segment 153 and the connection displace a total of 6 families and 1 business. The total right of way and relocation cost estimate is \$1,062,050. Segment 115 is a part of Alternatives A, B, and C.

**TABLE 3.2-16
RIGHT OF WAY COSTS FOR SEGMENT 115
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$157,000	Relocation Cost	\$145,500
Buildings	\$115,000	Utilities	\$209,500
Other Improvements	\$2,500	Total Relocation and Utilities Cost	\$355,000
Damages	\$50,000		
Condemnation Increment	\$97,350		
Incidental Costs	\$22,500		
Total Land and Structures Cost	\$444,350	Total Right Of Way Cost	\$799,350

Source: Thompson + Litton, January 1999

**TABLE 3.2-16a
TOTAL DISPLACEMENTS FOR SEGMENT 115**

	Dwellings	Mobile Homes	Total
Families	2	3	5
Low-Income	1	0	1
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-17
RIGHT OF WAY COSTS FOR SEGMENT 115 CONNECTION
DICKENSON COUNTY**

	Route 637
Land	\$24,000
Buildings	\$65,000
Other Improvements	\$20,000
Damages	\$50,000
Condemnation Increment	\$47,700
Incidental Costs	\$6,000
Relocation Cost	\$50,000
Total Cost for Interchange	\$262,700

Source: Thompson + Litton, January 1999

**TABLE 3.2-17a
TOTAL DISPLACEMENTS FOR SEGMENT 115 CONNECTION**

	Dwellings	Mobile Homes	Total
Families	1	0	1
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-18
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 115**

Land and Structures	\$444,350
Relocation	\$145,500
Utilities	\$209,500
Connections	\$262,700
Total Right Of Way Cost	\$1,062,050

Source: Thompson + Litton, January 1999

Segment 117A

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Wise County, extending from U.S. Rt. 23, northeast to Rt. 83. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$116,250.

The total estimate of Segment 117A includes the cost of 23 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$566,100. Segment 117A is a part of Alternatives D and E.

**TABLE 3.2-19
RIGHT OF WAY COSTS FOR SEGMENT 117A
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$219,500	Relocation Cost	\$0
Buildings	\$0	Basic Utilities	\$116,250
Other Improvements	\$0	Total Relocation and Utilities Cost	\$116,250
Damages	\$100,000		
Condemnation Increment	\$95,850		
Incidental Costs	\$34,500		
Total Land and Structures Cost	\$449,850	Total Right Of Way Cost	\$566,100

Source: Thompson + Litton, January 1999

Segment 118A

This segment will displace 5 families. None of these families live in mobile homes. Three of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$259,500. The proposed segment is located in Wise County west of the Wise/Dickenson County border. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$30,000.

The total estimate of Segment 118A includes the cost of 14 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,094,140. Segment 118A is a part of Alternative B.

**TABLE 3.2-20
RIGHT OF WAY COSTS FOR SEGMENT 118A
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$306,300	Relocation Cost	\$259,500
Buildings	\$235,000	Utilities	\$30,000
Other Improvements	\$11,500	Total Relocation and Utilities Cost	\$289,500
Damages	\$50,000		
Condemnation Increment	\$180,840		
Incidental Costs	\$21,000		
Total Land and Structures Cost	\$804,640	Total Right Of Way Cost	\$1,094,140

Source: Thompson + Litton, January 1999

**TABLE 3.2-20a
TOTAL DISPLACEMENTS FOR SEGMENT 118A**

	Dwellings	Mobile Homes	Total
Families	5	0	5
Low-Income	3	0	3
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 150

This segment will displace 2 families. Both of the displaced families live in mobile homes. Neither are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$24,000. The proposed segment is located in Wise County along Rt. 83. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$260,500.

The total estimate of Segment 150 includes the cost of 11 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$461,010. Segment 150 is a part of Alternatives A and C.

**TABLE 3.2-21
RIGHT OF WAY COSTS FOR SEGMENT 150
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$93,085	Relocation Cost	\$24,000
Buildings	\$0	Utilities	\$260,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$284,500
Damages	\$30,000		
Condemnation Increment	\$36,925		
Incidental Costs	\$16,500		
Total Land and Structures Cost	\$176,510	Total Right Of Way Cost	\$461,010

Source: Thompson + Litton, January 1999

**TABLE 3.2-21a
TOTAL DISPLACEMENTS FOR SEGMENT 150**

	Dwellings	Mobile Homes	Total
Families	0	2	2
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 153A

This segment will displace 2 families. None of the displaced families live in mobile homes. None of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$104,000. The proposed segment is located in Dickenson County east of the Wise/Dickenson county border. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$7,500.

The total estimate of Segment 153A includes the cost of 8 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$286,260. Segment 153A is a part of Alternative E.

**TABLE 3.2-22
RIGHT OF WAY COSTS FOR SEGMENT 153A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$70,200	Relocation Cost	\$104,000
Buildings	\$55,000	Utilities	\$7,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$111,500
Damages	\$0		
Condemnation Increment	\$37,560		
Incidental Costs	\$12,000		
Total Land and Structures Cost	\$174,760	Total Right Of Way Cost	\$286,260

Source: Thompson + Litton, January 1999

**TABLE 3.2-22a
TOTAL DISPLACEMENTS FOR SEGMENT 153A**

	Dwellings	Mobile Homes	Total
Families	2	0	2
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 154

This segment will displace 26 families. Eleven of these families live in dwellings, and fifteen live in mobile homes. Twelve of the families being displaced are low-income. Fourteen families live in a mobile home

park located near the Clintwood corporation limits on the Industrial Park Road. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$718,500. The proposed segment is located in Dickenson County east of Clintwood. There is 1 business being displaced. This business is not minority owned. No nonprofit organizations will be taken.

Segment 154 has one connection that ties to an industrial park. This connection takes 2 land parcels. The combined relocation and right of way cost for this connection is \$107,000.

The cost for the relocation of utilities is \$696,750.

The total estimate of Segment 154 and the connection includes the cost of 22 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. Also included in the estimate is the cost to relocate 2 graves. The segment and connection combined displace a total of 26 families and 1 business. The total right of way and relocation cost estimate is \$2,759,105. Segment 154 is a part of Alternative C.

**TABLE 3.2-23
RIGHT OF WAY COSTS FOR SEGMENT 154
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$263,250	Relocation Cost	\$718,500
Buildings	\$595,000	Utilities	\$696,750
Other Improvements	\$16,500	Total Relocation and Utilities Cost	\$1,415,250
Damages	\$53,600		
Condemnation Increment	\$278,505		
Incidental Costs	\$30,000		
Total Land and Structures Cost	\$1,236,855	Total Right Of Way Cost	\$2,652,105

Source: Thompson + Litton, January 1999

**TABLE 3.2-23a
TOTAL DISPLACEMENTS FOR SEGMENT 154**

	Dwellings	Mobile Homes	Total
Families	11	15	26
Low-Income	0	12	12
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-24
RIGHT OF WAY COSTS FOR SEGMENT 154 CONNECTION
DICKENSON COUNTY**

	Industrial Park
Land	\$80,000

Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$24,000
Incidental Costs	\$3,000
Relocation Cost	\$0
Total Cost for Interchange	\$107,000

Source: Thompson + Litton, January 1999

**TABLE 3.2-25
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 154**

Land and Structures	\$1,236,855
Relocation	\$718,500
Utilities	\$696,750
Interchanges	\$107,000
Total Right Of Way Cost	\$2,759,105

Source: Thompson + Litton, January 1999

Segment 155A

This segment will displace 3 families. One of the displaced families lives in a dwelling, and two live in mobile homes. Two of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$75,000. The proposed segment is located in Wise County south of Rt. 83. There are no businesses or nonprofit organizations being displaced.

Segment 155A has two connections that connect to Rts. 632 and 83. The Rt. 632 connection takes 6 land parcels, displacing two families. The combined relocation and right of way cost for this connection is \$62,490. The Rt. 83 connection takes 2 land parcels. The combined relocation and right of way cost for this connection is \$5,730.

The cost for the relocation of utilities is \$30,000.

The total estimate of Segment 155A and the connections includes the cost of 15 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and the connections combined displace a total of 5 families. The total right of way and relocation cost estimate is \$326,779. Segment 155A is a part of Alternative D.

**TABLE 3.2-26
RIGHT OF WAY COSTS FOR SEGMENT 155A
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$63,545	Relocation Cost	\$75,000
Buildings	\$46,500	Utilities	\$30,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$105,000
Damages	\$0		
Condemnation Increment	\$33,014		
Incidental Costs	\$10,500		
Total Land and Structures Cost	\$153,559	Total Right Of Way Cost	\$258,559

Source: Thompson + Litton, January 1999

TABLE 3.2-26a
TOTAL DISPLACEMENTS FOR SEGMENT 155A

	Dwellings	Mobile Homes	Total
Families	1	2	3
Low-Income	0	2	2
Minority	0	0	0

Source: Thompson + Litton, January 1999

TABLE 3.2-27
RIGHT OF WAY COSTS FOR SEGMENT 155A CONNECTIONS
WISE COUNTY

	Route 83	Route 632
Land	\$2,100	\$27,300
Buildings	\$0	\$0
Other Improvements	\$0	\$0
Damages	\$0	\$0
Condemnation Increment	\$630	\$8,190
Incidental Costs	\$3,000	\$9,000
Relocation Cost	\$0	\$18,000
Total Cost for Interchange	\$5,730	\$62,490

Source: Thompson + Litton, January 1999

TABLE 3.2-27a
TOTAL DISPLACEMENTS FOR SEGMENT 155A CONNECTION (ROUTE 632)

	Dwellings	Mobile Homes	Total
Families	0	2	2
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

TABLE 3.2-28
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 155A

Land and Structures	\$153,559
Relocation	\$75,000
Utilities	\$30,000
Interchanges	\$68,220
Total Right Of Way Cost	\$326,779

Source: Thompson + Litton, January 1999

Segment 156A

This segment will not displace any families. However, one dwelling will be considered in the damages' figure due to a loss of access. Therefore, the cost to relocate the cable television is included in the relocation estimate. The total estimated cost of relocation for this segment is \$4,500. The proposed segment is located in Dickenson County, south of the Pound River, and east of the Wise/Dickenson County border. There are no businesses or nonprofit organizations being displaced.

Segment 156A has one connection that ties to Rt. 624. This connection takes 4 land parcels. The combined relocation and right of way cost for this connection is \$23,875.

The cost for the relocation of utilities is \$30,000.

The total estimate of Segment 156A and the connection includes the cost of 14 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$310,235. Segment 156A is a part of Alternative B.

**TABLE 3.2-29
RIGHT OF WAY COSTS FOR SEGMENT 156
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$127,200	Relocation Cost	\$4,500
Buildings	\$0	Utilities	\$30,000
Other Improvements	\$5,000	Total Relocation and Utilities Cost	\$34,500
Damages	\$50,000		
Condemnation Increment	\$54,660		
Incidental Costs	\$15,000		
Total Land and Structures Cost	\$251,860	Total Right Of Way Cost	\$286,360

Source: Thompson + Litton, January 1999

**TABLE 3.2-30
RIGHT OF WAY COSTS FOR SEGMENT 156 CONNECTION
DICKENSON COUNTY**

	Route 624
Land	\$13,750
Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$4,125
Incidental Costs	\$6,000
Relocation Cost	\$0
Total Cost for Interchange	\$23,875

Source: Thompson + Litton, January 1999

**TABLE 3.2-31
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 156**

Land and Structures	\$251,860
Relocation	\$4,500
Utilities	\$30,000
Interchanges	\$23,875
Total Right Of Way Cost	\$310,235

Source: Thompson + Litton, January 1999

Segment 157

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Wise County north of Rt. 83. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$7,500.

The total estimate of Segment 157 includes the cost of 6 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$83,307. Segment 157 is a part of Alternative E.

**TABLE 3.2-32
RIGHT OF WAY COSTS FOR SEGMENT 157
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$51,390	Relocation Cost	\$0
Buildings	\$0	Basic Utilities	\$7,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$7,500
Damages	\$0		
Condemnation Increment	\$15,417		
Incidental Costs	\$9,000		
Total Land and Structures Cost	\$75,807	Total Right Of Way Cost	\$83,307

Source: Thompson + Litton, January 1999

Segment 158

This segment will displace 1 family. The displaced family does not live in a mobile home, nor are they considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$82,000. The proposed segment is located in Dickenson County along Rt. 83. There are 3 businesses being displaced, none of which are minority-owned. No nonprofit organizations will be taken.

The cost for the relocation of utilities is \$282,500.

The total estimate of Segment 158 includes the cost of 20 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,039,300. Segment 158 is a part of Alternatives A, C, D, and E.

**TABLE 3.2-33
RIGHT OF WAY COSTS FOR SEGMENT 158
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$196,000	Relocation Cost	\$82,000
Buildings	\$130,000	Utilities	\$282,500
Other Improvements	\$90,000	Total Relocation and Utilities Cost	\$364,500
Damages	\$80,000		
Condemnation Increment	\$148,800		
Incidental Costs	\$30,000		
Total Land and Structures Cost	\$674,800	Total Right Of Way Cost	\$1,039,300

Source: Thompson + Litton, January 1999

**TABLE 3.2-33a
TOTAL DISPLACEMENTS FOR SEGMENT 158**

	Dwellings	Mobile Homes	Total
Families	1	0	1
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 159

This segment will displace 2 families. Both of these families live in mobile homes. None of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$16,000. The proposed segment begins in Wise County, at U.S. 23 in Pound, and extends across the Pound River. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$63,750.

The total estimate of Segment 159 includes the cost of 5 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$228,560. Segment 159 is a part of Alternatives A, B, and C.

**TABLE 3.2-34
RIGHT OF WAY COSTS FOR SEGMENT 159
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$53,700	Relocation Cost	\$16,000
Buildings	\$0	Utilities	\$63,750
Other Improvements	\$0	Total Relocation and Utilities Cost	\$79,750
Damages	\$55,000		
Condemnation Increment	\$32,610		
Incidental Costs	\$7,500		
Total Land and Structures Cost	\$148,810	Total Right Of Way Cost	\$228,560

Source: Thompson + Litton, January 1999

**TABLE 3.2-34a
TOTAL DISPLACEMENTS FOR SEGMENT 159**

	Dwellings	Mobile Homes	Total
Families	0	2	2
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 160A

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment begins in Wise County and extends east into Dickenson County. There are no businesses or nonprofit organizations being displaced.

Segment 160A has two connections that tie to Rts. 631 and a prison. The Rt. 631 connection takes 3 land parcels. The combined relocation and right of way cost for this connection is \$12,495. The prison connection takes 1 land parcel. The combined relocation and right of way cost for this connection is \$2,800.

The cost for the relocation of utilities is \$0 in Wise County and \$35,000 in Dickenson County.

The total estimate of Segment 160A and the connections include the cost of 12 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$196,260. Segment 160A is a part of Alternatives B and E.

**TABLE 3.2-35
RIGHT OF WAY COSTS FOR SEGMENT 160A
WISE COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$39,150	Relocation Cost	\$0
Buildings	\$0	Utilities	\$0
Other Improvements	\$0	Total Relocation and Utilities Cost	\$0
Damages	\$0		
Condemnation Increment	\$11,745		
Incidental Costs	\$7,500		
Total Land and Structures Cost	\$58,395	Total Right Of Way Cost	\$58,395

Source: Thompson + Litton, January 1999

**TABLE 3.2-36
RIGHT OF WAY COSTS FOR SEGMENT 160A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$63,900	Relocation Cost	\$0
Buildings	\$0	Utilities	\$35,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$35,000
Damages	\$0		

Condemnation Increment	\$19,170		
Incidental Costs	\$4,500		
Total Land and Structures Cost	\$87,570	Total Right Of Way Cost	\$122,570

Source: Thompson + Litton, January 1999

**TABLE 3.2-37
RIGHT OF WAY COSTS FOR SEGMENT 160A CONNECTIONS**

	Red Onion	Route 631
Land	\$1,000	\$6,150
Buildings	\$0	\$0
Other Improvements	\$0	\$0
Damages	\$0	\$0
Condemnation Increment	\$300	\$1,845
Incidental Costs	\$1,500	\$4,500
Relocation Cost	\$0	\$0
Total Cost for Interchange	\$2,800	\$12,495

Source: Thompson + Litton, January 1999

**TABLE 3.2-38
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 160A**

Land and Structures	\$145,965
Relocation	\$0
Utilities	\$35,000
Interchanges	\$15,295
Total Right Of Way Cost	\$196,260

Source: Thompson + Litton, January 1999

Segment 161A

This segment will displace 5 families. None of these families live in mobile homes. None are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$259,500. The proposed segment is located in Dickenson County south of Clintwood. There are no businesses or nonprofit organizations being displaced.

Segment 161A has one connection that ties to Rt. 632. This connection takes 3 land parcels, displacing 1 additional family. The relocation and right of way cost for the connection is \$442,250.

The cost for the relocation of utilities is \$67,500.

The total estimate of Segment 161A and the connection includes the cost of 11 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. Both the segment and connection displace a total of 6 families. The total right of way and relocation cost estimate is \$1,389,000. Segment 161A is a part of Alternatives C and E.

**TABLE 3.2-39
RIGHT OF WAY COSTS FOR SEGMENT 161A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$210,000	Relocation Cost	\$259,500
Buildings	\$205,000	Utilities	\$67,500
Other Improvements	\$2,500	Total Relocation and Utilities Cost	\$327,000
Damages	\$50,000		
Condemnation Increment	\$140,250		
Incidental Costs	\$12,000		
Total Land and Structures Cost	\$619,750	Total Right Of Way Cost	\$946,750

Source: Thompson + Litton, January 1999

**TABLE 3.2-39a
TOTAL DISPLACEMENTS FOR SEGMENT 161A**

	Dwellings	Mobile Homes	Total
Families	5	0	5
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-40
RIGHT OF WAY COSTS FOR SEGMENT 161A CONNECTION
WISE COUNTY**

	Route 632
Land	\$147,500
Buildings	\$90,000
Other Improvements	\$10,000
Damages	\$50,000
Condemnation Increment	\$89,250
Incidental Costs	\$4,500
Relocation Cost	\$51,000
Total Cost for Interchange	\$442,250

Source: Thompson + Litton, January 1999

**TABLE 3.2-40a
TOTAL DISPLACEMENTS FOR SEGMENT 161A**

	Dwellings	Mobile Homes	Total
Families	1	0	1

Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-41
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 161A**

Land and Structures	\$619,750
Relocation	\$259,500
Utilities	\$67,500
Interchanges	\$442,250
Total Right Of Way Cost	\$1,389,000

Source: Thompson + Litton, January 1999

Segment 203

This segment will displace 25 families. Seventeen of the displaced families live in dwellings, and eight live in mobile homes. None of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$957,000. The proposed segment begins in Dickenson County, crossing the Russell Fork, and extends east into Buchanan County. There are no businesses or nonprofit organizations being displaced.

Segment 203 has five connections that connect to Rts. 614, 63, 609, and 616. The connection to Rt. 614 takes 1 land parcel, displacing 2 additional families. One of the displaced families lives in a mobile home. The relocation and right of way cost for the connection is \$204,500. The connection to Rt. 63 takes 2 land parcels, displacing 1 additional family and 1 business. The business is not minority-owned. The relocation and right of way cost for the connection is \$556,500. The Rt. 609 connection takes 1 land parcel. The relocation and right of way cost for the connection is \$4,100. The connection to Rt. 63, at Puckett Gap, takes 1 land parcel, displacing 1 family. The relocation and right of way cost for the connection is \$179,250. The connection to Rt. 603 and 616 takes 1 land parcel. The relocation and right of way cost for the connection is \$12,550.

The cost for the relocation of utilities is \$1,608,000 in Dickenson County and \$496,500 in Buchanan County.

The total estimate of Segment 203 and the connections include the cost of 52 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. Also included in the right of way cost is a cemetery with 9 graves. This segment and the connections displace a total of 29 families and 1 business. The total right of way and relocation cost estimate is \$5,687,440. Segment 203 is a part of Alternative A.

**TABLE 3.2-42
RIGHT OF WAY COSTS FOR SEGMENT 203
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$472,100	Relocation Cost	\$957,000
Buildings	\$497,500	Utilities	\$1,608,000
Other Improvements	\$54,500	Total Relocation and Utilities Cost	\$2,565,000
Damages	\$136,200		
Condemnation Increment	\$348,090		
Incidental Costs	\$60,000		

Total Land and Structures Cost	\$1,568,390	Total Right Of Way Cost	\$4,133,390
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Source: Thompson + Litton, January 1999

**TABLE 3.2-43
RIGHT OF WAY COSTS FOR SEGMENT 203
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$70,500	Relocation Cost	\$0
Buildings	\$0	Utilities	\$496,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$496,500
Damages	\$0		
Condemnation Increment	\$21,150		
Incidental Costs	\$9,000		
Total Land and Structures Cost	\$100,650	Total Right Of Way Cost	\$597,150

Source: Thompson + Litton, January 1999

**TABLE 3.2-42a
TOTAL DISPLACEMENTS FOR SEGMENT 203**

	Dwellings	Mobile Homes	Total
Families	17	8	25
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-44
RIGHT OF WAY COSTS FOR SEGMENT 203 CONNECTIONS**

	Route 609	Route 63	Route 614	Puckett Gap	Route 63 & 616
Land	\$2,000	\$75,000	\$30,000	\$37,500	\$8,500
Buildings	\$0	\$280,000	\$80,000	\$60,000	\$0
Other Improvements	\$0	\$0	\$0	\$0	\$0
Damages	\$0	\$25,000	\$0	\$0	\$0
Condemnation Increment	\$600	\$114,000	\$33,000	\$29,250	\$2,550
Incidental Costs	\$1,500	\$3,000	\$1,500	\$1,500	\$1,500
Relocation Cost	\$0	\$59,500	\$60,000	\$51,000	\$0
Total Cost for Interchange	\$4,100	\$556,500	\$204,500	\$179,250	\$12,550

Source: Thompson + Litton, January 1999

**TABLE 3.2-44a
TOTAL DISPLACEMENTS FOR SEGMENT 203 CONNECTION (ROUTE 63)**

	Dwellings	Mobile Homes	Total
Families	1	0	1
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

TABLE 3.2-44b
TOTAL DISPLACEMENTS FOR SEGMENT 203 CONNECTION (ROUTE 614)

	Dwellings	Mobile Homes	Total
Families	1	1	2
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

TABLE 3.2-44c
TOTAL DISPLACEMENTS FOR SEGMENT 203 CONNECTION (PUCKETT GAP)

	Dwellings	Mobile Homes	Total
Families	1	0	1
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

TABLE 3.2-45
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 203

Land and Structures	\$1,669,040
Relocation	\$957,000
Utilities	\$2,104,500
Interchanges	\$956,900
Total Right Of Way Cost	\$5,687,440

Source: Thompson + Litton, January 1999

Segment 204

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Buchanan County, east of the Buchanan/Dickenson County border. There are no businesses or nonprofit organizations being displaced.

The cost for relocation of utilities is \$925,500.

The total estimate of Segment 204 includes the cost of 8 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,029,020. Segment 204 is a part of Alternative A.

**TABLE 3.2-46
RIGHT OF WAY COSTS FOR SEGMENT 204
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$65,400	Relocation Cost	\$0
Buildings	\$5,000	Utilities	\$925,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$925,500
Damages	\$0		
Condemnation Increment	\$21,120		
Incidental Costs	\$12,000		
Total Land and Structures Cost	\$103,520	Total Right Of Way Cost	\$1,029,020

Source: Thompson + Litton, January 1999

Segment 205

This segment will displace 16 families. Nine of the displaced families live in dwellings and seven live in mobile homes. One family is considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$523,000. The proposed segment is located in Dickenson County, west of Haysi, and runs parallel to the McClure River. There are no businesses or nonprofit organizations being displaced.

Segment 205 has one connection that ties to Rte. 603. This connection takes 4 land parcels. The relocation and right of way cost for this connection is \$138,600.

The cost for the relocation of utilities is \$151,500.

The total estimate of Segment 205 and the connection includes the cost of 24 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and connection displaces a total of 16 families. The total right of way and relocation cost estimate is \$1,549,800. Segment 205 is a part of Alternatives B and C.

**TABLE 3.2-47
RIGHT OF WAY COSTS FOR SEGMENT 205
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$172,000	Relocation Cost	\$523,000
Buildings	\$327,500	Utilities	\$151,500
Other Improvements	\$24,500	Total Relocation and Utilities Cost	\$674,500
Damages	\$20,000		
Condemnation Increment	\$163,200		
Incidental Costs	\$30,000		
Total Land and Structures Cost	\$736,700	Total Right Of Way Cost	\$1,411,200

Source: Thompson + Litton, January 1999

**TABLE 3.2-47a
TOTAL DISPLACEMENTS FOR SEGMENT 205**

	Dwellings	Mobile Homes	Total
Families	9	7	16
Low-Income	1	0	1
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-48
RIGHT OF WAY COSTS FOR SEGMENT 205 CONNECTION
DICKENSON COUNTY**

	Route 603
Land	\$72,000
Buildings	\$5,000
Other Improvements	\$0
Damages	\$25,000
Condemnation Increment	\$30,600
Incidental Costs	\$6,000
Relocation Cost	\$0
Total Cost for Interchange	\$138,600

Source: Thompson + Litton, January 1999

**TABLE 3.2-49
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 205**

Land and Structures	\$736,700
Relocation	\$523,000
Utilities	\$151,500
Interchanges	\$138,600
Total Right Of Way Cost	\$1,549,800

Source: Thompson + Litton, January 1999

Segment 206

This segment will displace 6 families. Two of these displaced families live in mobile homes, and the other four families live in dwellings. Five families are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$283,000 in Dickenson County and \$0 in Buchanan County. The proposed segment begins in Dickenson County, northwest of Haysi, crosses Russell Fork and extends northeast into Buchanan County. There will be 1 business displaced. This business is not minority-owned. No nonprofit organizations will be displaced.

Segment 206 has two connections that connect to a strip mine and Rt. 80. The strip mine connection takes 2 land parcels. The relocation and right of way cost for the connection is \$11,190. The Rt. 80 connection takes 1 land parcel. The relocation and right of way cost for the connection is \$19,440.

The cost for the relocation of utilities is \$1,155,250 in Dickenson County and \$739,000 in Buchanan County.

The total estimate of Segment 206 and the connections include the cost of 27 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and the connections combined displace a total of 6 families and 1 business. Also included in the right of way is the cost to relocate 125 graves. The total right of way and relocation cost estimate is \$3,562,930. Segment 206 is a part of Alternative B.

**TABLE 3.2-50
RIGHT OF WAY COSTS FOR SEGMENT 206
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$345,000	Relocation Cost	\$283,000
Buildings	\$280,000	Utilities	\$1,155,250
Other Improvements	\$3,500	Total Relocation and Utilities Cost	\$1,438,250
Damages	\$325,000		
Condemnation Increment	\$286,050		
Incidental Costs	\$31,500		
Total Land and Structures Cost	\$1,271,050	Total Right Of Way Cost	\$2,709,300

Source: Thompson + Litton, January 1999

**TABLE 3.2-50a
TOTAL DISPLACEMENTS FOR SEGMENT 206**

	Dwellings	Mobile Homes	Total
Families	4	2	6
Low-Income	3	2	5
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-51
RIGHT OF WAY COSTS FOR SEGMENT 206
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$60,000	Relocation Cost	\$0
Buildings	\$0	Utilities	\$739,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$739,000
Damages	\$0		
Condemnation Increment	\$18,000		
Incidental Costs	\$6,000		
Total Land and Structures Cost	\$84,000	Total Right Of Way Cost	\$823,000

Source: Thompson + Litton, January 1999

**TABLE 3.2-52
RIGHT OF WAY COSTS FOR SEGMENT 206 CONNECTIONS**

	Strip Mine Road	Route 80
Land	\$6,300	\$13,800
Buildings	\$0	\$0
Other Improvements	\$0	\$0
Damages	\$0	\$0
Condemnation Increment	\$1,890	\$4,140
Incidental Costs	\$3,000	\$1,500
Relocation Cost	\$0	\$0
Total Cost for Interchange	\$11,190	\$19,440

Source: Thompson + Litton, January 1999

**TABLE 3.2-53
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 206**

Land and Structures	\$1,355,050
Relocation	\$283,000
Utilities	\$1,894,250
Interchanges	\$30,630
Total Right Of Way Cost	\$3,562,930

Source: Thompson + Litton, January 1999

Segment 207

This segment will displace 30 families. Twenty-seven of the displaced families live in dwellings, and the remaining three live in mobile homes. Twenty-five of the families being displaced are considered low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$1,438,500. The proposed segment is located in Buchanan County, beginning east of the county line and extending to U.S. 460. There are no businesses but 1 nonprofit organization, the Harmon Volunteer Fire Department, being displaced.

The cost for the relocation of utilities is \$487,500.

The total estimate of Segment 207 includes the cost of 37 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The estimate also includes the costs of a small cemetery consisting of 5 graves. The total right of way and relocation cost estimate is \$3,848,170. Segment 207 is a part of Alternative B.

**TABLE 3.2-54
RIGHT OF WAY COSTS FOR SEGMENT 207
BUCHANAN COUNTY**

Land and Structures	Relocation and Utilities
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Land	\$490,400	Relocation Cost	\$1,438,500
Buildings	\$790,000	Utilities	\$487,500
Other Improvements	\$61,500	Total Relocation and Utilities Cost	\$1,926,000
Damages	\$94,000		
Condemnation Increment	\$430,770		
Incidental Costs	\$55,500		
Total Land and Structures Cost	\$1,922,170	Total Right Of Way Cost	\$3,848,170

Source: Thompson + Litton, January 1999

**TABLE 3.2-54a
TOTAL DISPLACEMENTS FOR SEGMENT 207**

	Dwellings	Mobile Homes	Total
Families	27	3	30
Low-Income	24	1	25
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 208

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment begins in Dickenson County, east of Haysi, and extends into Buchanan County. There are no businesses or nonprofit organizations being displaced.

Segment 208 has one connection that ties to Wolfpin Branch. This connection takes 5 land parcels. The relocation and right of way cost for this connection is \$117,350.

The cost for relocation of utilities in Dickenson County is \$628,400 and \$585,000 in Buchanan County.

The total estimate of Segment 208 and the connection includes the cost of 23 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,623,600. Segment 208 is a part of Alternatives C, D, and E.

**TABLE 3.2-55
RIGHT OF WAY COSTS FOR SEGMENT 208
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$41,500	Relocation Cost	\$0

Buildings	\$0	Utilities	\$628,400
Other Improvements	\$0	Total Relocation and Utilities Cost	\$628,400
Damages	\$0		
Condemnation Increment	\$12,450		
Incidental Costs	\$10,500		
Total Land and Structures Cost	\$64,450	Total Right Of Way Cost	\$692,850

Source: Thompson + Litton, January 1999

**TABLE 3.2-56
RIGHT OF WAY COSTS FOR SEGMENT 208
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$163,000	Relocation Cost	\$0
Buildings	\$0	Utilities	\$585,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$585,000
Damages	\$0		
Condemnation Increment	\$48,900		
Incidental Costs	\$16,500		
Total Land and Structures Cost	\$228,400	Total Right Of Way Cost	\$813,400

Source: Thompson + Litton, January 1999

**TABLE 3.2-57
RIGHT OF WAY COSTS FOR SEGMENT 208 CONNECTION**

	Wolfpin Branch
Land	\$84,500
Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$25,350
Incidental Costs	\$7,500
Relocation Cost	\$0
Total Cost for Interchange	\$117,350

Source: Thompson + Litton, January 1999

**TABLE 3.2-58
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 208**

Land and Structures	\$292,850
Relocation	\$0
Utilities	\$1,213,400
Interchanges	\$117,350
Total Right Of Way Cost	\$1,623,600

Source: Thompson + Litton, January 1999

Segment 209

This segment will displace 9 families. Six of these families live in dwellings, and three live in mobile homes. Two of the families being displaced are considered low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$352,500. The proposed segment is located in Buchanan County, ending at U.S. 460 in Grundy. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$799,250.

The total estimate of Segment 209 includes the cost of 25 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The estimate also includes the cost to relocate a cemetery and 60 graves. The total right of way and relocation cost estimate is \$2,138,835. Segment 209 is a part of Alternative C.

**TABLE 3.2-59
RIGHT OF WAY COSTS FOR SEGMENT 209
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$262,950	Relocation Cost	\$352,500
Buildings	\$280,000	Utilities	\$799,250
Other Improvements	\$29,500	Total Relocation and Utilities Cost	\$1,151,750
Damages	\$158,000		
Condemnation Increment	\$219,135		
Incidental Costs	\$37,500		
Total Land and Structures Cost	\$987,085	Total Right Of Way Cost	\$2,138,835

Source: Thompson + Litton, January 1999

**TABLE 3.2-59a
TOTAL DISPLACEMENTS FOR SEGMENT 209**

	Dwellings	Mobile Homes	Total
Families	6	3	9
Low-Income	2	0	2
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 214

This segment will displace 4 families. The displaced families do not live in mobile homes. Three are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$208,500. The proposed segment is located in Dickenson County south of the Cranes Nest River. There are no businesses or nonprofit organizations being displaced.

Segment 214 has one connection that ties to Rt. 63. This connection takes 1 land parcel. The relocation and right of way cost for this connection is \$5,010.

The cost for the relocation of utilities is \$570,750.

The total estimate of Segment 214 includes the cost of 11 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,125,560. Segment 214 is a part of Alternatives A, B, and C.

**TABLE 3.2-60
RIGHT OF WAY COSTS FOR SEGMENT 214
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$87,000	Relocation Cost	\$208,500
Buildings	\$135,000	Utilities	\$570,750
Other Improvements	\$4,000	Total Relocation and Utilities Cost	\$779,250
Damages	\$25,000		
Condemnation Increment	\$75,300		
Incidental Costs	\$15,000		
Total Land and Structures Cost	\$341,300	Total Right Of Way Cost	\$1,120,550

Source: Thompson + Litton, January 1999

**TABLE 3.2-60a
TOTAL DISPLACEMENTS FOR SEGMENT 214**

	Dwellings	Mobile Homes	Total
Families	4	0	4
Low-Income	3	0	3
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-61
RIGHT OF WAY COSTS FOR SEGMENT 214 CONNECTION
DICKENSON COUNTY**

	Route 63
Land	\$2,700
Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$810
Incidental Costs	\$1,500
Relocation Cost	\$0

Total Cost for Interchange	\$5,010
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Source: Thompson + Litton, January 1999

**TABLE 3.2-62
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 214**

Land and Structures	\$341,300
Relocation	\$208,500
Utilities	\$570,750
Interchanges	\$5,010
Total Right Of Way Cost	\$1,125,560

Source: Thompson + Litton, January 1999

Segment 218A

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Buchanan County west of Grundy. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$24,750.

The total estimate of Segment 218A includes the cost of 9 land, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$177,090. Segment 218A is a part of Alternatives A and D.

**TABLE 3.2-63
RIGHT OF WAY COSTS FOR SEGMENT 218A
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$106,800	Relocation Cost	\$0
Buildings	\$0	Utilities	\$24,750
Other Improvements	\$0	Total Relocation and Utilities Cost	\$24,750
Damages	\$0		
Condemnation Increment	\$32,040		
Incidental Costs	\$13,500		
Total Land and Structures Cost	\$152,340	Total Right Of Way Cost	\$177,090

Source: Thompson + Litton, January 1999

Segment 219A

This segment will displace 7 families. None of the displaced families live in mobile homes. Two families are considered low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$364,000. The proposed segment is located in Buchanan County southwest of Grundy. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$62,250.

The total estimate of Segment 219A includes the cost of 29 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. Also included in the right of way estimate are damages to a baseball field, tennis courts, and a picnic shelter. The total right of way and relocation cost estimate is \$2,909,135. Segment 219A is a part of Alternatives A and D.

**TABLE 3.2-64
RIGHT OF WAY COSTS FOR SEGMENT 219A
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$1,078,950	Relocation Cost	\$364,000
Buildings	\$480,000	Utilities	\$62,250
Other Improvements	\$87,500	Total Relocation and Utilities Cost	\$426,250
Damages	\$230,000		
Condemnation Increment	\$562,935		
Incidental Costs	\$43,500		
Total Land and Structures Cost	\$2,482,885	Total Right Of Way Cost	\$2,909,135

Source: Thompson + Litton, January 1999

**TABLE 3.2-64a
TOTAL DISPLACEMENTS FOR SEGMENT 219A**

	Dwellings	Mobile Homes	Total
Families	7	0	7
Low-Income	2	0	2
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 221

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Dickenson County west of the McClure River. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$319,500.

The total estimate of Segment 221 includes the cost of 3 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$403,040. Segment 221 is a part of Alternative D.

**TABLE 3.2-65
RIGHT OF WAY COSTS FOR SEGMENT 221
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$60,800	Relocation Cost	\$0
Buildings	\$0	Utilities	\$319,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$319,500
Damages	\$0		
Condemnation Increment	\$18,240		
Incidental Costs	\$4,500		
Total Land and Structures Cost	\$83,540	Total Right Of Way Cost	\$403,040

Source: Thompson + Litton, January 1999

Segment 222

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Dickenson County along the McClure River. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$972,000.

The total estimate of Segment 222 includes the cost of 3 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,028,370. Segment 222 is a part of Alternative E.

**TABLE 3.2-66
RIGHT OF WAY COSTS FOR SEGMENT 222
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$39,900	Relocation Cost	\$0
Buildings	\$0	Utilities	\$972,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$972,000
Damages	\$0		
Condemnation Increment	\$11,970		
Incidental Costs	\$4,500		
Total Land and Structures Cost	\$56,370	Total Right Of Way Cost	\$1,028,370

Source: Thompson + Litton, January 1999

Segment 229A

This segment will displace 1 family. None of the displaced families live in mobile homes or are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$51,000. The proposed segment is located in Dickenson County east of the McClure River. There are no businesses or nonprofit organizations being displaced.

Segment 229A has two connections that connect to Rts. 83 and 652. The Rt. 83 connection takes 2 land parcels. The combined relocation and right of way cost for this connection is \$26,140. The Rt. 652 connection takes 2 parcels. The combined relocation and right of way cost for this connection is \$15,090.

The cost for the relocation of utilities is \$2,315,250.

The total estimate of Segment 229A and the connections include the cost of 24 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. One family will be displaced. Also included in the right of way estimate is the cost of

twenty graves. The total right of way and relocation cost estimate is \$2,965,670. Segment 229A is a part of Alternatives D and E.

**TABLE 3.2-67
RIGHT OF WAY COSTS FOR SEGMENT 229A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$306,300	Relocation Cost	\$51,000
Buildings	\$60,000	Utilities	\$2,315,250
Other Improvements	\$0	Total Relocation and Utilities Cost	\$2,366,250
Damages	\$40,000		
Condemnation Increment	\$121,890		
Incidental Costs	\$30,000		
Total Land and Structures Cost	\$558,190	Total Right Of Way Cost	\$2,924,440

Source: Thompson + Litton, January 1999

**TABLE 3.2-67a
TOTAL DISPLACEMENTS FOR SEGMENT 229A**

	Dwellings	Mobile Homes	Total
Families	1	0	1
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-68
RIGHT OF WAY COSTS FOR SEGMENT 229A CONNECTIONS
DICKENSON COUNTY**

	Route 83	Route 652
Land	\$17,800	\$9,300
Buildings	\$0	\$0
Other Improvements	\$0	\$0
Damages	\$0	\$0
Condemnation Increment	\$5,340	\$2,790
Incidental Costs	\$3,000	\$3,000
Relocation Cost	\$0	\$0
Total Cost for Interchange	\$26,140	\$15,090

Source: Thompson + Litton, January 1999

**TABLE 3.2-69
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 229A**

Land and Structures	\$558,190
Relocation	\$51,000
Utilities	\$2,315,250
Interchanges	\$41,230
Total Right Of Way Cost	\$2,965,670

Source: Thompson + Litton, January 1999

Segment 236A

This segment will displace 7 families. Five of the displaced families live in dwellings and two live in mobile homes. Three of the families being displaced are considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$276,000. The proposed segment is located in Dickenson County north of Haysi. No businesses or nonprofit organizations will be displaced.

Segment 236A has one connection that ties to a strip mining road. This connection takes 1 land parcel. The combined relocation and right of way cost for this connection is \$5,270.

The cost for the relocation of utilities is \$843,950.

The total estimate of Segment 236A and the connection includes the cost of 21 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and connection combined displace a total of 7 families. The total right of way and relocation cost estimate is \$2,115,660. Segment 236A is a part of Alternative C.

**TABLE 3.2-70
RIGHT OF WAY COSTS FOR SEGMENT 236A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$522,800	Relocation Cost	\$276,000
Buildings	\$145,000	Utilities	\$843,950
Other Improvements	\$21,000	Total Relocation and Utilities Cost	\$1,119,950
Damages	\$50,000		
Condemnation Increment	\$221,640		
Incidental Costs	\$30,000		
Total Land and Structures Cost	\$990,440	Total Right Of Way Cost	\$2,110,390

Source: Thompson + Litton, January 1999

**TABLE 3.2-70a
TOTAL DISPLACEMENTS FOR SEGMENT 236A**

	Dwellings	Mobile Homes	Total
Families	5	2	7
Low-Income	3	0	3

Minority	0	0	0
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Source: Thompson + Litton, January 1999

**TABLE 3.2-71
RIGHT OF WAY COSTS FOR SEGMENT 236A CONNECTION
DICKENSON COUNTY**

	Strip Mining Road
Land	\$2,900
Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$870
Incidental Costs	\$1,500
Relocation Cost	\$0
Total Cost for Interchange	\$5,270

Source: Thompson + Litton, January 1999

**TABLE 3.2-72
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 236A**

Land and Structures	\$990,440
Relocation	\$276,000
Utilities	\$843,950
Interchanges	\$5,270
Total Right Of Way Cost	\$2,115,660

Source: Thompson + Litton, January 1999

Segment 237

This segment will displace 17 families. Twelve of these families live in dwellings, and five live in mobile homes. Twelve of the families being displaced are considered low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$497,000. The proposed segment is located in Buchanan County parallel to U.S. 460. There are no businesses being displaced, but there is one nonprofit organization, a church, taken.

The cost for the relocation of utilities is \$48,750.

The total estimate of Segment 237 includes the cost of 28 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,448,025. Segment 237 is a part of Alternative E.

**TABLE 3.2-73
RIGHT OF WAY COSTS FOR SEGMENT 237
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$404,750	Relocation Cost	\$497,000
Buildings	\$195,000	Utilities	\$48,750

Other Improvements	\$22,000	Total Relocation and Utilities Cost	\$545,750
Damages	\$40,000		
Condemnation Increment	\$198,525		
Incidental Costs	\$42,000		
Total Land and Structures Cost	\$902,275	Total Right Of Way Cost	\$1,448,025

Source: Thompson + Litton, January 1999

**TABLE 3.2-73a
TOTAL DISPLACEMENTS FOR SEGMENT 237**

	Dwellings	Mobile Homes	Total
Families	12	5	17
Low-Income	12	0	12
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 238A

This segment will not displace any families. The proposed segment is located in Buchanan County along U.S. 460. One business but no nonprofit organizations will be displaced.

The cost for the relocation of utilities is \$7,500.

The total estimate of Segment 238A includes the cost of 11 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$295,095. Segment 238A is a part of Alternatives B and E.

**TABLE 3.2-74
RIGHT OF WAY COSTS FOR SEGMENT 238A
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$138,150	Relocation Cost	\$20,000
Buildings	\$0	Utilities	\$7,500
Other Improvements	\$5,000	Total Relocation and Utilities Cost	\$27,500
Damages	\$50,000		
Condemnation Increment	\$57,945		
Incidental Costs	\$16,500		
Total Land and Structures Cost	\$267,595	Total Right Of Way Cost	\$295,095

Source: Thompson + Litton, January 1999

Segment 239

This segment will not displace any families. However, some lines for cable television will have to be relocated. The total estimated cost of relocation for this segment is \$4,500. The proposed segment is located in Buchanan County south of Rt. 614. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$15,000.

The total estimate of Segment 239 includes the cost of 11 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$100,935. Segment 239 is a part of Alternative C.

**TABLE 3.2-75
RIGHT OF WAY COSTS FOR SEGMENT 239
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$49,950	Relocation Cost	\$4,500
Buildings	\$0	Utilities	\$15,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$19,500
Damages	\$0		
Condemnation Increment	\$14,985		
Incidental Costs	\$16,500		
Total Land and Structures Cost	\$81,435	Total Right Of Way Cost	\$100,935

Source: Thompson + Litton, January 1999

Segment 240A

This segment will displace 9 families. Seven of the displaced families live in dwellings, and two live in mobile homes. One of the families being displaced is considered low-income. The average number of persons per household is 2.71. The total estimated cost of relocation for this segment is \$377,500. The proposed segment is located in Dickenson County southeast of Haysi. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$441,950.

The total estimate of Segment 240A includes the cost of 15 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,580,350. Segment 240A is a part of Alternatives D and E.

**TABLE 3.2-76
RIGHT OF WAY COSTS FOR SEGMENT 240A
DICKENSON COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$164,000	Relocation Cost	\$377,500
Buildings	\$370,000	Utilities	\$441,950
Other Improvements	\$9,000	Total Relocation and Utilities Cost	\$819,450
Damages	\$25,000		
Condemnation Increment	\$170,400		
Incidental Costs	\$22,500		
Total Land and Structures Cost	\$760,900	Total Right Of Way Cost	\$1,580,350

Source: Thompson + Litton, January 1999

**TABLE 3.2-76a
TOTAL DISPLACEMENTS FOR SEGMENT 240A**

	Dwellings	Mobile Homes	Total
Families	7	2	9
Low-Income	1	0	1
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 302

This segment will displace 8 families. Six of the displaced families live in dwellings, and two live in mobile homes. None are considered low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$338,000. The proposed segment begins in Buchanan County, near Rt. 642 and extends east to the West Virginia State line. There are no businesses or nonprofit organizations being displaced.

Segment 302 has one connection that ties to Rte. 643. This connection takes 7 land parcels. The combined relocation and right of way cost for this connection is \$14,760.

The cost for the relocation of utilities is \$87,000.

The total estimate of Segment 302 includes the cost of 65 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. A total of eight families will be displaced. The total right of way and relocation cost estimate is \$2,034,790. Segment 302 is a part of Alternatives B and E.

**TABLE 3.2-77
RIGHT OF WAY COSTS FOR SEGMENT 302
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$752,700	Relocation Cost	\$338,000
Buildings	\$320,000	Utilities	\$87,000
Other Improvements	\$30,400	Total Relocation and Utilities Cost	\$425,000
Damages	\$50,000		
Condemnation Increment	\$345,930		
Incidental Costs	\$96,000		
Total Land and Structures Cost	\$1,595,030	Total Right Of Way Cost	\$2,020,030

Source: Thompson + Litton, January 1999

**TABLE 3.2-77a
TOTAL DISPLACEMENTS FOR SEGMENT 302**

	Dwellings	Mobile Homes	Total
Families	6	2	8
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-78
RIGHT OF WAY COSTS FOR SEGMENT 302 CONNECTION
BUCHANAN COUNTY**

	Route 643
Land	\$10,200
Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$3,060
Incidental Costs	\$1,500
Relocation Cost	\$0
Total Cost for Interchange	\$14,760

Source: Thompson + Litton, January 1999

**TABLE 3.2-79
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 302**

Land and Structures	\$1,595,030
Relocation	\$338,000
Utilities	\$87,000
Interchanges	\$14,760
Total Right Of Way Cost	\$2,034,790

Source: Thompson + Litton, January 1999

Segment 303A

This segment will displace 6 families. None of the displaced families live in mobile homes. None are considered low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$312,000. The proposed segment is located in Buchanan County, beginning at U.S. 460 north of Grundy and ending near Rt. 642. There are no businesses or nonprofit organizations being displaced.

Segment 303A has one connection that ties to Rte. 460. This connection takes 11 land parcels, displacing 10 additional families. Two of these families are low-income. The relocation and right of way cost for the Rte. 460 connection is \$762,000.

The cost for the relocation of utilities is \$110,000.

The total estimate of Segment 303A and the connection includes the cost of 51 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. Segment 303A and the connection displace a total of 16 families. The total right of way and relocation cost estimate is \$2,613,940. Segment 303A is a part of Alternatives B and E.

**TABLE 3.2-80
RIGHT OF WAY COSTS FOR SEGMENT 303
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$548,800	Relocation Cost	\$312,000
Buildings	\$400,000	Utilities	\$110,000

Other Improvements	\$31,000	Total Relocation and Utilities Cost	\$422,000
Damages	\$74,000		
Condemnation Increment	\$316,140		
Incidental Costs	\$60,000		
Total Land and Structures Cost	\$1,429,940	Total Right Of Way Cost	\$1,851,940

Source: Thompson + Litton, January 1999

**TABLE 3.2-80a
TOTAL DISPLACEMENTS FOR SEGMENT 303**

	Dwellings	Mobile Homes	Total
Families	6	0	6
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-81
RIGHT OF WAY COSTS FOR SEGMENT 303 CONNECTION
BUCHANAN COUNTY**

	Route 460
Land	\$120,000
Buildings	\$240,000
Other Improvements	\$5,000
Damages	\$10,000
Condemnation Increment	\$112,500
Incidental Costs	\$16,500
Relocation Cost	\$258,000
Total Cost for Interchange	\$762,000

Source: Thompson + Litton, January 1999

**TABLE 3.2-81a
TOTAL DISPLACEMENTS FOR SEGMENT 303 CONNECTION**

	Dwellings	Mobile Homes	Total
Families	4	6	10
Low-Income	0	2	2
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-82
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 303**

Land and Structures	\$1,429,940
Relocation	\$312,000
Utilities	\$110,000
Interchanges	\$762,000
Total Right Of Way Cost	\$2,613,940

Source: Thompson + Litton, January 1999

Segment 313

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Buchanan County, south of Rt. 83. There are no businesses or nonprofit organizations being displaced.

Segment 313 has one connection that ties to Hobbs Branch. This connection takes 15 land parcels, displacing 1 mobile home. The combined relocation and right of way cost for this connection is \$184,510.

The cost for the relocation of utilities is \$121,500.

The total estimate of Segment 313 includes the cost of 30 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. A total of one family will be displaced. This family resides in a mobile home but is not considered low-income. The total right of way and relocation cost estimate is \$682,630. Segment 313 is a part of Alternatives A, C, and D.

**TABLE 3.2-83
RIGHT OF WAY COSTS FOR SEGMENT 313
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$247,400	Relocation Cost	\$0
Buildings	\$0	Utilities	\$121,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$121,500
Damages	\$25,000		
Condemnation Increment	\$81,720		
Incidental Costs	\$22,500		
Total Land and Structures Cost	\$376,620	Total Right Of Way Cost	\$498,120

Source: Thompson + Litton, January 1999

**TABLE 3.2-84
RIGHT OF WAY COSTS FOR SEGMENT 313 CONNECTION
BUCHANAN COUNTY**

	Hobbs Branch
Land	\$67,700
Buildings	\$0
Other Improvements	\$0
Damages	\$50,000
Condemnation Increment	\$35,310
Incidental Costs	\$22,500
Relocation Cost	\$9,000
Total Cost for Interchange	\$184,510

Source: Thompson + Litton, January 1999

**TABLE 3.2-85
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 313**

Land and Structures	\$376,620
Relocation	\$0
Utilities	\$121,500
Interchanges	\$184,510
Total Right Of Way Cost	\$682,630

Source: Thompson + Litton, January 1999

Segment 314

This segment will not displace any families. However, the cost of relocating a cable television line has been included. The total estimated cost of relocation for this segment is \$9,000. The proposed segment begins in Buchanan County south of Rt. 83. There are no businesses or nonprofit organizations being displaced.

Segment 314 has one connection, which ties to Rt. 641. The connection to Rt. 641 takes 3 land parcels. The combined relocation and right of way cost for this connection is \$8,140.

The cost for the relocation of utilities is \$60,000.

The total estimate of Segment 314 and the connections includes the cost of 29 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$575,040. Segment 314 is a part of Alternatives A, C, and D.

**TABLE 3.2-86
RIGHT OF WAY COSTS FOR SEGMENT 314
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$313,000	Relocation Cost	\$9,000
Buildings	\$0	Utilities	\$60,000
Other Improvements	\$0	Total Relocation and Utilities Cost	\$69,000
Damages	\$40,000		
Condemnation Increment	\$105,900		
Incidental Costs	\$39,000		
Total Land and Structures Cost	\$497,900	Total Right Of Way Cost	\$566,900

Source: Thompson + Litton, January 1999

**TABLE 3.2-87
RIGHT OF WAY COSTS FOR SEGMENT 314 CONNECTION
BUCHANAN COUNTY**

	Route 641
Land	\$2,800
Buildings	\$0
Other Improvements	\$0
Damages	\$0
Condemnation Increment	\$840

Incidental Costs	\$4,500
Relocation Cost	\$0
Total Cost for Interchange	\$8,140

Source: Thompson + Litton, January 1999

**TABLE 3.2-88
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 314**

Land and Structures	\$497,900
Relocation	\$9,000
Utilities	\$60,000
Interchanges	\$8,140
Total Right Of Way Cost	\$575,040

Source: Thompson + Litton, January 1999

Segment 318

This segment will displace 8 families. These families do not live in mobile homes, nor are they low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$421,500. The proposed segment is located in Buchanan County, beginning near Rt. 639 and ending at the West Virginia State line. There are no businesses or nonprofit organizations being displaced.

The cost for the relocation of utilities is \$539,000.

The total estimate of Segment 318 includes the cost of 18 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,791,940. Segment 318 is a part of Alternatives A, C, and D.

**TABLE 3.2-89
RIGHT OF WAY COSTS FOR SEGMENT 318
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$183,800	Relocation Cost	\$421,500
Buildings	\$400,000	Utilities	\$539,000
Other Improvements	\$15,000	Total Relocation and Utilities Cost	\$960,500
Damages	\$20,000		
Condemnation Increment	\$185,640		
Incidental Costs	\$27,000		
Total Land and Structures Cost	\$831,440	Total Right Of Way Cost	\$1,791,940

Source: Thompson + Litton, January 1999

**TABLE 3.2-89a
TOTAL DISPLACEMENTS FOR SEGMENT 318**

	Dwellings	Mobile Homes	Total
Families	8	0	8
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

Segment 326

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Buchanan County over Harper Creek. There are no businesses or nonprofit organizations being displaced.

The cost for relocation of utilities is \$56,500.

The total estimate of Segment 326 includes the cost of 1 land parcel, any improvements on this parcel, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$124,430. Segment 326 is a part of Alternatives A and D.

**TABLE 3.2-90
RIGHT OF WAY COSTS FOR SEGMENT 326
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$51,100	Relocation Cost	\$0
Buildings	\$0	Utilities	\$56,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$56,500
Damages	\$0		
Condemnation Increment	\$15,330		
Incidental Costs	\$1,500		
Total Land and Structures Cost	\$67,930	Total Right Of Way Cost	\$124,430

Source: Thompson + Litton, January 1999

Segment 327

This segment will not displace any families. The total estimated cost of relocation for this segment is \$15,000. The proposed segment is located in Buchanan County, below Grundy, west of U.S. 460. There are two businesses being displaced, neither is minority-owned.

There are no utility crossings on this segment.

The total estimate of Segment 327 includes the cost of 20 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The total right of way and relocation cost estimate is \$1,704,840. Segment 327 is a part of Alternatives A and D.

**TABLE 3.2-91
RIGHT OF WAY COSTS FOR SEGMENT 327
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$1,111,800	Relocation Cost	\$15,000
Buildings	\$65,000	Utilities	\$0
Other Improvements	\$0	Total Relocation and Utilities Cost	\$15,000
Damages	\$100,000		
Condemnation Increment	\$383,040		
Incidental Costs	\$30,000		
Total Land and Structures Cost	\$1,689,840	Total Right Of Way Cost	\$1,704,840

Source: Thompson + Litton, January 1999

Segment 328

This segment will not displace any families. The total estimated cost of relocation for this segment is \$0. The proposed segment is located in Buchanan County, south of Grundy, east of U.S. 460. There are no businesses or nonprofit organizations being displaced.

Segment 328 has one connection that ties to Watkins Branch. This connection takes 58 land parcels, displacing 32 additional families and 2 businesses. Neither of the businesses is minority-owned. The relocation and right of way cost for the connection is \$8,199,850.

The cost for the relocation of utilities is \$307,500.

The total estimate of Segment 328 and the connection includes the cost of 70 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and connection combined displace a total of 32 families and 2 businesses. The total right of way and relocation cost estimate is \$8,783,660. Segment 328 is a part of Alternatives A and D.

**TABLE 3.2-92
RIGHT OF WAY COSTS FOR SEGMENT 328
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$198,700	Relocation Cost	\$0
Buildings	\$0	Utilities	\$307,500
Other Improvements	\$0	Total Relocation and Utilities Cost	\$307,500
Damages	\$0		
Condemnation Increment	\$59,610		
Incidental Costs	\$18,000		
Total Land and Structures Cost	\$276,310	Total Right Of Way Cost	\$583,810

Source: Thompson + Litton, January 1999

**TABLE 3.2-93
RIGHT OF WAY COSTS FOR SEGMENT 328 CONNECTION
BUCHANAN COUNTY**

	Watkins Branch
Land	\$668,500
Buildings	\$3,965,000
Other Improvements	\$21,000
Damages	\$200,000
Condemnation Increment	\$1,456,350
Incidental Costs	\$87,000
Relocation Cost	\$1,802,000
Total Cost for Interchange	\$8,199,850

Source: Thompson + Litton, January 1999

**TABLE 3.2-93a
TOTAL DISPLACEMENTS FOR SEGMENT 328 CONNECTION**

	Dwellings	Mobile Homes	Total
Families	32	0	32
Low-Income	4	0	4
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-94
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 328**

Land and Structures	\$276,310
Relocation	\$0
Utilities	\$307,500
Interchanges	\$8,199,850
Total Right Of Way Cost	\$8,783,660

Source: Thompson + Litton, January 1999

Segment 336A

This segment will displace 9 families. None of the displaced families live in mobile homes or are considered low-income. The average number of persons per household is 2.85. The total estimated cost of relocation for this segment is \$517,500. The proposed segment is located in Buchanan County, beginning at U.S. 460 in Grundy and ending near Harper Creek. There is 1 business being displaced. This business is not minority-owned.

Segment 336A has two connections that connect to Hoot Owl and Watkins Branch. The connection to Watkins Branch takes 58 land parcels, displacing 32 additional families and 2 businesses. The combined relocation and right of way cost for this connection is \$8,128,090. The connection to Hoot Owl takes 3 land parcels, displacing 1 additional family. The combined relocation and right of way cost for this connection is \$132,655.

The cost for the relocation of utilities is \$488,500.

The total estimate of Segment 336A and the connections includes the cost of 90 land parcels, any improvements on these parcels, damages to nearby structures, and incidental costs in addition to the relocation estimate. The segment and the connections combined displace a total of 42 families and 3 businesses. The businesses are not minority-owned. The total right of way and relocation cost estimate is \$12,131,245. Segment 336A is a part of Alternative C.

**TABLE 3.2-95
RIGHT OF WAY COSTS FOR SEGMENT 336A
BUCHANAN COUNTY**

Land and Structures		Relocation and Utilities	
Land	\$1,125,000	Relocation Cost	\$517,500
Buildings	\$990,000	Utilities	\$488,500
Other Improvements	\$5,000	Total Relocation and Utilities Cost	\$1,006,000
Damages	\$50,000		
Condemnation Increment	\$651,000		
Incidental Costs	\$43,500		
Total Land and Structures Cost	\$2,864,500	Total Right Of Way Cost	\$3,870,500

Source: Thompson + Litton, January 1999

**TABLE 3.2-95a
TOTAL DISPLACEMENTS FOR SEGMENT 336A**

	Dwellings	Mobile Homes	Total
Families	9	0	9
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-96
RIGHT OF WAY COSTS FOR SEGMENT 336A CONNECTIONS
BUCHANAN COUNTY**

	Watkins Branch	Hoot Owl
Land	\$613,300	\$18,350
Buildings	\$3,965,000	\$40,000
Other Improvements	\$21,000	\$1,000
Damages	\$200,000	\$0
Condemnation Increment	\$1,439,790	\$17,805
Incidental Costs	\$87,000	\$4,500
Relocation Cost	\$1,802,000	\$51,000
Total Cost for Interchange	\$8,128,090	\$132,655

Source: Thompson + Litton, January 1999

**TABLE 3.2-96a
TOTAL DISPLACEMENTS FOR SEGMENT 336A CONNECTION (WATKINS BRANCH)**

	Dwellings	Mobile Homes	Total
Families	32	0	32
Low-Income	4	0	4
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-96b
TOTAL DISPLACEMENTS FOR SEGMENT 336A (HOOT OWL)**

	Dwellings	Mobile Homes	Total
Families	1	0	1
Low-Income	0	0	0
Minority	0	0	0

Source: Thompson + Litton, January 1999

**TABLE 3.2-97
TOTAL RIGHT OF WAY COSTS FOR SEGMENT 336A**

Land and Structures	\$2,864,500
Relocation	\$517,500
Utilities	\$488,500
Interchanges	\$8,260,745
Total Right Of Way Cost	\$12,131,245

Source: Thompson + Litton, January 1999

3.3 Right of Way and Relocation Cost per Option

There are five Build Alternatives for the Coalfields Expressway. The following section discusses the cost estimates and any significant findings for each Alternative in its entirety.

Alternative A

Alternative A includes the segments 159, 150, 106, 158, 107, 114A, 115, 214, 203, 204, 218, 219A, 327, 328, 326, 313, 314, and 318.

This Alternative will displace a total of 120 families. Of these, there are 21 low-income residences. There are 10 businesses and 1 non-profit organization being displaced.

The total right of way and relocation estimate of Alternative A is \$32,351,287.

**TABLE 3.3-1
RIGHT OF WAY COSTS FOR ALTERNATIVE A**

TOTAL UTILITY COST	\$6,763,250
RIGHT OF WAY COST	\$20,193,538
RELOCATION COST	\$5,394,499
TOTAL COST	\$32,351,287

Source: Thompson + Litton, January 1999

Alternative B

Alternative B includes the segments 159, 118A, 160A, 156A, 114A, 115, 214, 205, 206, 207, 238A, 303A, and 302.

This Alternative will displace a total of 101 families. Of these, there are 49 low-income residences. There are 3 businesses and 1 nonprofit organization being displaced.

The total right of way and relocation estimate of Alternative B is \$19,173,475.

**TABLE 3.3-2
RIGHT OF WAY COSTS FOR ALTERNATIVE B**

TOTAL UTILITY COST	\$3,844,000
RIGHT OF WAY COST	\$11,208,475
RELOCATION COST	\$4,121,000
TOTAL COST	\$19,173,475

Alternative C

Alternative C includes the segments 159, 150, 106, 158, 108A, 161A, 154, 115, 214, 205, 236A, 208, 239, 209, 336A, 313, 314, and 318.

This Alternative will displace a total of 150 families. Of these, there are 28 low-income residences. There are 9 businesses and one nonprofit organization being displaced.

The total right of way and relocation estimate of Alternative C is \$35,566,761.

**TABLE 3.3-3
RIGHT OF WAY COSTS FOR ALTERNATIVE C**

TOTAL UTILITY COST	\$7,705,850
RIGHT OF WAY COST	\$21,330,912
RELOCATION COST	\$6,529,999
TOTAL COST	\$35,566,761

Source: Thompson + Litton, January 1999

Alternative D

Alternative D includes the segments 117A, 155A, 106, 158, 108A, 109, 221, 229A, 240A, 208, 218A, 219A, 327, 328, 326, 313, 314, and 318.

This Alternative will displace a total of 96 families. Of these, there are 12 low-income residences. There are 8 businesses and one nonprofit organization being displaced.

The total right of way and relocation estimate of Alternative D is \$34,993,635.

**TABLE 3.3-4
RIGHT OF WAY COSTS FOR ALTERNATIVE D**

TOTAL UTILITY COST	\$8,755,250
RIGHT OF WAY COST	\$21,318,386
RELOCATION COST	\$4,919,999
TOTAL COST	\$34,993,635

Source: Thompson + Litton, January 1999

Alternative E

Alternative E includes the segments 117A, 157A, 160A, 153A, 158, 108A, 161A, 110, 112A, 222, 229A, 240A, 208, 239, 237, 238A, 303A, and 302.

This alternative will displace a total of 85 families. Of these, there are 29 low-income residences. There are 4 businesses and one nonprofit organization being displaced.

The total right of way and relocation estimate of Alternative E is \$21,302,451.

**TABLE 3.3-5
RIGHT OF WAY COSTS FOR ALTERNATIVE E**

TOTAL UTILITY COST	\$6,920,500
RIGHT OF WAY COST	\$11,426,751
RELOCATION COST	\$3,054,700
TOTAL COST	\$21,401,951

Source: Thompson + Litton, January 1999

