



Notes:

SITE LOCATIONS

- 1 - Short Property
- 2 - Hampton Dr
- 3 - Tays Br
- 4 - US 23/ KY RT 1750
- 5 - Lick Br

Project Number	???
Reference Project	Electronic
Field Book Number	Electronic
Page Number	Electronic
Technician	Clarence Scarberry
Cadd	Dillion Baldwin
Checked By	Dewey L. Bocook, JR.



BOCOOK ENGINEERING, INC.
CONSULTING ENGINEERS

312 TENTH STREET
PAINTSVILLE, KY 41240
(606) 789-5961 - phone

259 NORTH ARNOLD AVENUE
PRESTONSBURG, KY 41653
(606) 886-7884 - phone

EXHIBIT - SITE LOCATIONS
for
Johnson County
Board of Education
located at
Johnson County, KY

Scale	Date	Sheet	Revision	Drawing No.
N.T.S.	5/3/2021	1 of 1		9767Exhibit

Thom,

As requested by Mr. Gilbert, the following is a brief evaluation of the sites investigated during the selection process for the New Johnson County High School.

Since none of the sites evaluated have addresses, attached is a topographic map showing the location of each site that was considered. Evaluation Cost have been rounded to the nearest \$100,000.

Site 1 – Short Property: Development Cost \$21,400,000 + \$3,700,000 (access road). **Total \$25,100,000**

Advantages:

1. Public Utilities, including Water, Sewer and Electric Power is located adjacent to the proposed site.
2. Short property adjoins existing JCBE property (Highland Elementary).
3. Central location for School District. Site will enable JCBE to centralize all facilities, including K-2, Intermediate School, High School, Maintenance Building, Bus Garage, all sports facilities, Football Field, High School Baseball Field, Junior High Baseball Field, Soccer Field, Track, Cross Country, Agriculture facilities, Board Office, adequate parking.
4. Centralization of facilities on site.
5. Only one property owner required for development.
6. Total developed property approximately 106 acres, 60 acres of structure bearing property and 40 acres for athletic and agriculture facilities.
7. Additional feasible development.

Disadvantages:

1. Construction of approximately one mile of access road to development site. \$3,700,000 estimated for road construction included in Development Cost. A shorter access road to site is available but KYDOT restricted usable because of anticipated traffic.
- 2.

Site 2 - Hampton Drive: Development Cost \$18,600,000 + \$2,100,000 (access road). **Total \$20,700,000.** Four options was evaluated on the Hampton Drive site. Does not include cost for Blue Line Steams encroachment, sewage treatment.

Advantages:

1. Public Utilities, Domestic Water available along Route 23
2. Only one property owner required for development.
3. Central Location
4. Adjacent to major highway, RT 23
5. Develops 40 acres of property, of which 32 acres is structure bearing.

Disadvantages:

1. Entrance to RT 23 would need to be relocated.
2. Site is approximately two miles from Public Sewage, a lift station and line would need to be ran or a sewage package installed to service the site.

3. Electric Power would have to be ran to site.
4. Approximately $\frac{3}{4}$ mile of access road would be required to develop the entire property.
5. Topographic condition of the site (long and narrow) would lend the development to have facilities to be separated from each other.
6. Approximately 1700 feet of Blue Line Stream would be affected.
7. Site would not be able to house all JCBE Facilities.
8. No additional, feasible development.

Site 3 – Teays Branch: Development Cost \$7,600,000 plus \$11,500,000. Total \$19,100,000.

Advantages:

1. Central Location
2. Public Utilities, including Water, Sewer and Electric Power is located adjacent to the proposed site.
3. Approximately 2,000 feet of roadway needed to access development site.
4. Develops approximately 40 acres total of which 20 acres or less structure bearing.

Disadvantages:

1. Entrance at RT. 40 currently floods.
2. Approximately, 2,000 feet of roadway would have to be improved from RT. 40 to site. The existing access is limited in width and would involve several owners to widen. Another 2,000 feet of access road will be needed to access the site. Approximate improvement cost, \$5,500,000.
3. RT. 40 is a two-lane road. RT. 40 would need to be upgraded to the intersection of RT. 321 with right and left turn lanes. Relocation of a major nature gas line that would be required with this improvement. Approximate cost of improvement \$6,000,000.
4. Development would impact approximately 3,000 feet of Blue Line Stream.
5. No additional, feasible development

Site 4 – US 23/RT 1750: Development Cost not completed due to site being too small to accommodate a High School.

Advantages:

1. Adjacent to major highway, RT 23
2. Public Utilities, Domestic Water available along Route 23
- 3.

Disadvantages:

1. Upgrade to entrance to RT 23 would be needed.
2. Site is not near Public Sewage facilities. A sewage treatment package would be required.
3. Electric power would need to be ran to site.
4. The majority of site is located on highway waste material placed during the construction of RT 23 which would require deep foundation consideration.
5. Site would only be able to accommodate a High School at best with parking being vertically separated from structure.
6. Site would not accommodate future expansion of K-2, Intermediate School, Maintenance Building, Bus Garage

Site 5 – Lick Branch: Development cost not completed due to undesirable location.

Advantages:

1. Would accommodate future development.
2. Site will enable JCBE to centralize all facilities, including K through 2, Intermediate School, High School, Maintenance Building, Bus Garage, all sports facilities, Football Field, High School Baseball Field, Junior High Baseball Field, Soccer Field, Track, Cross Country, Agriculture facilities, Board Office, adequate parking.
- 3.

Disadvantages:

1. Mine site currently being reclaimed.
2. Not Centrally located.
3. Building sites would require deep foundation consideration.
4. RT 1750 is a two-lane road. Approximately 3000 feet of RT 1750 to be utilized to reach RT 23.
5. Approximately 3000 feet of access road to be constructed from RT 1750 to building site.
6. No Public Utilities at site. Water would have to be ran from RT 23 area, approximately 1.1 miles.
7. Excessive Grade of access road from RT 1750 to building site.

Cost per developed property

1. Site 1 – Short Property: \$201,900per acre developed.
2. Site 2 - Hampton Drive: \$517,500 per acre developed.
3. Site 3 – Teays Branch: \$477,500 per acre developed.
4. Site 4 – US 23/RT 1750: Cost not determined.
5. Site 5 – Lick Branch: Cost not determined.