



**Action Requested/Required:**

- Vote/Action Requested
  - Discussion or Presentation Only
  - Public Hearing
- Report Date: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Voting Date: \_\_\_\_\_

**Department:** Engineering **Presenter(s) & Title:** Bethany Watson  
City Engineer

**Agenda Item Title:**

Discussion on Authorization of First Offers for Property Acquisition for Hwy 140 Improvements Project Hwy 140 at Marietta Hwy/Riverstone Pkwy

**Summary:**

See memo.

**Budget Implications:**

Budgeted?  Yes  No  N/A

Total Cost of Project:  Check if Estimated

Fund Source: General Fund  Water & Sewer  Sales Tax  Other:

**Staff Recommendations:**

**Reviews:**

Has this been reviewed by Management and Legal Counsel, if required?  Yes  No

**Attachments:**

Memo



# Memorandum

**To:** Mayor and City Council  
**From:** Bethany Watson, P.E., AICP, City Engineer  
**CC:** Billy Peppers, City Manager  
**Date:** March 23, 2026  
**Re:** Authorization of First Offers for Property Acquisition – PI 0017789 Hwy 140 Improvements Project (Marietta Hwy/Riverstone Pkwy)

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This memo documents first offers for the acquisition of 23 parcels required for the Hwy 140 Improvements Project. This project is a critical infrastructure priority aimed at enhancing traffic flow and safety at the intersection of Hwy 140 and Marietta Hwy/Riverstone Pkwy.

In accordance with the Georgia Department of Transportation’s Plan Development Process, the following steps have been completed to reach the valuation stage:

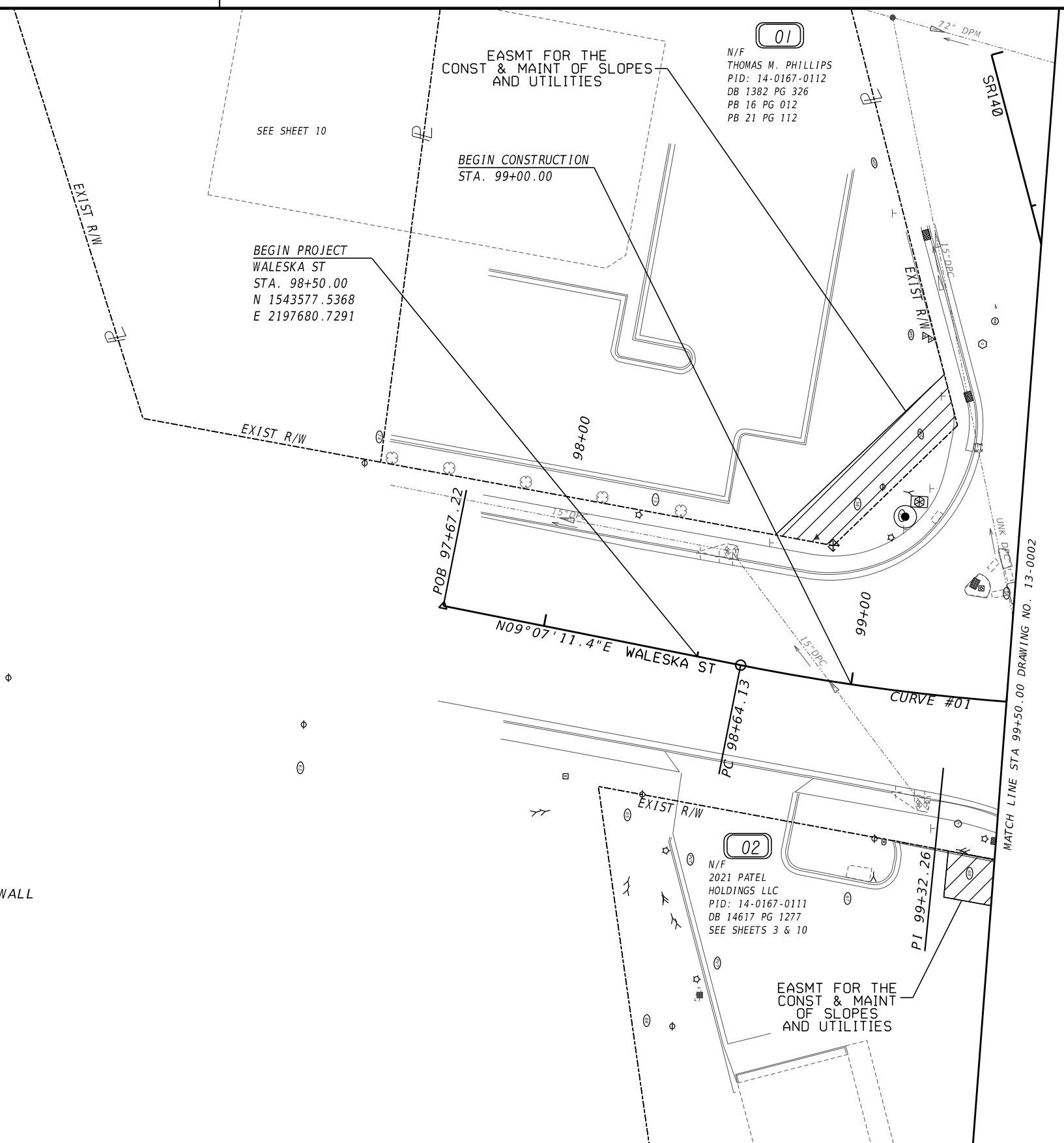
- Right of Way plans approved
- Detailed Cost Estimate provided by approved appraisal service
- Formal Appraisal completed by consulting firm

The total estimated cost for this phase of property acquisition covers the fair market value of the 23 parcels, including permanent right-of-way, temporary construction easements, and in some cases costs to cure. Of the 23 parcels, 18 parcels are ready to approve first offers. Detailed information on each parcel can be found below.

Parcel 1: \$5,700	Parcel 13: \$22,600
Parcel 2: \$28,900	Parcel 14/16/17: \$11,200
Parcel 3: \$92,000	Parcel 15: \$61,600
Parcel 4: In valuation	Parcel 18: \$5,700
Parcel 5: \$12,900	Parcel 19: \$2,300
Parcel 6: In valuation	Parcel 20: \$500
Parcel 7: In valuation	Parcel 21: \$7,700
Parcel 8: \$9,200	Parcel 22: \$4,400
Parcel 9: \$19,800	Parcel 23: \$3,200
Parcel 10: In valuation	
Parcel 11: \$12,500	
Parcel 12: City Owned	

As a reminder, the City pays 20% of the costs, with the remaining 80% paid with Federal Grants. Of the 20%, 32.4% is paid for with Impact Fees and the remaining with SPLOST/TSPLOST.

The Engineering Department recommends that the City Council approve the first offers. Establishing these acquisitions is the next step toward commencing construction of this project.



01  
N/F  
THOMAS M. PHILLIPS  
PID: 14-0167-0112  
DB 1382 PG 326  
PB 16 PG 012  
PB 21 PG 112

02  
N/F  
2021 PATEL  
HOLDINGS LLC  
PID: 14-0167-0111  
DB 14617 PG 1277  
SEE SHEETS 3 & 10

CONSTRUCTION NOTES:  
1. PAVE SIDEWALK TO FACE OF WALL

PROPERTY AND EXISTING R/W LINE		BEGIN LIMIT OF ACCESS.....BLA	
REQUIRED R/W LINE		END LIMIT OF ACCESS.....ELA	
CONSTRUCTION LIMITS		EXISTING LIMIT OF ACCESS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES		REQ'D LIMIT OF ACCESS	
EASEMENT FOR CONSTR OF SLOPES		EXISTING LIMIT OF ACCESS & R/W	
EASEMENT FOR CONSTR OF DRIVES		REQ'D LIMIT OF ACCESS & R/W	
		ORANGE BARRIER FENCE	
		ESA - ENV. SENSITIVE AREA	

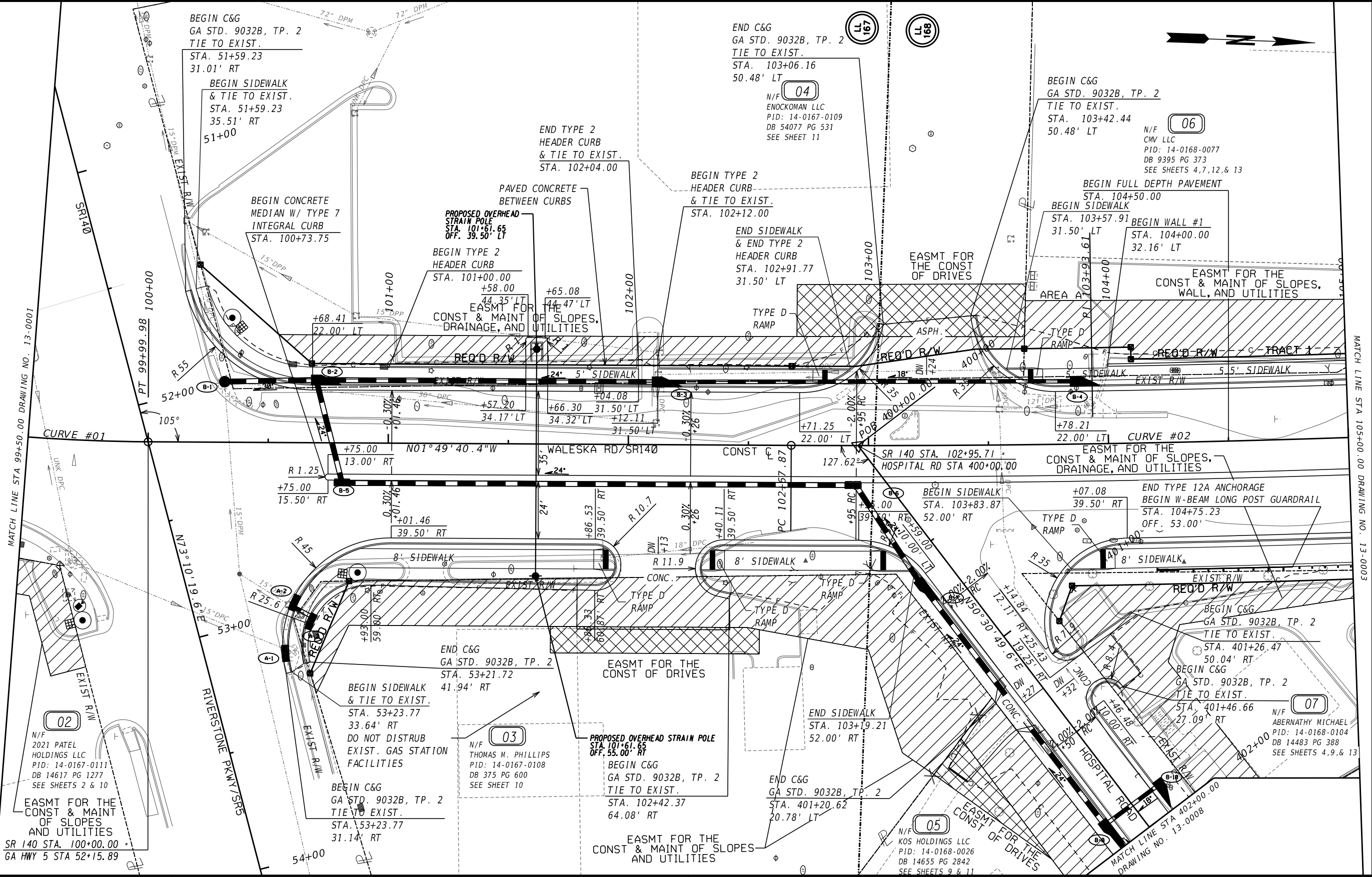
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SCALE IN FEET

REVISION DATES	

CONSTRUCTION PLAN  
SR 140 @ SR 5 BUSINESS

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	13-0001
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VERIFIED:	DATE:	



PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	▨
EASEMENT FOR CONSTR OF SLOPES	▩
EASEMENT FOR CONSTR OF DRIVES	▧

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
EXISTING LIMIT OF ACCESS	---
REQ'D LIMIT OF ACCESS	---
EXISTING LIMIT OF ACCESS & R/W	---
REQ'D LIMIT OF ACCESS & R/W	---
ORANGE BARRIER FENCE	●
ESA - ENV. SENSITIVE AREA	▼

02	N/F 2021 PATEL HOLDINGS LLC PID: 14-0167-0111 DB 14617 PG 1277 SEE SHEETS 2 & 10
03	N/F THOMAS M. PHILLIPS PID: 14-0167-0108 DB 375 PG 600 SEE SHEET 10
04	N/F ENOCKOMAN LLC PID: 14-0167-0109 DB 54077 PG 531 SEE SHEET 11
05	N/F KOS HOLDINGS LLC PID: 14-0168-0026 DB 14655 PG 2842 SEE SHEETS 9 & 11
06	N/F CMV LLC PID: 14-0168-0077 DB 9395 PG 373 SEE SHEETS 4, 7, 12, & 13
07	N/F ABERNATHY MICHAEL PID: 14-0168-0104 DB 14483 PG 388 SEE SHEETS 4, 9, & 13

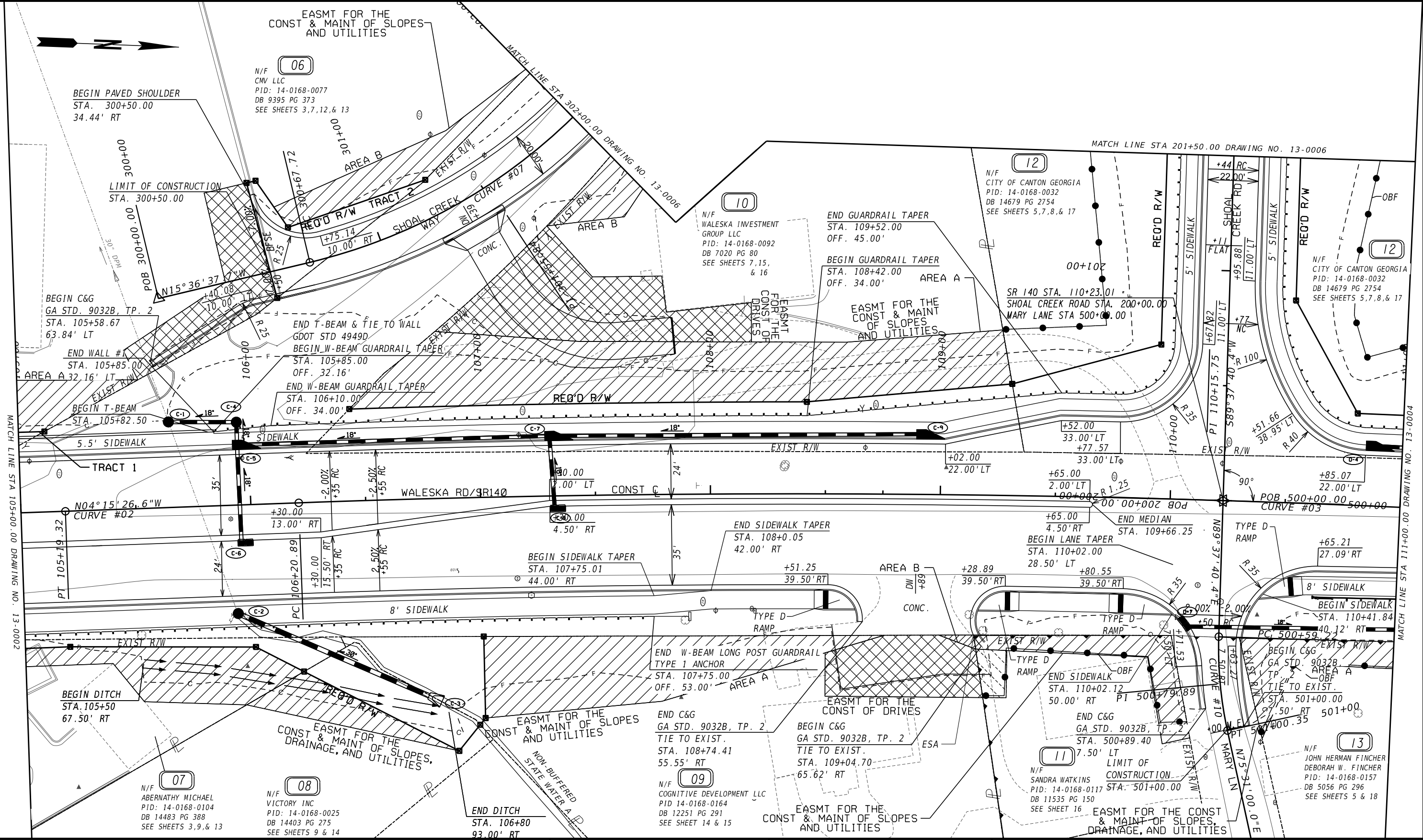
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REVISION DATES	

**CONSTRUCTION PLAN**  
SR 140 @ SR 5 BUSINESS

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PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	▨
EASEMENT FOR CONSTR OF SLOPES	▩
EASEMENT FOR CONSTR OF DRIVES	▧

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
EXISTING LIMIT OF ACCESS	∞
REQ'D LIMIT OF ACCESS	∞
EXISTING LIMIT OF ACCESS & R/W	▨
REQ'D LIMIT OF ACCESS & R/W	▨
ORANGE BARRIER FENCE	●
ESA - ENV. SENSITIVE AREA	▲

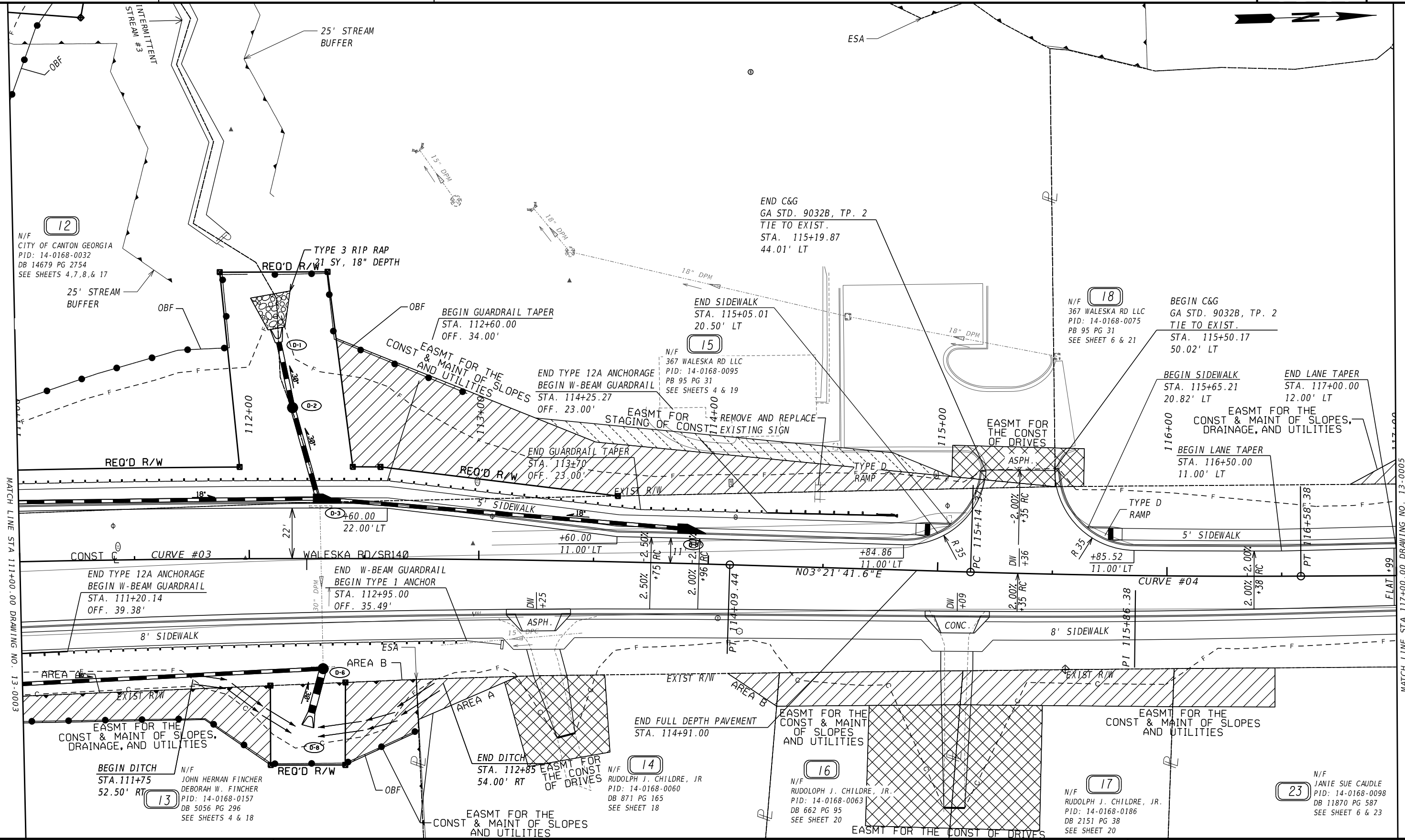
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REVISION DATES	

**CONSTRUCTION PLAN**  
SR 140 @ SR 5 BUSINESS

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PROPERTY AND EXISTING R/W LINE	---	BEGIN LIMIT OF ACCESS.....BLA	---
REQUIRED R/W LINE	---	END LIMIT OF ACCESS.....ELA	---
CONSTRUCTION LIMITS	---	EXISTING LIMIT OF ACCESS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---	REQ'D LIMIT OF ACCESS	---
EASEMENT FOR CONSTR OF SLOPES	---	EXISTING LIMIT OF ACCESS & R/W	---
EASEMENT FOR CONSTR OF DRIVES	---	REQ'D LIMIT OF ACCESS & R/W	---
	---	ORANGE BARRIER FENCE	---
	---	ESA - ENV. SENSITIVE AREA	---

13	N/F JOHN HERMAN FINCHER DEBORAH W. FINCHER PID: 14-0168-0157 DB 5056 PG 296 SEE SHEETS 4 & 18
14	N/F RUDOLPH J. CHILDRÉ, JR. PID: 14-0168-0060 DB 871 PG 165 SEE SHEET 18
15	N/F 367 WALESKA RD LLC PID: 14-0168-0095 PB 95 PG 31 SEE SHEETS 4 & 19
16	N/F RUDOLPH J. CHILDRÉ, JR. PID: 14-0168-0063 DB 662 PG 95 SEE SHEET 20
17	N/F RUDOLPH J. CHILDRÉ, JR. PID: 14-0168-0186 DB 2151 PG 38 SEE SHEET 20
18	N/F 367 WALESKA RD LLC PID: 14-0168-0075 PB 95 PG 31 SEE SHEET 6 & 21
23	N/F JANIE SUE CAUDLE PID: 14-0168-0098 DB 11870 PG 587 SEE SHEET 6 & 23

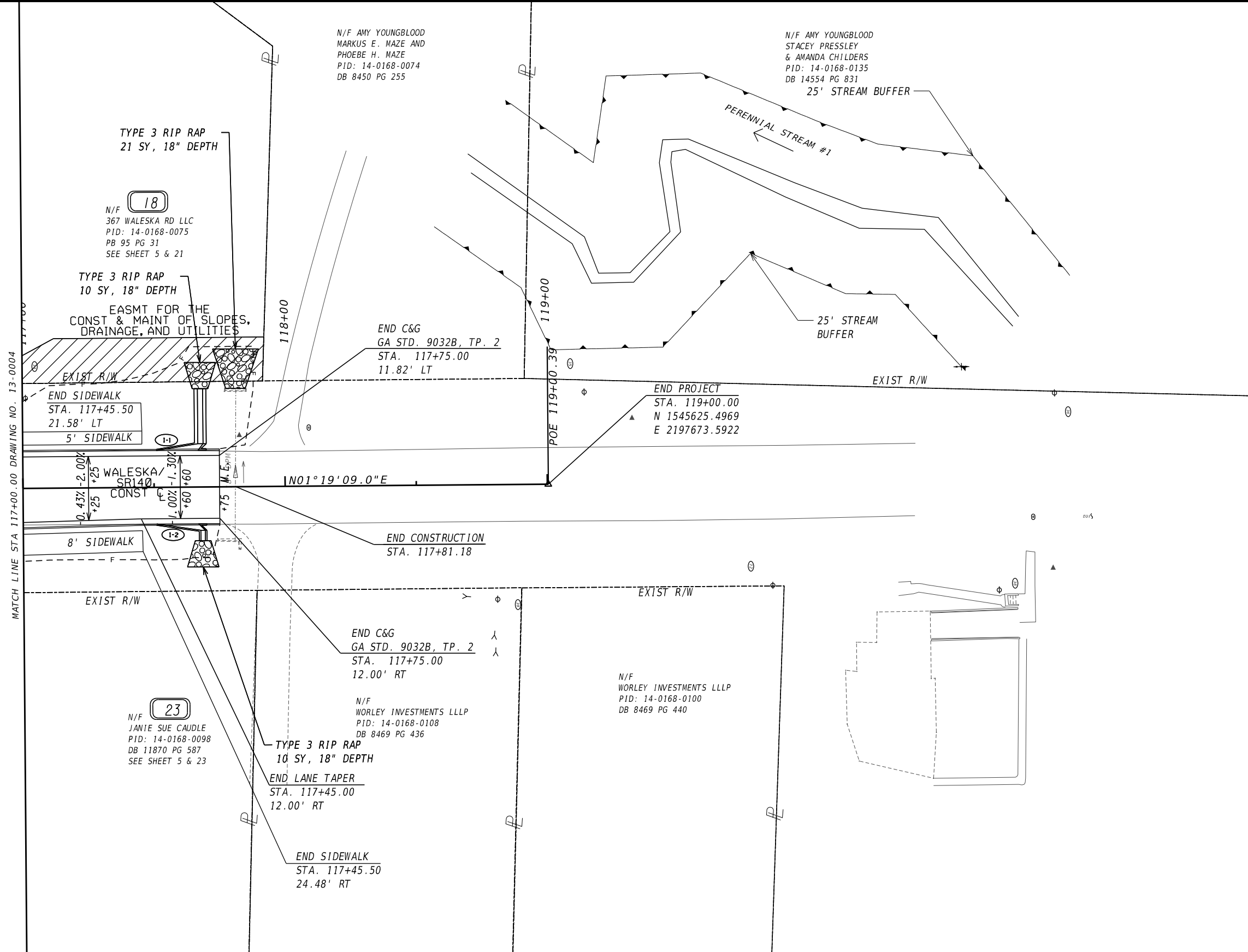
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REVISION DATES	

**CONSTRUCTION PLAN**  
SR 140 @ SR 5 BUSINESS

CHECKED:	DATE:	DRAWING No.
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VERIFIED:	DATE:	



PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	▨
EASEMENT FOR CONSTR OF SLOPES	▩
EASEMENT FOR CONSTR OF DRIVES	▧

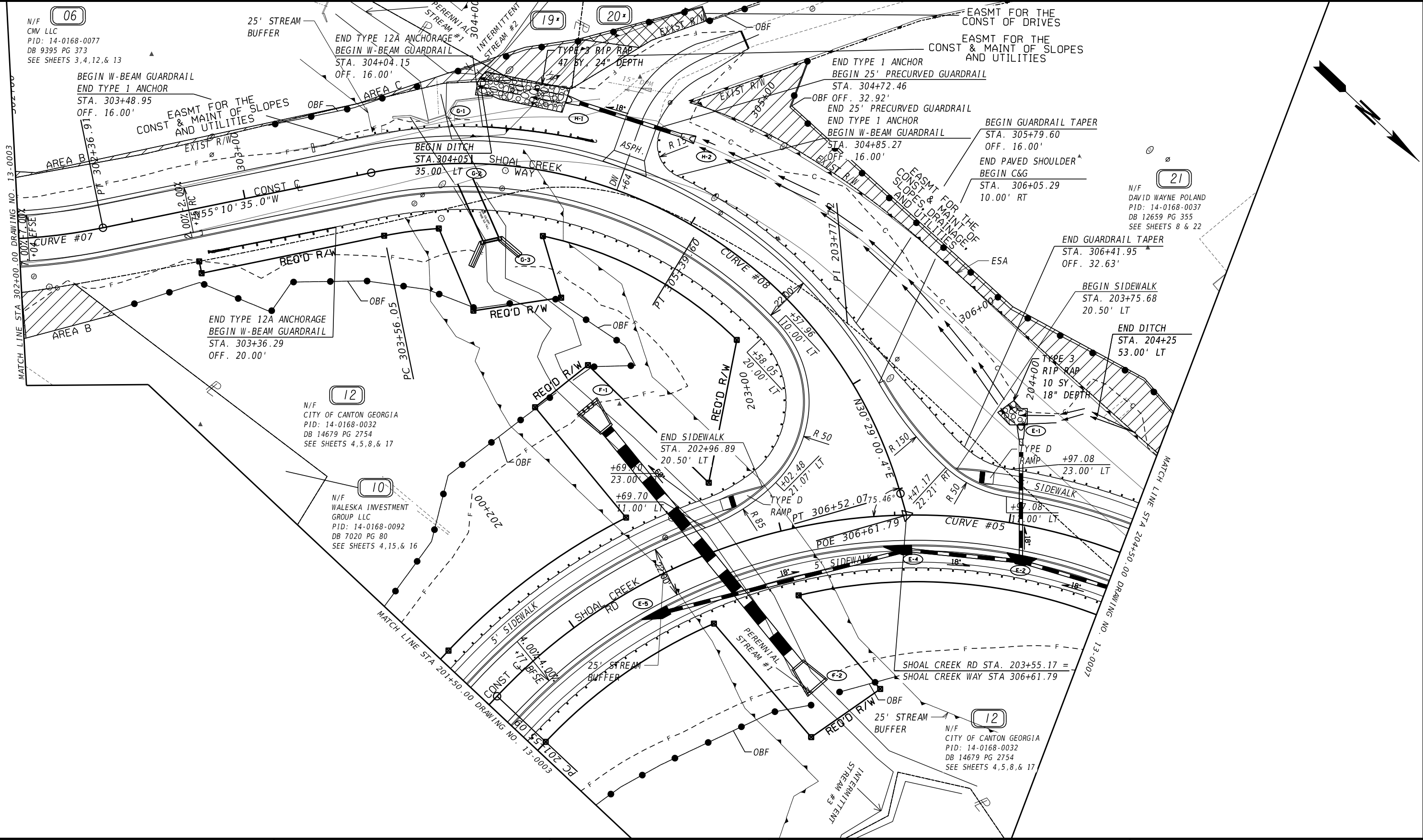
BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
EXISTING LIMIT OF ACCESS	---
REQ'D LIMIT OF ACCESS	---
EXISTING LIMIT OF ACCESS & R/W	---
REQ'D LIMIT OF ACCESS & R/W	---
ORANGE BARRIER FENCE	●
ESA - ENV. SENSITIVE AREA	▼

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REVISION DATES	

<b>CONSTRUCTION PLAN</b> SR 140 @ SR 5 BUSINESS			
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CORRECTED:	DATE:	VERIFIED:	DATE:
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PROPERTY AND EXISTING R/W LINE	---	BEGIN LIMIT OF ACCESS.....BLA	---
REQUIRED R/W LINE	---	END LIMIT OF ACCESS.....ELA	---
CONSTRUCTION LIMITS	---	EXISTING LIMIT OF ACCESS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---	REQ'D LIMIT OF ACCESS	---
EASEMENT FOR CONSTR OF SLOPES	---	EXISTING LIMIT OF ACCESS & R/W	---
EASEMENT FOR CONSTR OF DRIVES	---	REQ'D LIMIT OF ACCESS & R/W	---
	---	ORANGE BARRIER FENCE	---
	---	ESA - ENV. SENSITIVE AREA	---



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REVISION DATES	

**CONSTRUCTION PLAN**  
SR 140 @ SR 5 BUSINESS

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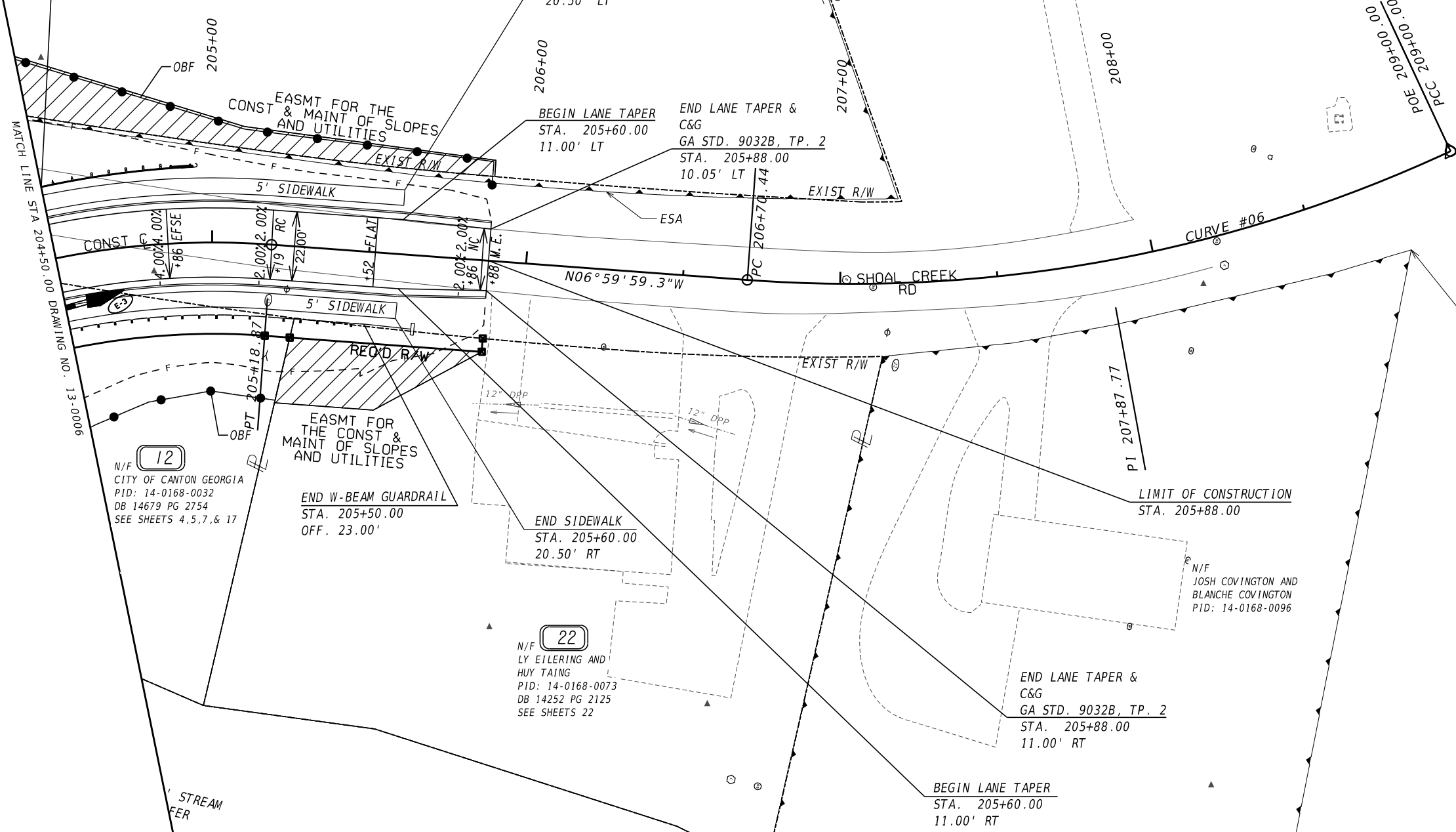
21  
N/F  
DAVID WAYNE POLAND  
PID: 14-0168-0037  
DB 12659 PG 355  
SEE SHEETS 7 & 22

BEGIN TYPE 12A ANCHORAGE  
END W-BEAM GUARDRAIL  
STA. 204+50.00  
OFF. 23.00'

END SIDEWALK  
STA. 205+60.00  
20.50' LT

BEGIN LANE TAPER  
STA. 205+60.00  
11.00' LT

END LANE TAPER &  
C&G  
GA STD. 9032B, TP. 2  
STA. 205+88.00  
10.05' LT



12  
N/F  
CITY OF CANTON GEORGIA  
PID: 14-0168-0032  
DB 14679 PG 2754  
SEE SHEETS 4,5,7, & 17

EASMT FOR THE CONST &  
MAINT OF SLOPES  
AND UTILITIES

END W-BEAM GUARDRAIL  
STA. 205+50.00  
OFF. 23.00'

END SIDEWALK  
STA. 205+60.00  
20.50' RT

22  
N/F  
LY EILERING AND  
HUY TAING  
PID: 14-0168-0073  
DB 14252 PG 2125  
SEE SHEETS 22

END LANE TAPER &  
C&G  
GA STD. 9032B, TP. 2  
STA. 205+88.00  
11.00' RT

BEGIN LANE TAPER  
STA. 205+60.00  
11.00' RT

PROPERTY AND EXISTING R/W LINE	---	BEGIN LIMIT OF ACCESS.....BLA	---
REQUIRED R/W LINE	---	END LIMIT OF ACCESS.....ELA	---
CONSTRUCTION LIMITS	---	EXISTING LIMIT OF ACCESS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---	REQ'D LIMIT OF ACCESS	---
EASEMENT FOR CONSTR OF SLOPES	---	EXISTING LIMIT OF ACCESS & R/W	---
EASEMENT FOR CONSTR OF DRIVES	---	REQ'D LIMIT OF ACCESS & R/W	---
	---	ORANGE BARRIER FENCE	---
	---	ESA - ENV. SENSITIVE AREA	---

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REVISION DATES		CONSTRUCTION PLAN	
		SR 140 @ SR 5 BUSINESS	
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