



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)

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.



CONSTRUCTION NOTES:
 1. PAVE SIDEWALK TO FACE OF WALL

BEGIN PROJECT
 WALESKA ST
 STA. 98+50.00
 N 1542577.5368
 E 2197680.7291

EASMT FOR THE
 CONST & MAINT OF SLOPES
 AND UTILITIES

BEGIN CONSTRUCTION
 STA. 99+00.00

01
 N/A
 THOMAS H. PHILLIPS
 PID: 14-0167-0112
 DB 1362 PG 236
 PB 16 PG 012
 PB 21 PG 112

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

WALESKA ST
 NOB 07 11.4° E
 CURVE #01
 P1 99+32.216
 P2 98+64.713

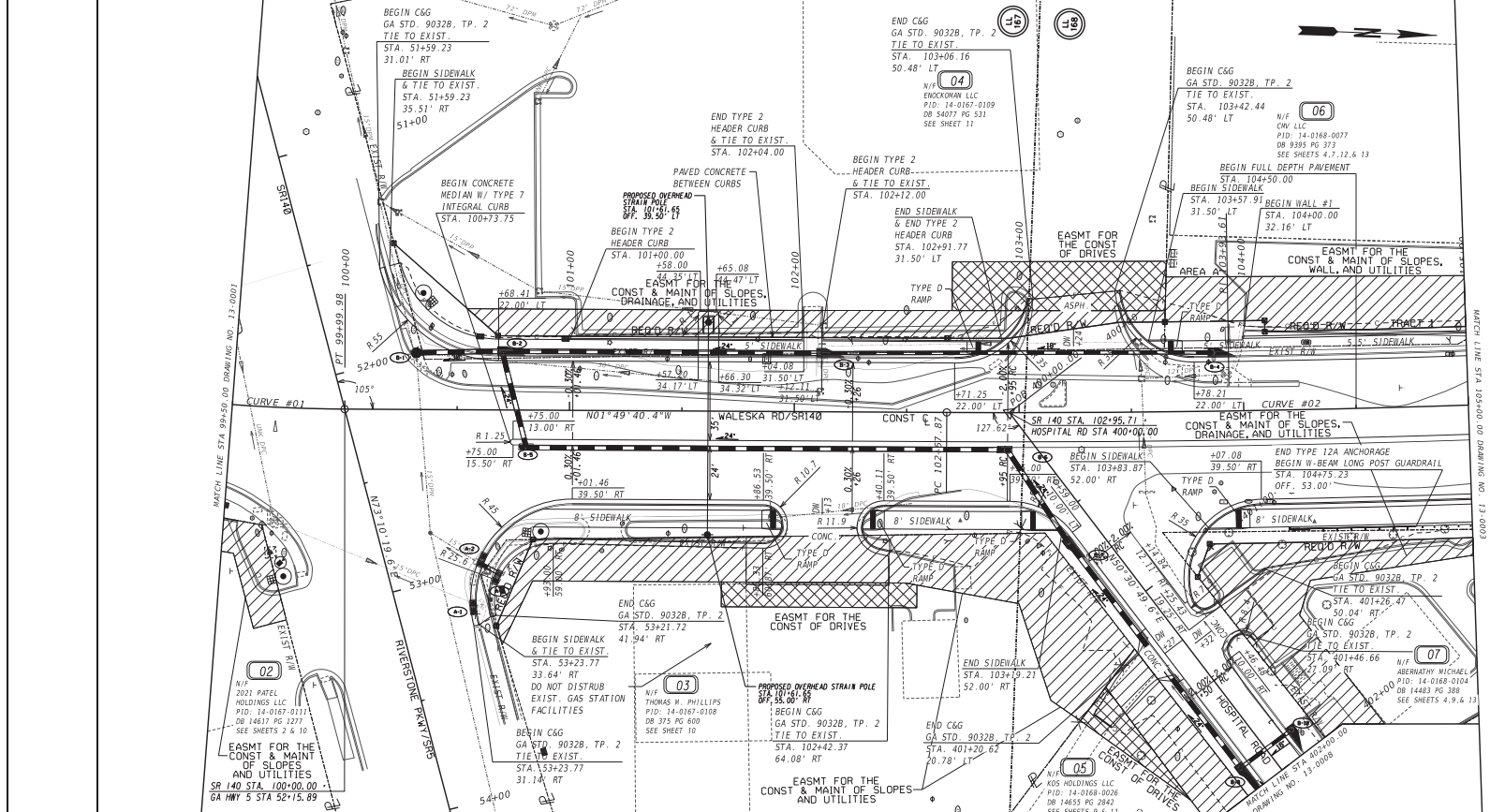
MATCH LINE STA 99+50.00 DRAWING NO. 13-0002

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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 - EW. SENSITIVE AREA | -----●----- |

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SCALE IN FEET

| REVISION DATES | | CONSTRUCTION PLAN | | DRAWING No. |
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| 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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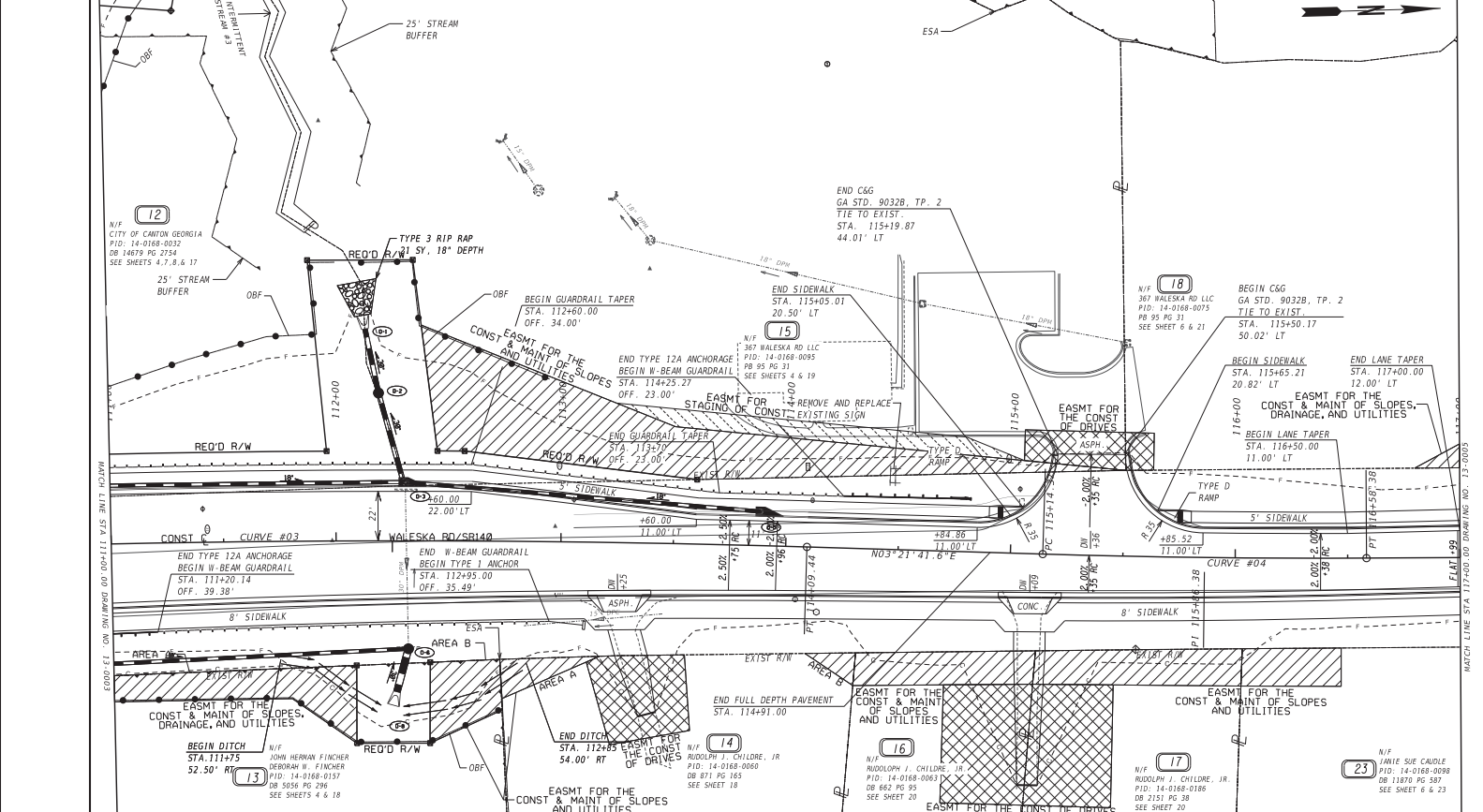
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SR 140 @ SR 5 BUSINESS

DRAWING No. 13-0002



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| EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES | //// | REQ'D LIMIT OF ACCESS & R/W | ----- | III |
| EASEMENT FOR CONSTR OF SLOPES | XXXX | REQ'D LIMIT OF ACCESS & R/W | ----- | III |
| EASEMENT FOR CONSTR OF DRIVES | XXXX | ORANGE BARRIER FENCE | ----- | III |
| | | ESA - ENV. SENSITIVE AREA | ----- | III |

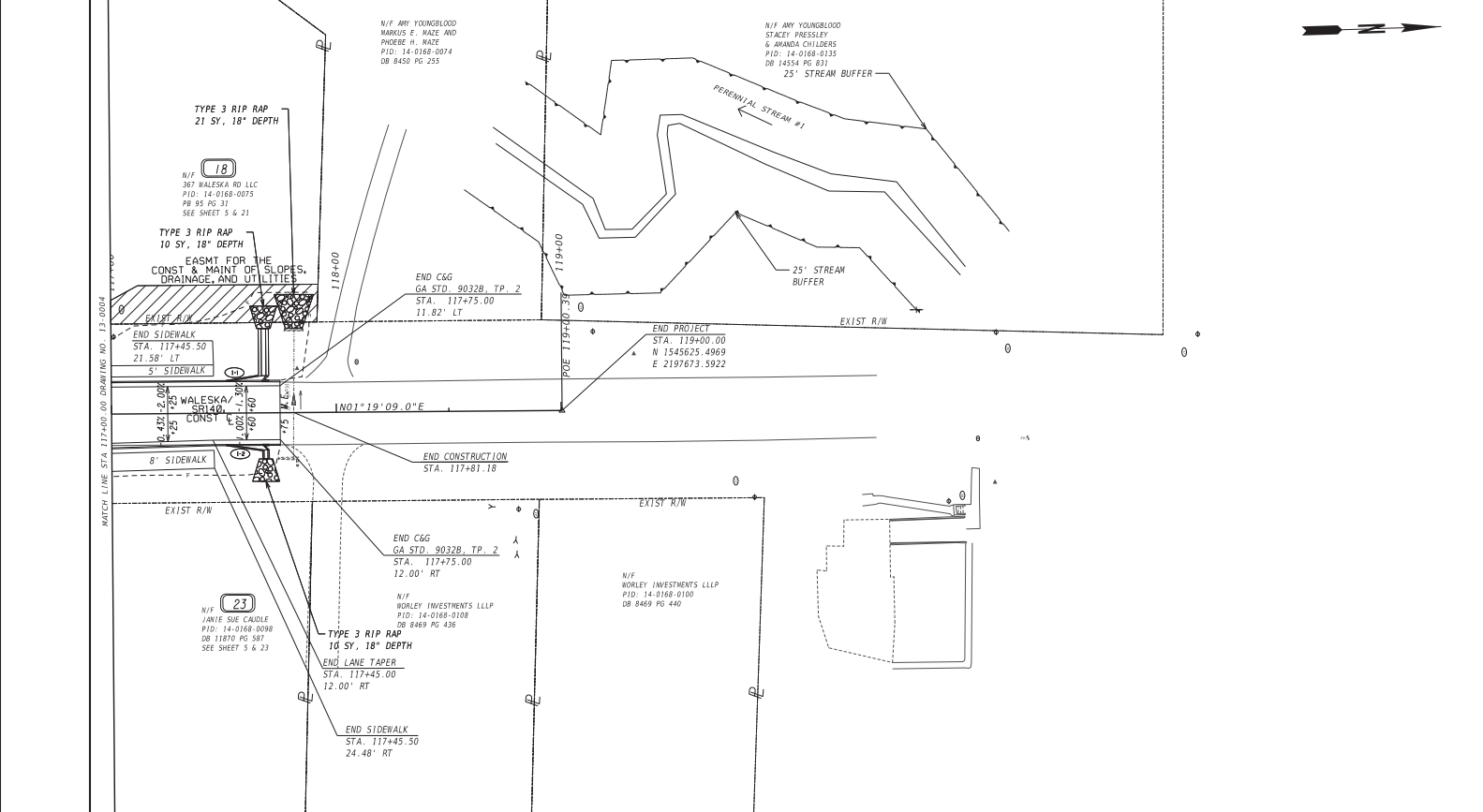
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| CONSTRUCTION LIMITS | -----●----- | EXISTING LIMIT OF ACCESS | -----●----- |
| EASEMENT FOR CONSTR. & MAINTENANCE OF SLOPES | -----●----- | REQ'D LIMIT OF ACCESS | -----●----- |
| EASEMENT FOR CONSTR. OF SLOPES | -----●----- | EXISTING LIMIT OF ACCESS & R/W | -----●----- |
| EASEMENT FOR CONSTR. OF DRIVES | -----●----- | REQ'D LIMIT OF ACCESS & R/W | -----●----- |
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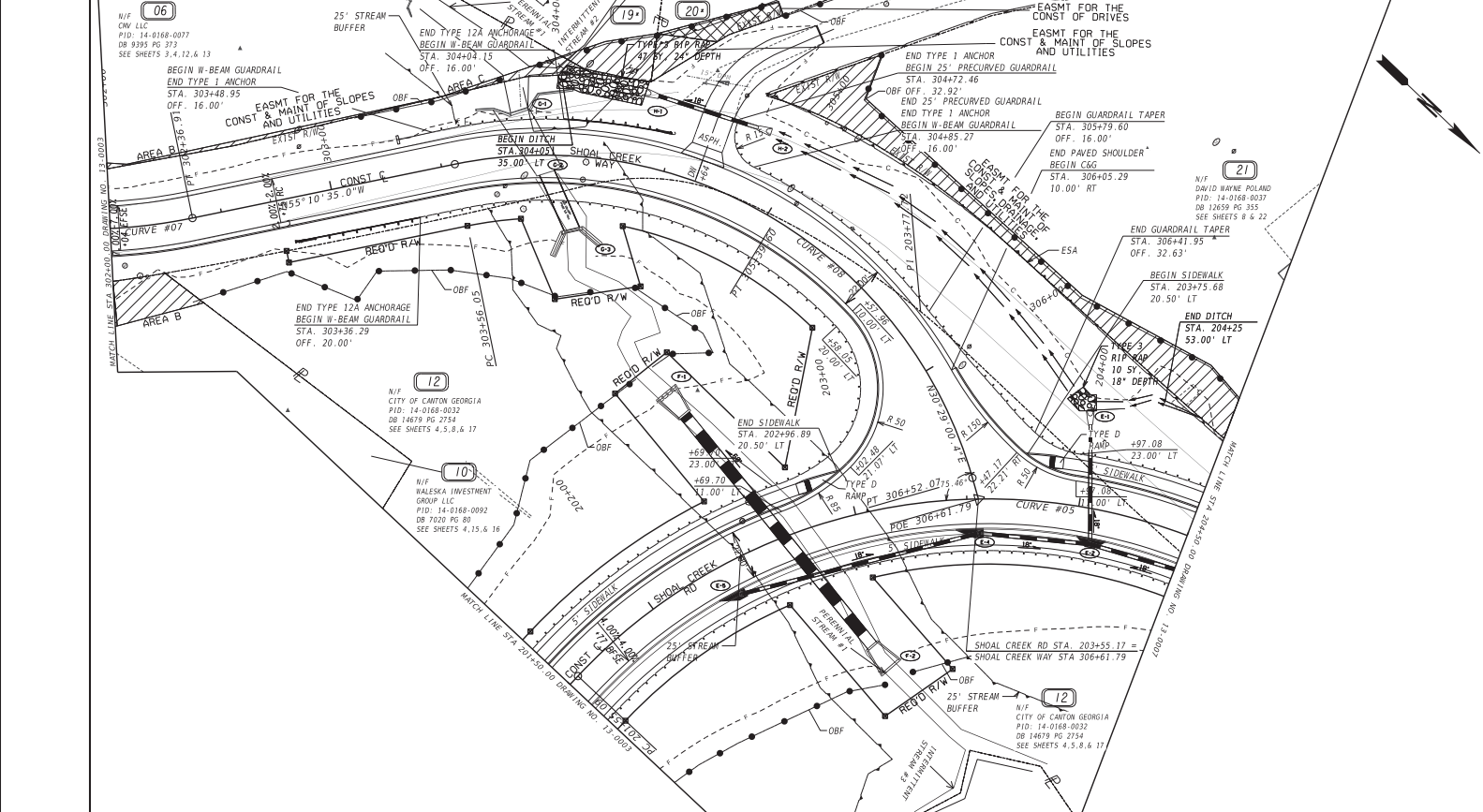
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| EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES | -----○----- | REO'D LIMIT OF ACCESS | --- |
| EASEMENT FOR CONSTR OF SLOPES | -----○----- | EXISTING LIMIT OF ACCESS & R/W | --- |
| EASEMENT FOR CONSTR OF DRIVES | -----○----- | REO'D LIMIT OF ACCESS & R/W | --- |
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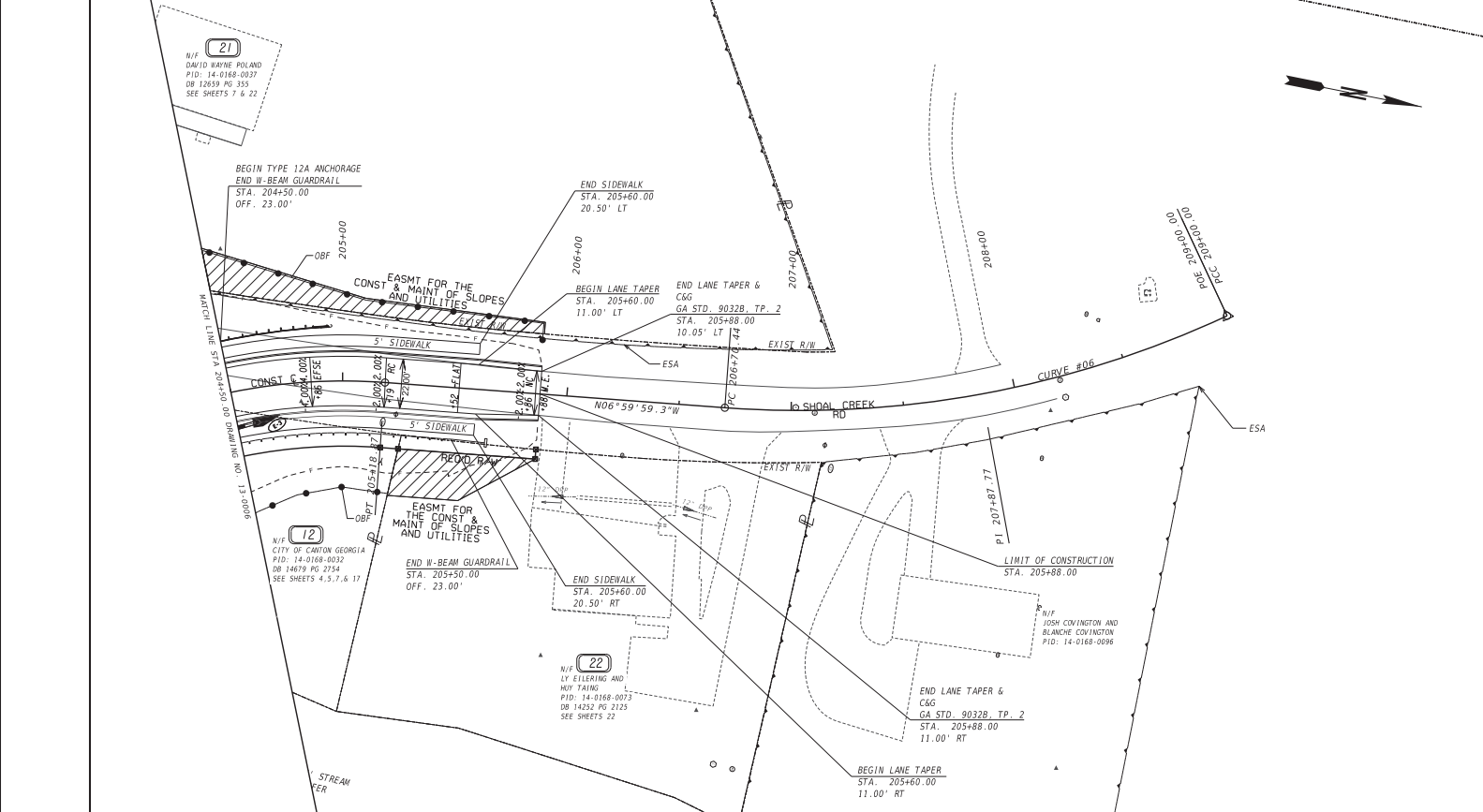
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| EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES | -----●----- | REQ'D LIMIT OF ACCESS & R/W.....HHH |
| EASEMENT FOR CONSTR OF SLOPES | -----●----- | ORANGE BARRIER FENCE.....HHH |
| EASEMENT FOR CONSTR OF DRIVES | -----●----- | ESA - ENV. SENSITIVE AREA.....HHH |

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