Agenda Request Form

Meeting Date	Agenda Item Number
February 13, 2020	F-1

Title

Georgia Department of Transportation Land Purchase and Permanent Construction Easement Offer

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Georgia Department of Transportation Land Purchase and Permanent Construction Easement Offer

Summary Explanation and Background

As part of the S.R. 20 Masterplan Widening Project (#STP00-0002-00(862)), the Georgia Department of Transportation (GDOT) is requesting to purchase 0.072 acres of CCSD property in front of Free Home Elementary School (12525 Cumming Highway). GDOT is also requesting a permanent construction easement for 0.260 acres in that same area in order to better align with the new road configuration.

The initial GDOT offer for the property purchase and easement was $71,700 but a counteroffer of $100,000 has been negotiated and accepted, if the School Board approves.

Priority Area

Organizational and Operational Effectiveness

Financial Impact

$100,000 Revenue

Exhibits: (List)

See Attached

Source of Additional Information

William J. Sebring	770.479.1871
Mitch Hamilton	770.479.1871

DEPARTMENT OF TRANSPORTATION
OPTION FOR RIGHT OF WAY

GEORGIA, Cherokee COUNTY P.I.#: 0002862 PARCEL NO.: 95

Received of The Department of Transportation, the sum of One ($1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows: $100,000.00

If the said Department of Transportation, shall within 60 days after date hereof pay me the sum of ~~$71,700.00~~ when the undersigned agrees to execute and deliver to the Department of Transportation fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right of way map attached hereto and made a part hereof by reference, to be used for highway purposes on the Widening of SR 20 from CR 369/Cherokee Drive to SR 371 being Parcel 95 consisting of 0.072 acres in fee, 0.260 acres of permanent easement and N/A square feet of temporary easement on Georgia Highway Project Number STP00-0002-00(862).

It is agreed and understood that all TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant now in possession or any other persons having a claim or interest in subject property, will have not less than two (2) months from date of execution of a deed and easements or for residential properties three (3) months from the date replacement housing is available, whichever is greater to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If the Department of Transportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, the person will be required to pay a rental fee of $ N/A, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right of way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required Right of Way and Easements for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

**********SPECIAL PROVISION**********

Grantor may retain title to N/A for sum of $ N/A which shall be deducted from the option price at the time of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the right of way sufficient to comply with County Building Code requirements; however, in the absence of County requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfactions of authorized personnel of the Department of Transportation within 30 calendar days after notice to proceed.

2. Grantor will comply with all laws, ordinances, and regulations of building codes applicable to demolition or removal of buildings in Georgia and hold the Department of Transportation and the N/A harmless as to any claim in connection therewith.

3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconnections adjacent to acquired rights of way or any subsequent location of improvements.

4. Grantor will leave on deposit with the Department of Transportation the additional sum of $ N/A which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.

Time is expressly made of the essence of this Special Provision, and in the event grantor fails to comply with aforesaid obligations, all sums held by the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation

**********OTHER PROVISIONS**********

The above offer includes $ N/A as cost to cure for N/A.

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to and abutting on the above numbered highway for the total consideration of $ N/A which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land is shown on the attached plat as Parcel No. N/A.

DEPARTMENT OF TRANSPORTATION
OPTION FOR RIGHT OF WAY

GEORGIA, Cherokee COUNTY **P.I.#: 0002862** **PARCEL NO.: 95**

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cut constructed on this project. That this, or any other median-cut, may be closed, relocated, or otherwise modified before, during or after the initial installation. This paragraph is not applicable unless median-cut construction pertains to this project.

The undersigned herein agrees for the same consideration, to provide, without cost to the Department of Transportation, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the Department of Transportation all rights of access between the Limited Access Highway and approaches thereto on the above numbered Highway and all of the remaining real property of the undersigned except at such points as designated by the Department of Transportation. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transportation, Atlanta, Georgia, said plans being identified as Project Number **STP00-0002-00(862)** .

I (We) do (do not) elect to retain improvements as set out in Special Provision.

I (We) do (do not) elect to execute and deliver deeds set out in Other Provisions.

Witness my hand and seal this ____ day of _____, 20_____.

_____(L.S.) William J. Sebring,
Chief Support Services Officer
Cherokee County School District

_____(L.S.)

Signed, Sealed and Delivered
in the presence of:

_____

_____
Notary Public

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____
(Date)

DOT 663-A
Revised: 09-15-2010

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

Date: 10/31/19

Cherokee County Board of Education
c/o ~~Karen Hagood~~
P.O. Box 769
Canton, GA 30169

RE: PROJECT: STP00-0002-00(862)
PARCEL: 95
P.I. #: 0002862
COUNTY: Cherokee

Dear Property Owner,

The Department is in the process of purchasing property to improve the roadway designated above. In order to make this project possible **0.072 acres** of your property will need to be acquired in fee and **0.260 acres** in permanent construction easement. This is more particularly shown on the plat attached to the option with this letter.

Your property has been valued by qualified appraisers who after careful consideration have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be **$71,700.00**. The attached form, entitled "Summary Statement Basis For Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, **Jane Heming** at **404-272-5777**, representing the Department, is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law. She will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way.

If you will agree to the terms expressed herein by signing the enclosed "Option For Right Of Way" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

Jane Heming

Jane Heming
Right of Way Acquisition Agent
Consultant for Georgia Department of Transportation

Attachment(s)

SUMMARY STATEMENT BASIS FOR JUST AND ADEQUATE COMPENSATION

1. Project No.: STP00-0002-00(862) County: Cherokee Parcel: 95

2. Owner(s): Cherokee County Board of Education
   Address: P.O. Box 769, Canton, GA 30169

3. Property Location: 12525 Cumming Highway, Canton, GA 30115

4. FAIR MARKET VALUE (see attached Market Data Information)

Right of Way: 0.072 AC X $200,000/AC =	$ 14,400.00	
Permanent Easement: 0.260 AC X $200,000/AC x 75% =	$ 39,000.00	
Temporary Easement:	$ N/A	
Estimated Value of Improvement(s): Sign/Asphalt/Fence/Landscaping:	$ 18,210.00	
Cost to Cure:	$ N/A	
Estimated Value of all consequential or severance damages:	$ N/A	
Estimated Value of REMAINDER:		$ N/A
TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder	$ 71,700.00 (RD)	
Including the Remainder		$ N/A

(This value is the amount approved by the State for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project).

5. Division of Interests

NAME	KIND OF INTEREST	ESTIMATED VALUE
Cherokee County Board of Education	**Fee**	**$ 71,700.00**

Total Estimated Fair Market Value: **$ 71,700.00**

6. If you wish to retain and remove, at your own expense, improvements owned by you, we will:

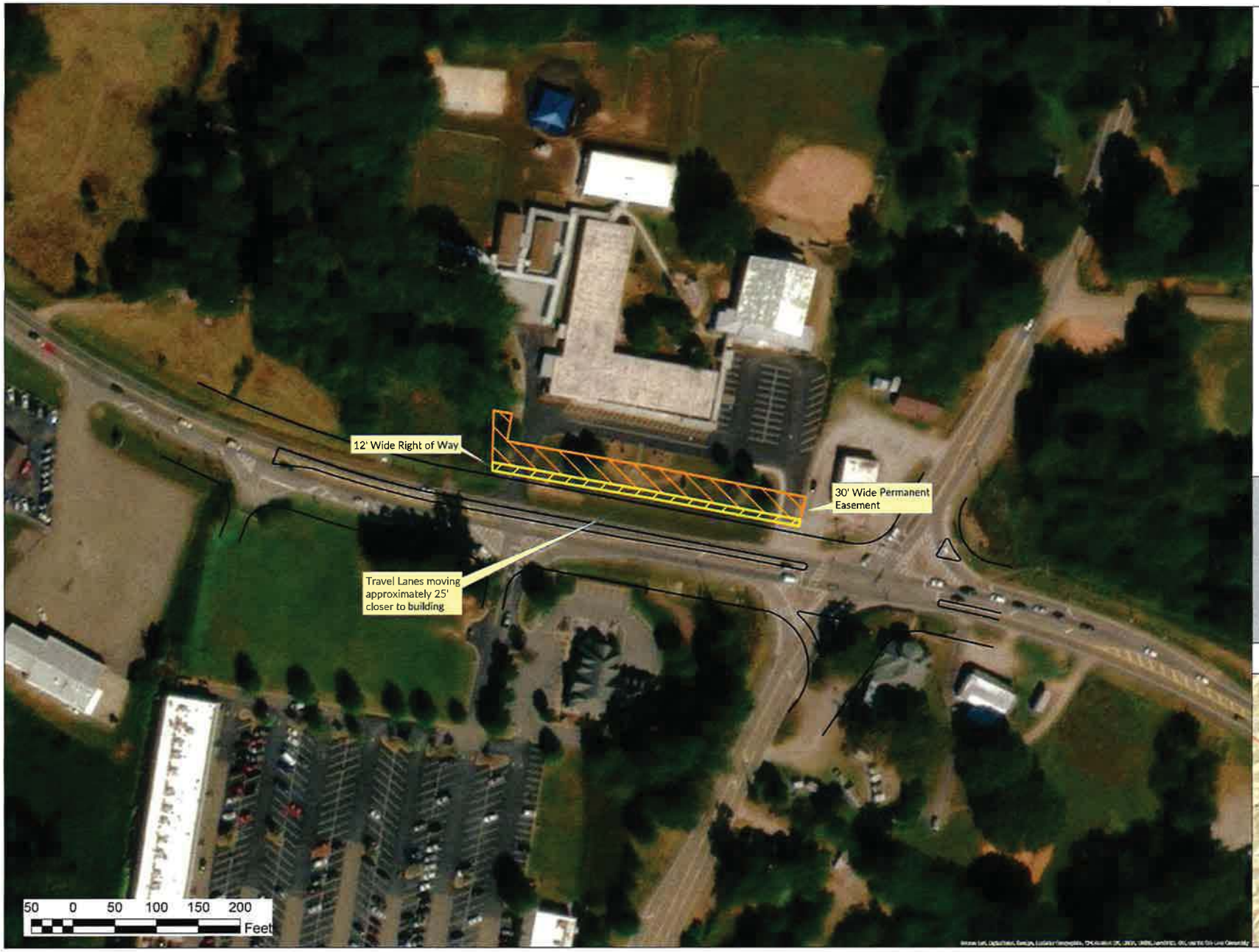
   (a) Deduct at Closing $ N/A (Salvage Value) and/or

   (b) Deduct at Closing $ N/A (Performance Bond)

   Total Withheld at Closing $ N/A

You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately.

DATE: _____ PREPARED BY: Jane Heming
Staff Negotiator



Cherokee County School District

Free Home ES GDOT Right of Way Acquisition Plan

Map Legend

- Proposed Edge of Pavement
- Required Right of Way
- Required Permanent Easement

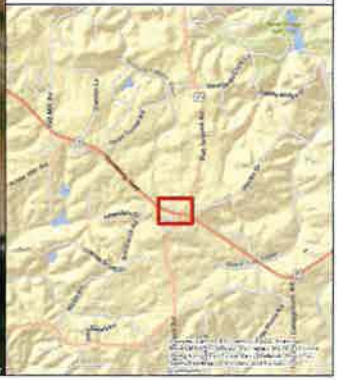
Distances from Building to Edge of Pavement:
Current = 135'
Proposed = 110'

Current GDOT Plan does not indicate turning lanes or curb cuts from Hwy 20 Eastbound into Free Home ES

Nearest U-Turn Locations:
East of School: Perkins Cir 0.65 miles
West of School: Matt Lathem Rd 0.75 miles

N
W E
S

Location Map



Market Data Information

Commercial Land Sales

Address	DB	Page
8010 Cumming Highway, Canton, GA 30115	14270	1703
4864 Cumming Highway, Canton, GA 30115	14326	691
1730 Friendship Circle and 1658 Canton Highway, Cumming, GA	8161	594
Northern corner of Union Hill Road and Union Hill Trace, Canton, GA	14279	2304

Improved Land Sales (If Applicable)

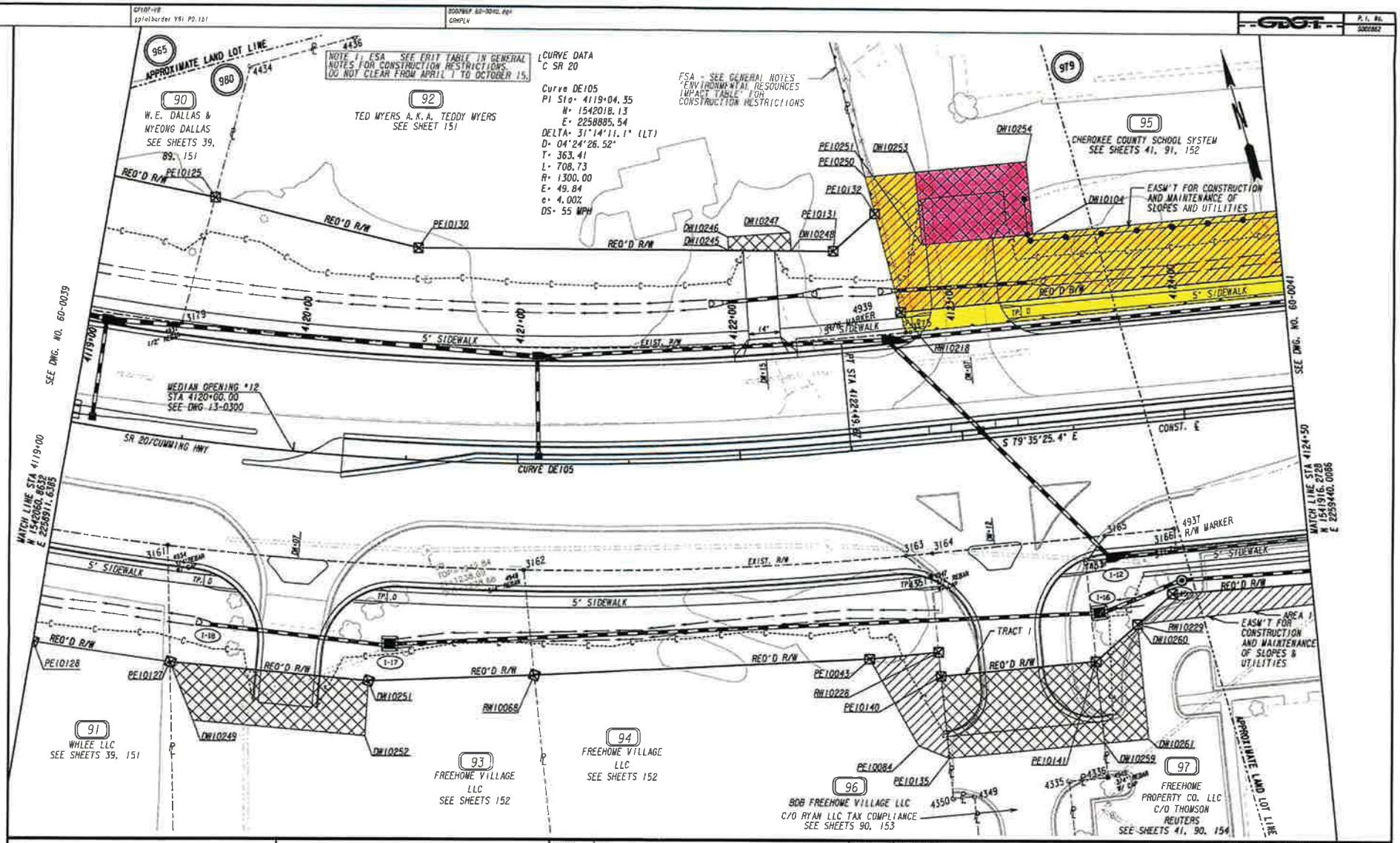
Address	DB	Page

Rentals (If Applicable)

Address

Other Sales (Proximity if Applicable)

Address	DB	Page



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

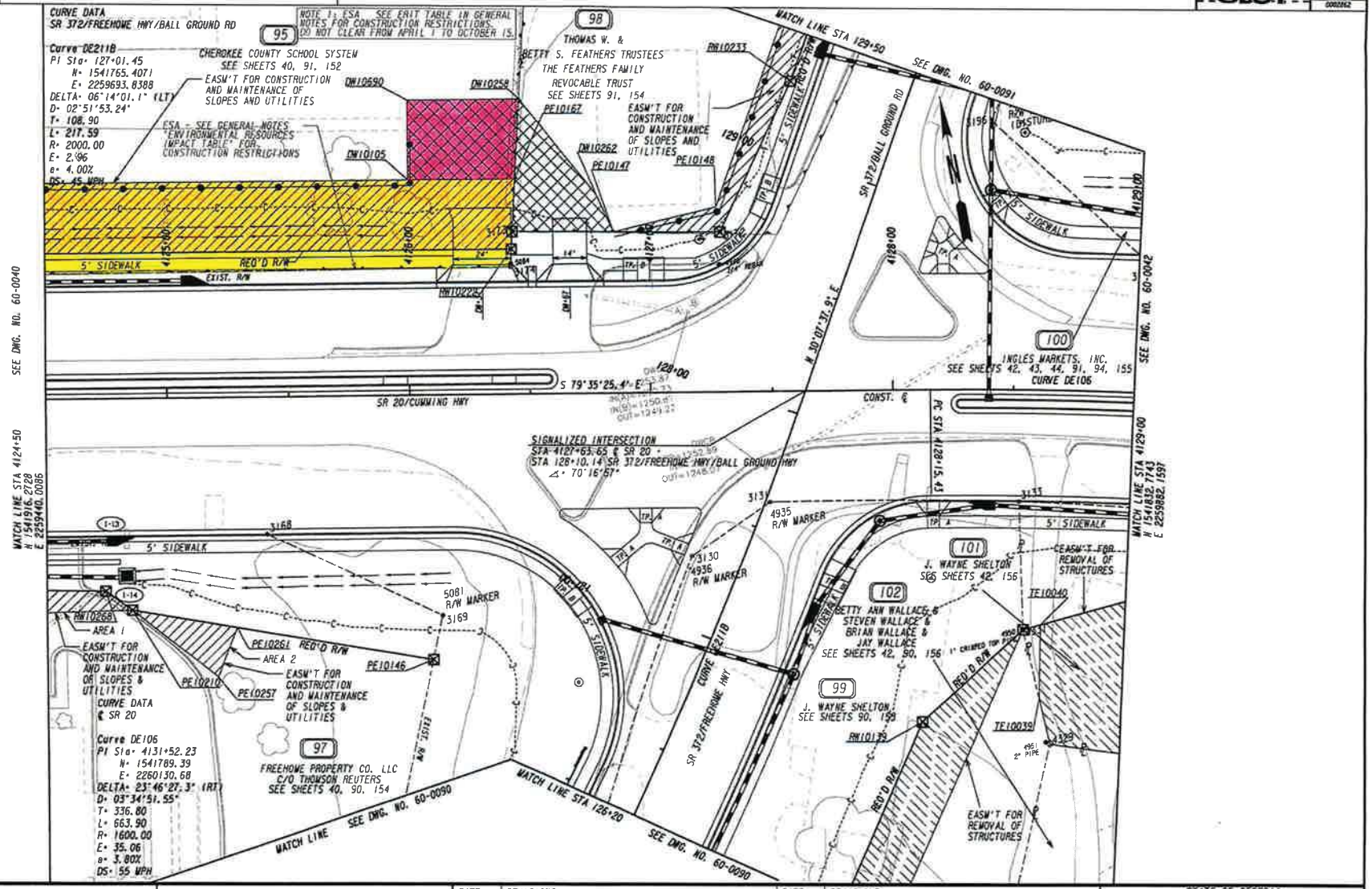
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LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
1/8/19	REMOVED EASMT AND REV R/W ON PAR 90, 91, 92, 94		
1/8/19	REMOVED EASMT AND REVISED R/W AND EASMT ON PAR 93		
1/8/19	REVISED EASEMENT ON PARCEL 95		
1/8/19	REVISED R/W AND EASEMENT ON PAR 96, 97		
5/14/19	REVISED EASEMENT ON PAR 95		

PRELIMINARY

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: STP00-0002-001(862)
COUNTY: CHEROKEE
LAND LOT NO: 965, 979, 980
LAND DISTRICT: 3
DATE: 01-17-18 SH 41 OF 201
DRAWING NO. 60-0040



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

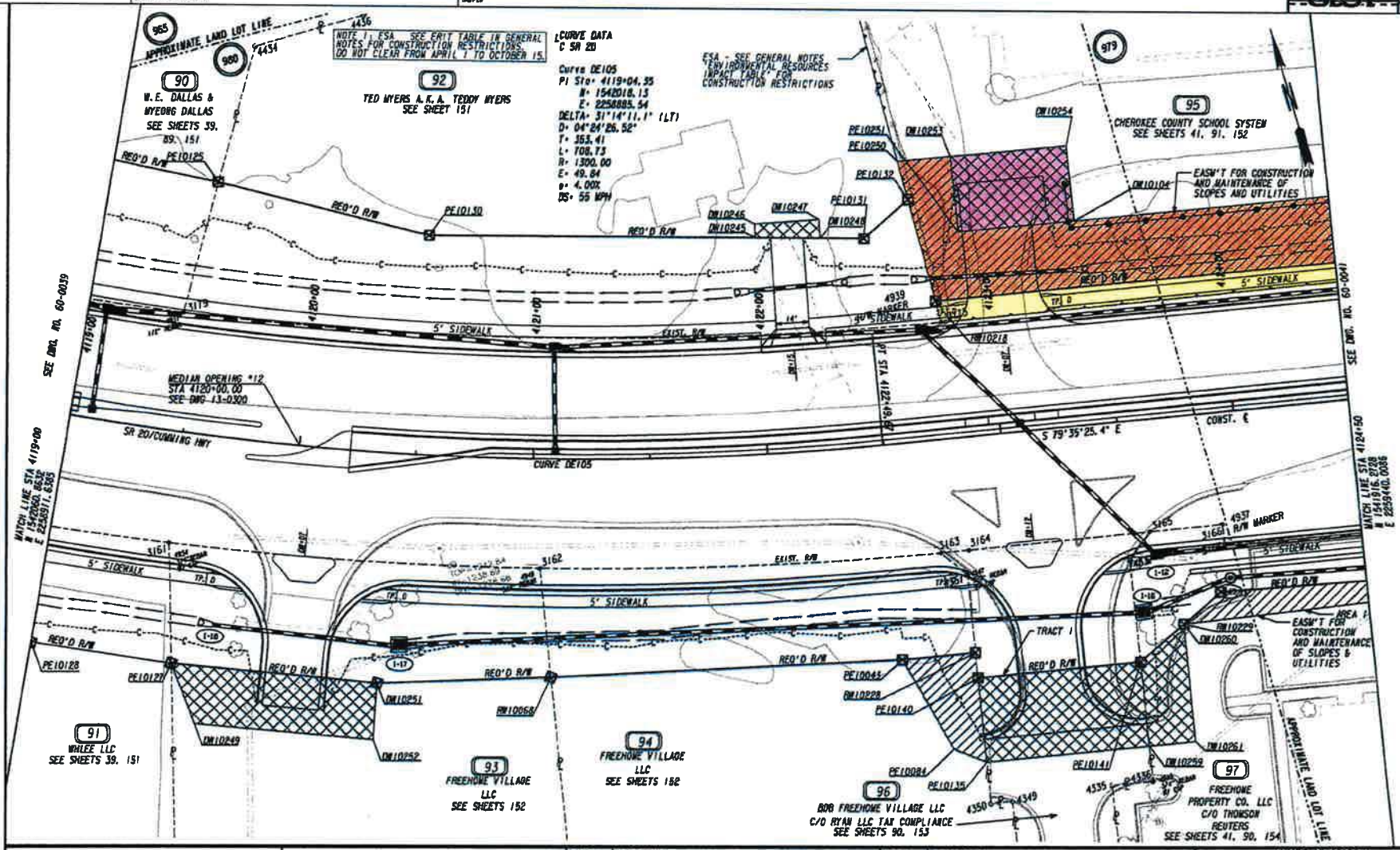
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REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
1/8/19	REVISED EASEMENT ON PAR 95, 98		
1/8/19	REVISED R/W AND EASEMENT ON PAR 97, 99		
1/8/19	REVISED R/W ON PAR 100		
5/14/19	REVISED EASEMENT ON PAR 95		
5/14/19	ADDED EASEMENT ON PAR 97		

PRELIMINARY

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: STP00-0002-00(862)
COUNTY: CHEROKEE
LAND LOT NO: 979
LAND DISTRICT: 3
DATE: 01-17-18 SH 42 OF 201
DRAWING NO. 60-0041



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

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END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

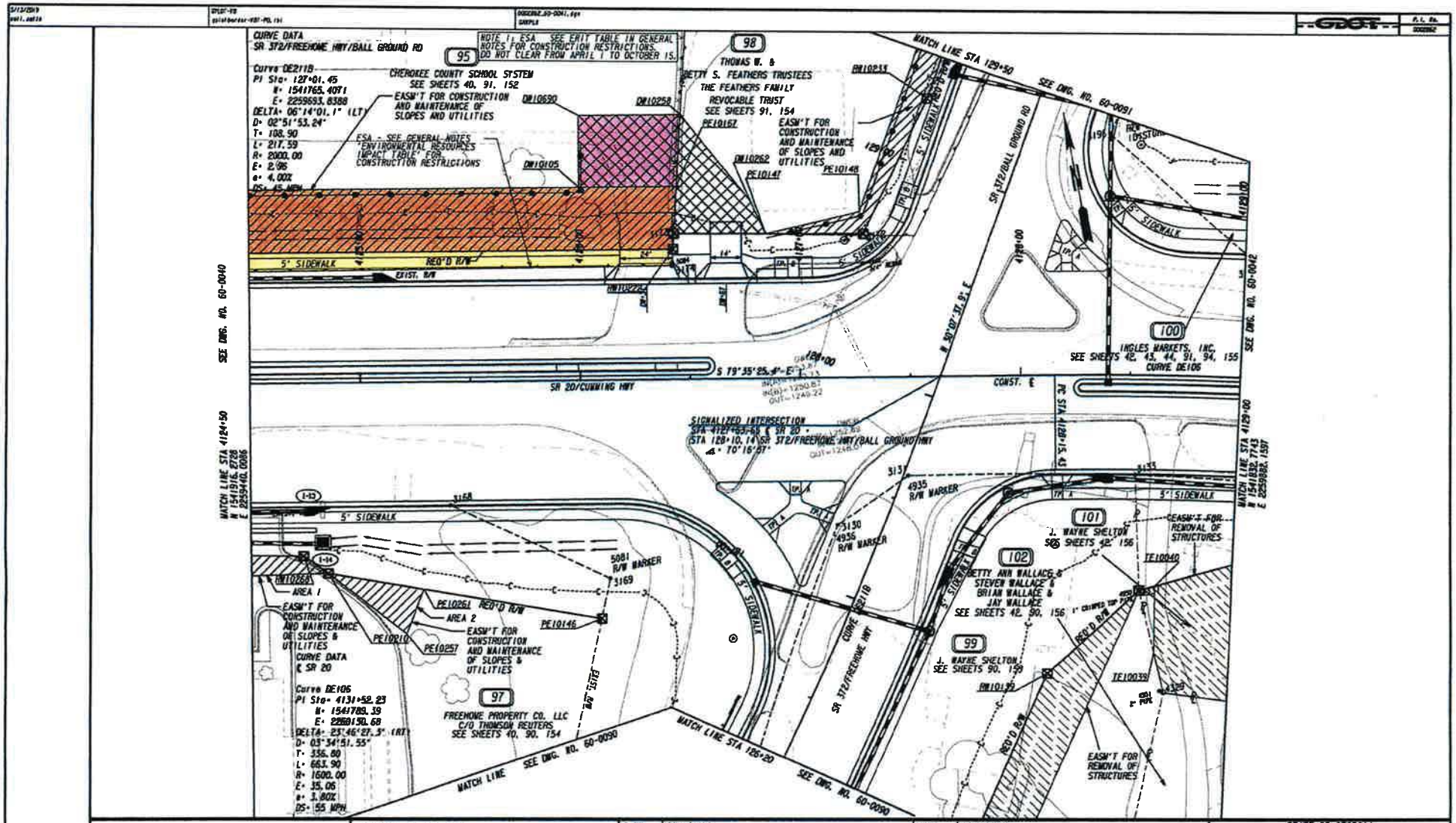
DATE	REVISIONS
1/8/19	REMOVED EASMT AND REV R/W ON PAR 90, 91, 92, 94
1/8/19	REMOVED EASMT AND REVISED R/W AND EASMT ON PAR 93
1/8/19	REVISED EASEMENT ON PARCEL 95
1/8/19	REVISED R/W AND EASEMENT ON PAR 96, 97
5/14/19	REVISED EASEMENT ON PAR 95

DATE	REVISIONS

PRELIMINARY

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: STP00-0002-00(862)
COUNTY: CHEROKEE
LAND LOT NO: 965, 979, 980
LAND DISTRICT: 3
DATE: 01-17-18 SH 41 OF 201

DRAWING No. 60-0040



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

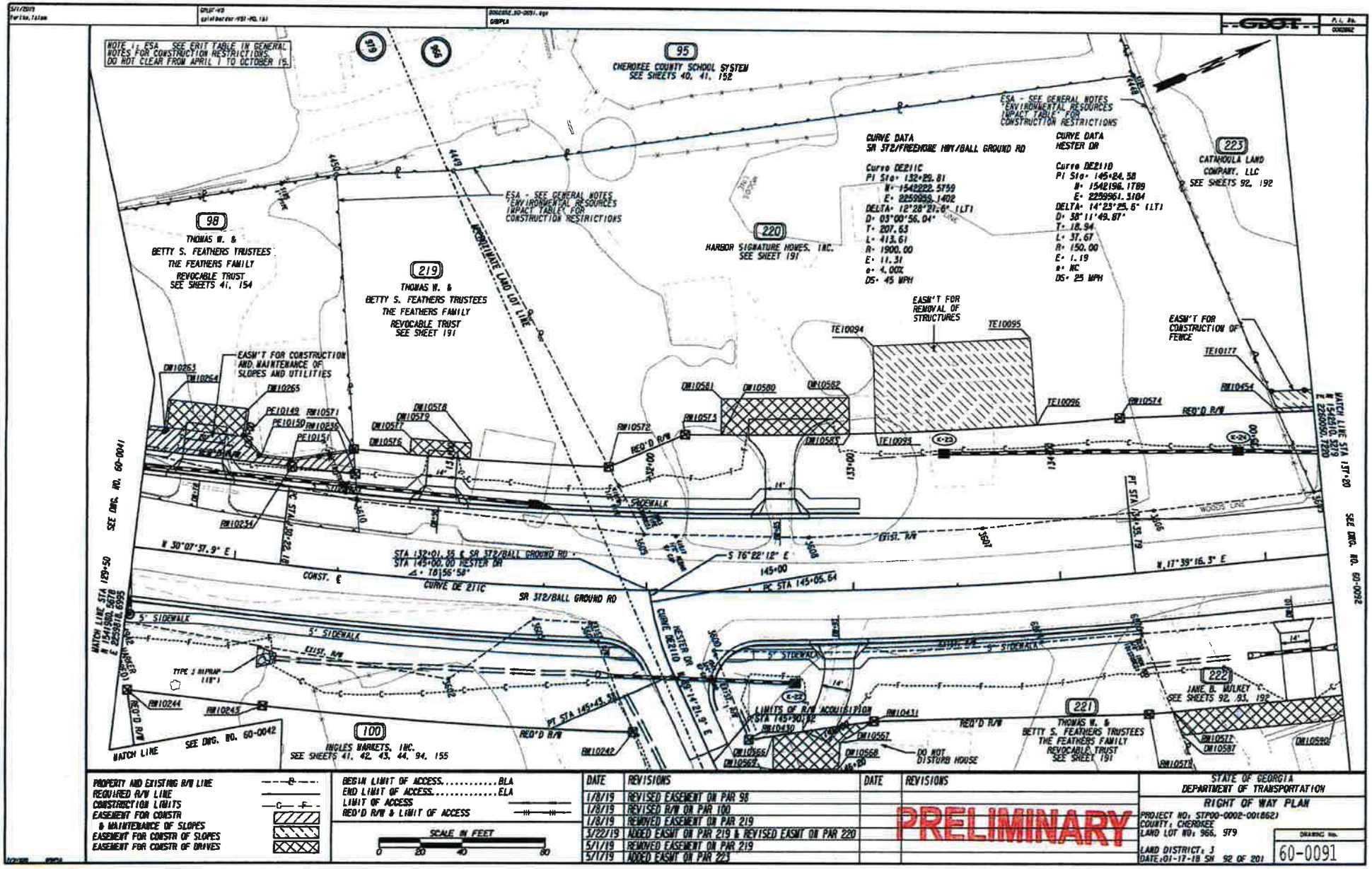
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LIMIT OF ACCESS
RED'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
1/8/19	REVISED EASEMENT ON PAR 95, 98		
1/8/19	REVISED R/W AND EASEMENT ON PAR 97, 99		
1/8/19	REVISED R/W ON PAR 100		
5/14/19	REVISED EASEMENT ON PAR 95		
5/14/19	ADDED EASEMENT ON PAR 97		

PRELIMINARY

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: STP00-0002-00(862)
COUNTY: CHEROKEE
LAND LOT NO: 979
LAND DISTRICT: 3
DATE: 01-17-18 SH 42 OF 201
DRAWING NO. 60-0041



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

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LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
1/8/19	REVISED EASEMENT ON PAR 98		
1/8/19	REVISED R/W ON PAR 100		
1/8/19	REMOVED EASEMENT ON PAR 219		
5/22/19	ADDED EASMT ON PAR 219 & REVISED EASMT ON PAR 220		
5/1/19	REMOVED EASEMENT ON PAR 219		
5/7/19	ADDED EASMT ON PAR 223		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: STP00-0002-00(862)
COUNTY: CHEROKEE
LAND LOT NO: 966, 979
LAND DISTRICT: 3
DATE: 01-17-18 SH 92 OF 201
DRAWING No. 60-0091

93

FREEHOME VILLAGE LLC
SEE SHEET 40

PAR 93 - Reqd REQ'D R/W DE10073

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
PE10127	100.00 R	4119+57.84	SR20
	52.14	N 14°52'59.9" E	
3161	48.44 R	4119+50.50	SR20
ARC LENGTH = 158.88			
CHORD BEAR = S 70°00'06.1" E			
LNTH CHORD = 158.81			
RADIUS = 1525.27			
DEGREE = 3°45'23.2"			
3162	47.83 R	4121+03.73	SR20
	47.49	S 10°09'29.3" W	
RW10068	95.00 R	4121+08.88	SR20
	74.24	N 75°58'11.6" W	
DW10251	100.31 R	4120+40.00	SR20
	88.48	N 68°20'12.1" W	
PE10127	100.00 R	4119+57.84	SR20
REQD R/W = 8156.19 SF			
REQD R/W = 0.187 ACRES			
REMAINDER = +/- 0.70 ACRES			

PAR 93 - Driveway Easement REQ'D DRWY. EASM'T. DE13080

PNT	OFFSET/	STATION/	ALIGNMENT
DW10249	125.00 R	4119+70.00	SR20
PE10127	100.00 R	4119+57.84	SR20
DW10251	100.31 R	4120+40.00	SR20
DW10252	125.00 R	4120+40.00	SR20
DW10249	125.00 R	4119+70.00	SR20

94

FREEHOME VILLAGE LLC
SEE SHEET 40

PAR 94 - Reqd REQ'D R/W DE10074

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
RW10068	95.00 R	4121+08.88	SR20
	47.49	N 10°09'29.3" E	
3162	47.83 R	4121+03.73	SR20
ARC LENGTH = 171.43			
CHORD BEAR = S 76°12'20.2" E			
LNTH CHORD = 171.34			
RADIUS = 1525.27			
DEGREE = 3°45'23.2"			
3163	49.46 R	4122+69.72	SR20
	14.57	S 34°03'12.5" E	
4351	59.85 R	4122+79.92	SR20
	34.15	S 10°07'12.5" W	
RW10228	94.00 R	4122+80.09	SR20
	31.14	N 79°35'24.2" W	
PE10043	94.00 R	4122+49.00	SR20
	158.23	N 76°51'14.9" W	
RW10068	95.00 R	4121+08.88	SR20
REQD R/W = 8067.92 SF			
REQD R/W = 0.185 ACRES			
REMAINDER = +/- 0.72 ACRES			

PAR 94 - Easement REQ'D EASM'T. DE11112

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
PE10043	94.00 R	4122+49.00	SR 20
	31.14	S 79°35'24.2" E	
RW10228	94.00 R	4122+80.09	SR 20
	48.00	S 10°07'12.5" W	
PE10135	142.00 R	4122+80.34	SR 20
	15.06	N 51°53'42.3" W	
PE10084	135.00 R	4122+67.00	SR 20
	44.80	N 13°20'57.5" W	
PE10043	94.00 R	4122+49.00	SR 20
REQD EASM'T = 957.61 SF			
REQD EASM'T = 0.022 ACRES			

95

CHEROKEE COUNTY SCHOOL SYSTEM
SEE SHEETS 40, 41, 91

PAR 95 - Reqd REQ'D R/W DE10075

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
3177	50.54 L	4122+79.16	SR20
	0.28	N 1°04'17.5" E	
4939	50.82 L	4122+79.12	SR20
	9.30	N 1°04'17.4" E	
RW10218	60.00 L	4122+77.61	SR20
	365.03	S 79°35'25.4" E	
RW10222	60.00 L	4126+42.64	SR20
	7.70	S 13°30'57.1" W	
3174	52.31 L	4126+42.22	SR20
	361.16	N 79°52'11.5" W	
3175	50.55 L	4122+81.06	SR20
	1.90	N 79°49'53.9" W	
3177	50.54 L	4122+79.16	SR20
REQD R/W = 3121.23 SF			
REQD R/W = 0.072 ACRES			
REMAINDER = +/- 6.8 ACRES			

EASM'T FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITIES

PAR 95 - Easement REQ'D EASM'T. DE11044

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
RW10218	60.00 L	4122+77.61	SR 20
	62.83	N 1°04'17.4" E	
PE10250	122.00 L	4122+67.41	SR 20
	22.59	S 79°35'25.4" E	
DW10253	122.00 L	4122+90.00	SR 20
	33.00	S 10°24'34.6" W	
PE10251	89.00 L	4122+90.00	SR 20
	354.35	S 79°35'25.4" E	
PE10167	89.00 L	4126+44.35	SR 20
	29.05	S 13°47'26.1" W	
RW10222	60.00 L	4126+42.64	SR 20
	365.03	N 79°35'25.4" W	
RW10218	60.00 L	4122+77.61	SR 20
REQD EASM'T = 11335.68 SF			
REQD EASM'T = 0.260 ACRES			

PAR 95 - Driveway Easement REQ'D DRWY. EASM'T. DE13081

PNT	OFFSET/	STATION/	ALIGNMENT
PE10251	89.00 L	4122+90.00	SR 20
DW10253	122.00 L	4122+90.00	SR 20
DW10254	122.00 L	4123+40.00	SR 20
DW10104	89.00 L	4123+40.00	SR 20
PE10251	89.00 L	4122+90.00	SR 20

PAR 95 - Driveway Easement REQ'D DRWY. EASM'T. DE13082

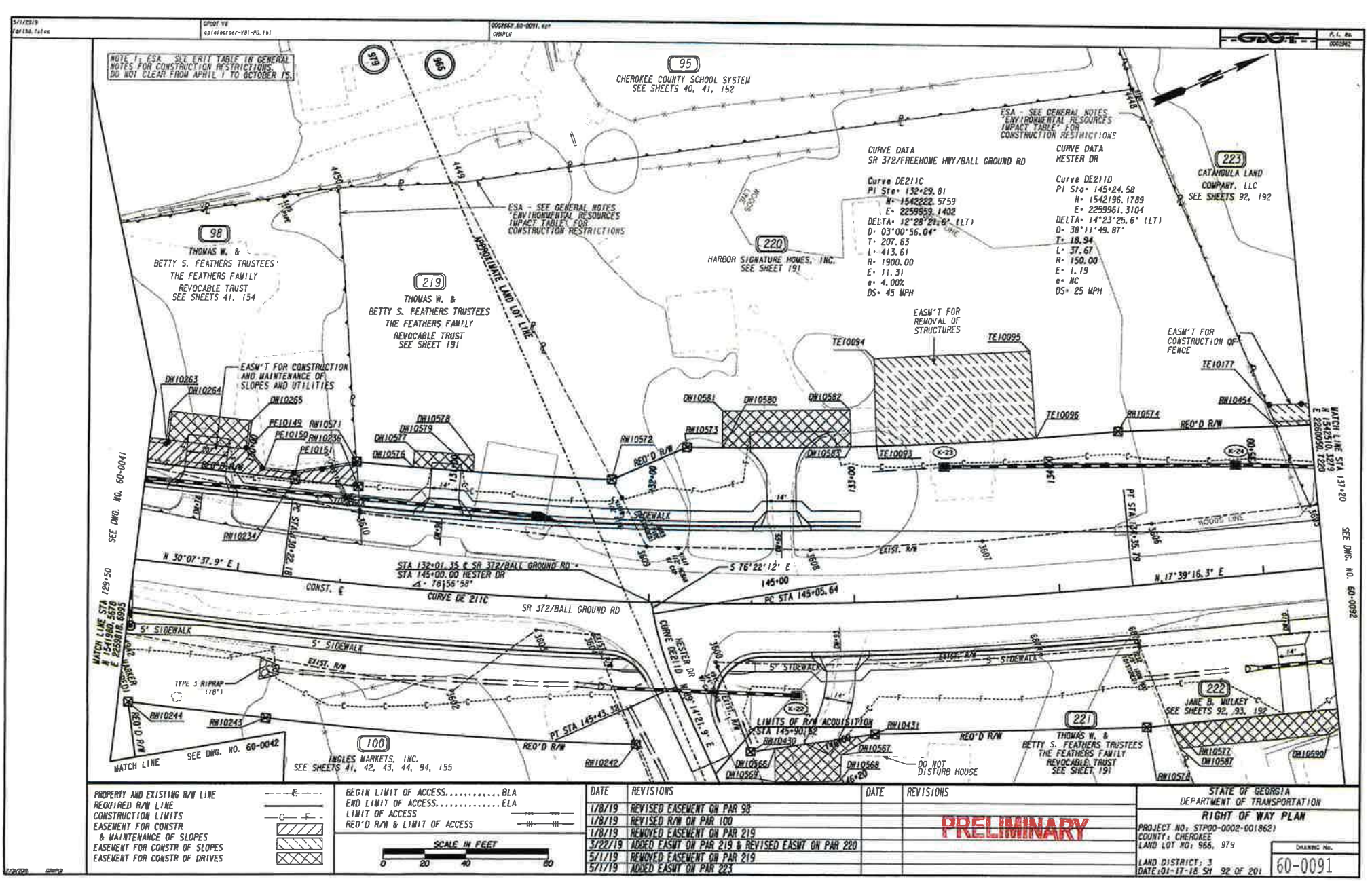
PNT	OFFSET/	STATION/	ALIGNMENT
DW10105	89.00 L	4126+00.00	SR20
DW10690	122.00 L	4126+00.00	SR20
DW10258	122.00 L	4126+46.36	SR20
PE10167	89.00 L	4126+44.35	SR20
DW10105	89.00 L	4126+00.00	SR20

NO. OF DRIVEWAY EASEMENTS - 2

DATE	REVISIONS	DATE	REVISIONS
11/8/19	REVISED R/W AND REMOVED EASEMENT ON PARCEL 93		
11/8/19	REVISED R/W AND EASEMENT ON PARCEL 94		
11/8/19	REVISED EASEMENT ON PARCEL 95		
5/14/19	REVISED EASEMENT ON PARCEL 95		

PRELIMINARY

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY TABLE
PROJECT NO: STP00-0002-00(862)
COUNTY: CHEROKEE
LAND LOT NO: 979, 980
LAND DISTRICT: 3
DATE: 01-17-18 SH 155 OF 201
DRAWING No. 60-0152



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
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
1/8/19	REVISED EASEMENT ON PAR 98		
1/8/19	REVISED R/W ON PAR 100		
1/8/19	REMOVED EASEMENT ON PAR 219		
3/22/19	ADDED EASMT ON PAR 219 & REVISED EASMT ON PAR 220		
5/1/19	REMOVED EASEMENT ON PAR 219		
5/17/19	ADDED EASMT ON PAR 223		

PRELIMINARY

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: STP00-0002-00(862)
COUNTY: CHEROKEE
LAND LOT NO: 966, 979
LAND DISTRICT: 3
DATE: 01-17-18 SH 92 OF 201
DRAWING NO. 60-0091

5/13/2019 cstl, smith | CPLOT.VB gpiaborder-V81-PO.tbl | 0002862_SO-0124.dgn CMPTH | GDOT | P.I. No. 0002862

93
FREEHOME VILLAGE LLC
SEE SHEET 40

PAR 93 - Reqd REQ'D R/W DE10073

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
PE10127	100.00 R	4119+57.84	SR20
	52.14	N 14°52'59.9" E	
3161	48.44 R	4119+50.50	SR20
ARC LENGTH = 158.88			
CHORD BEAR = S 70°00'06.1" E			
LNTH CHORD = 158.81			
RADIUS = 1525.27			
DEGREE = 3°45'23.2"			
3162	47.83 R	4121+03.73	SR20
	47.49	S 10°09'29.3" W	
RW10068	95.00 R	4121+08.88	SR20
	74.24	N 15°58'11.6" W	
DW10251	100.31 R	4120+40.00	SR20
	88.48	N 68°20'12.1" W	
PE10127	100.00 R	4119+57.84	SR20
REQD R/W = 8158.19 SF			
REQD R/W = 0.187 ACRES			
REMAINDER = +/- 0.70 ACRES			

PAR 93 - Driveway Easement REQ'D DRWY. EASM'T. DE13080

PNT	OFFSET/	STATION/	ALIGNMENT
DW10249	125.00 R	4119+70.00	SR20
PE10127	100.00 R	4119+57.84	SR20
DW10251	100.31 R	4120+40.00	SR20
DW10252	125.00 R	4120+40.00	SR20
DW10249	125.00 R	4119+70.00	SR20

94
FREEHOME VILLAGE LLC
SEE SHEET 40

PAR 94 - Reqd REQ'D R/W DE10074

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
RW10068	95.00 R	4121+08.88	SR20
	47.49	N 10°09'29.3" E	
3162	47.83 R	4121+03.73	SR20
ARC LENGTH = 171.43			
CHORD BEAR = S 76°12'20.2" E			
LNTH CHORD = 171.34			
RADIUS = 1525.27			
DEGREE = 3°45'23.2"			
3163	49.46 R	4122+69.72	SR20
	14.57	S 34°03'12.5" E	
4351	59.85 R	4122+79.92	SR20
	34.15	S 10°07'12.5" W	
RW10228	94.00 R	4122+80.09	SR20
	31.14	N 79°35'24.2" W	
PE10043	94.00 R	4122+49.00	SR20
	150.23	N 16°51'14.9" W	
RW10068	95.00 R	4121+08.88	SR20
REQD R/W = 8067.92 SF			
REQD R/W = 0.185 ACRES			
REMAINDER = +/- 0.72 ACRES			

PAR 94 - Easement REQ'D EASM'T. DE11112

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
PE10043	94.00 R	4122+49.00	SR 20
	31.14	S 79°35'24.2" E	
RW10228	94.00 R	4122+80.09	SR 20
	48.00	S 10°07'12.5" W	
PE10135	142.00 R	4122+80.34	SR 20
	15.05	N 51°53'42.3" W	
PE10084	135.00 R	4122+67.00	SR 20
	44.80	N 13°20'57.5" W	
PE10043	94.00 R	4122+49.00	SR 20
REQD EASMT = 957.61 SF			
REQD EASMT = 0.022 ACRES			

95
CHEROKEE COUNTY SCHOOL SYSTEM
SEE SHEETS 40, 41, 91

PAR 95 Reqd REQ'D R/W DE10075

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
3177	50.54 L	4122+79.16	SR20
	0.28	N 1°04'17.5" E	
4939	50.82 L	4122+79.12	SR20
	9.30	N 1°04'17.4" E	
RW10218	60.00 L	4122+77.61	SR20
	365.03	S 79°35'25.4" E	
RW10222	60.00 L	4126+42.64	SR20
	7.70	S 13°30'57.1" W	
3174	52.31 L	4126+42.22	SR20
	361.16	N 79°52'11.5" W	
3175	50.55 L	4122+81.06	SR20
	1.90	N 19°49'53.9" W	
3177	50.54 L	4122+79.16	SR20
REQD R/W = 5121.23 SF			
REQD R/W = 0.072 ACRES			
REMAINDER = +/- 6.8 ACRES			

L'ASM'T FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITIES

PAR 95 - Easement REQ'D EASM'T. DE11044

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
RW10218	60.00 L	4122+77.61	SR 20
	62.83	N 1°04'17.4" E	
PE10250	122.00 L	4122+67.41	SR 20
	22.59	S 79°35'25.4" E	
DW10253	122.00 L	4122+90.00	SR 20
	33.00	S 10°24'34.6" W	
PE10251	89.00 L	4122+90.00	SR 20
	154.35	S 79°35'25.4" E	
PE10167	89.00 L	4126+44.35	SR 20
	29.05	S 13°47'26.1" W	
RW10222	60.00 L	4126+42.64	SR 20
	365.03	N 79°35'25.4" W	
RW10218	60.00 L	4122+77.61	SR 20
REQD EASMT = 11335.88 SF			
REQD EASMT = 0.260 ACRES			

PAR 95 - Driveway Easement REQ'D DRWY. EASM'T. DE13081

PNT	OFFSET/	STATION/	ALIGNMENT
PE10251	89.00 L	4122+90.00	SR 20
DW10253	122.00 L	4122+90.00	SR 20
DW10254	122.00 L	4123+40.00	SR 20
DW10104	89.00 L	4123+40.00	SR 20
PE10251	89.00 L	4122+90.00	SR 20

PAR 95 - Driveway Easement REQ'D DRWY. EASM'T. DE13082

PNT	OFFSET/	STATION/	ALIGNMENT
DW10105	89.00 L	4126+00.00	SR20
DW10690	122.00 L	4126+00.00	SR20
DW10258	122.00 L	4126+46.36	SR20
PE10167	89.00 L	4126+44.35	SR20
DW10105	89.00 L	4126+00.00	SR20

NO. OF DRIVEWAY EASEMENTS = 2

DATE	REVISIONS	DATE	REVISIONS
1/8/19	REVISED R/W AND REMOVED EASEMENT ON PARCEL 93		
1/8/19	REVISED R/W AND EASEMENT ON PARCEL 94		
1/8/19	REVISED EASEMENT ON PARCEL 95		
5/14/19	REVISED EASEMENT ON PARCEL 95		

PRELIMINARY

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY TABLE
PROJECT NO: STP00-0002-00(862)
COUNTY: CHEROKEE
LAND LOT NO: 979, 980
LAND DISTRICT: 3
DATE: 01-17-18 SH 153 OF 201
DRAWING NO. 60-0152



AECOM

SCALE IN FEET
0 10 20 40

REVISION DATES

PRELIMINARY

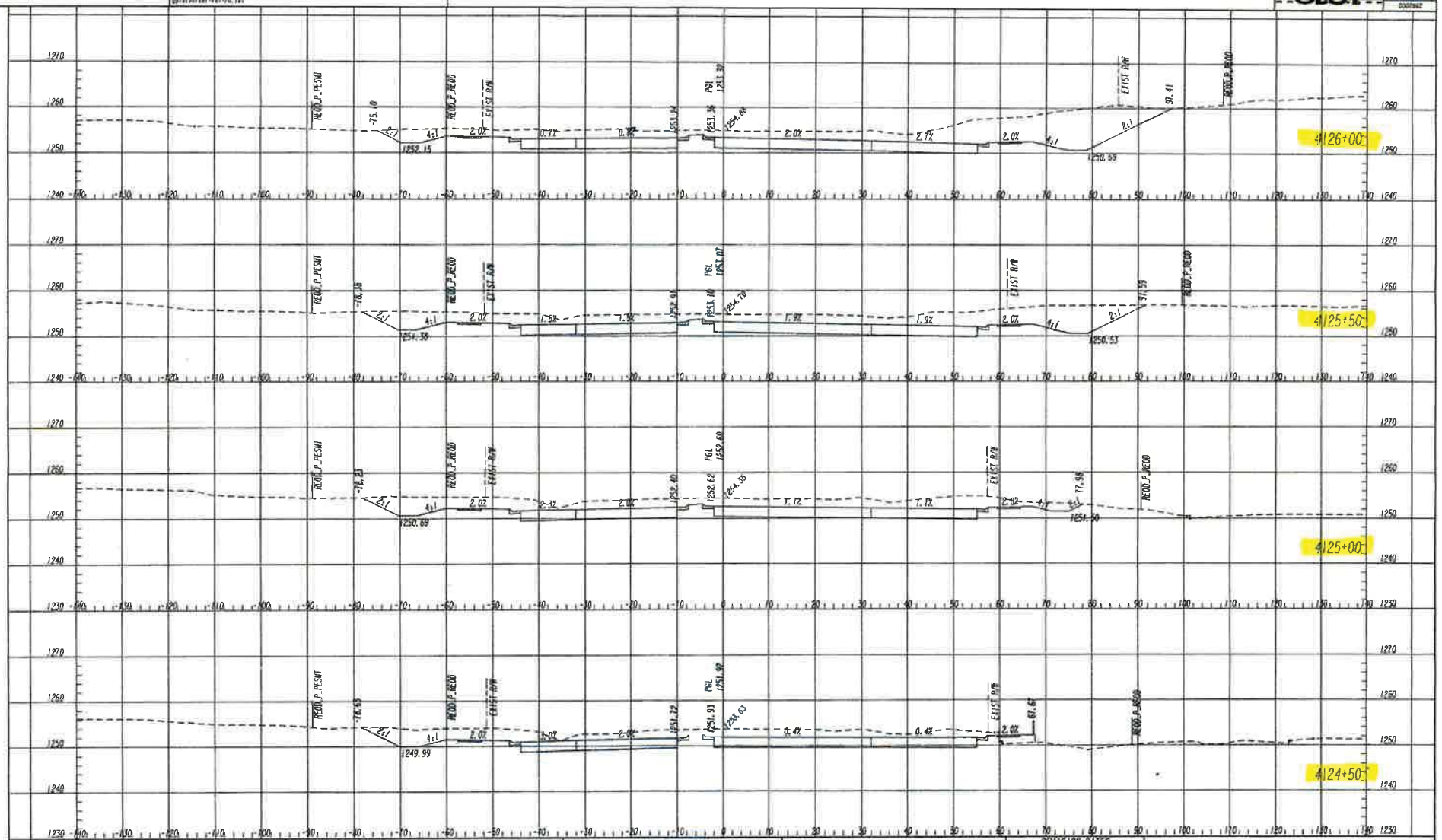
CROSS SECTIONS

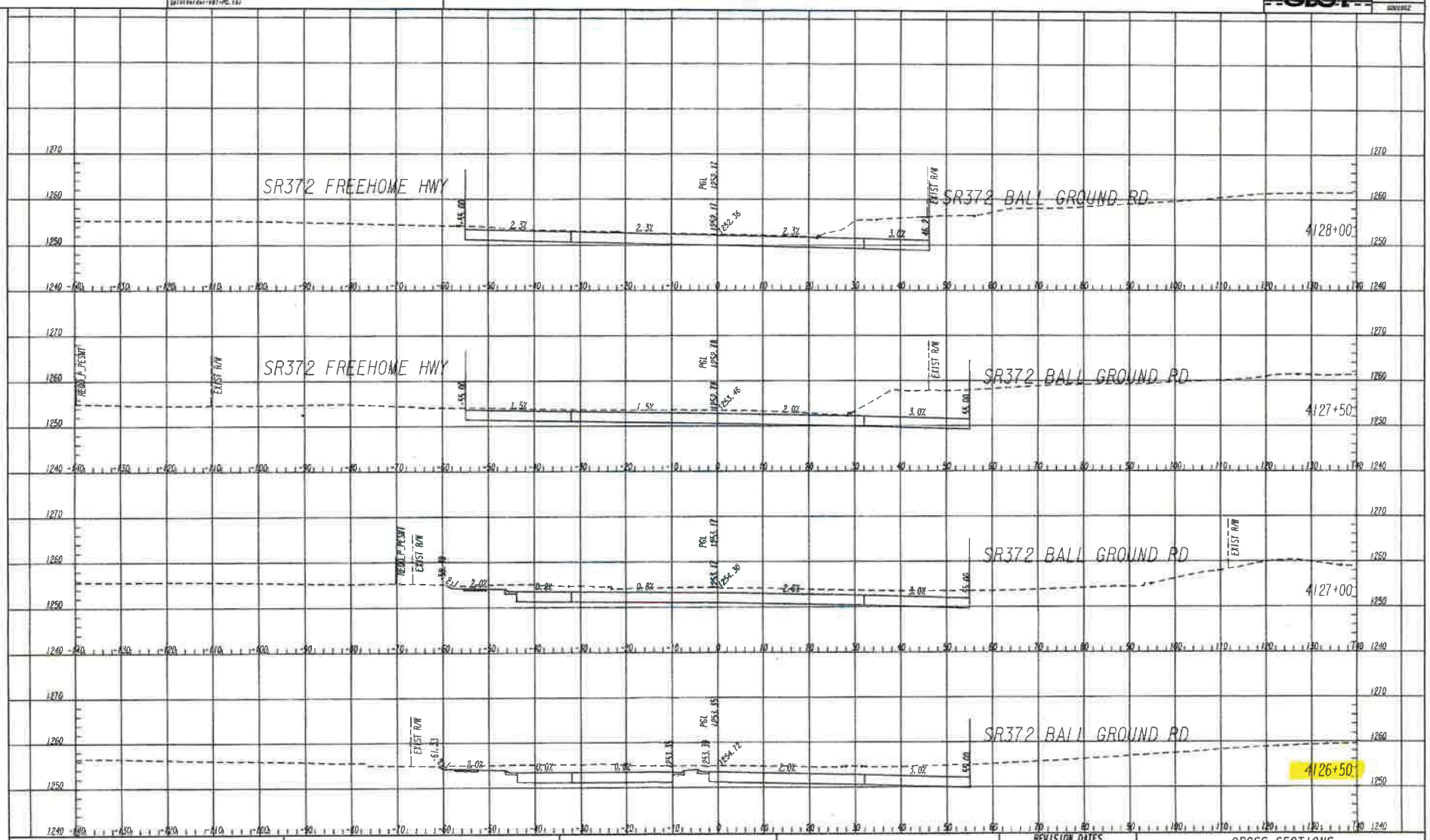
SR 20/FROM SR 369/CHEROKEE TO SR 371/FORSYTH

PROJECT: STP00-0002-00(862)

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No.
23-0061


4|26+00
4|25+50
4|25+00
4|24+50
REVISION DATES
PRELIMINARY
CROSS SECTIONS
SR 20 FROM SR 369/CHEROKEE TO SR 371/FORSYTH
PROJECT: STP00-0002-00(862)
SCALE IN FEET
0 10 20 40
AECOM
23-0062



GDOT

AECOM

SCALE IN FEET
0 10 20 40

REVISION DATES

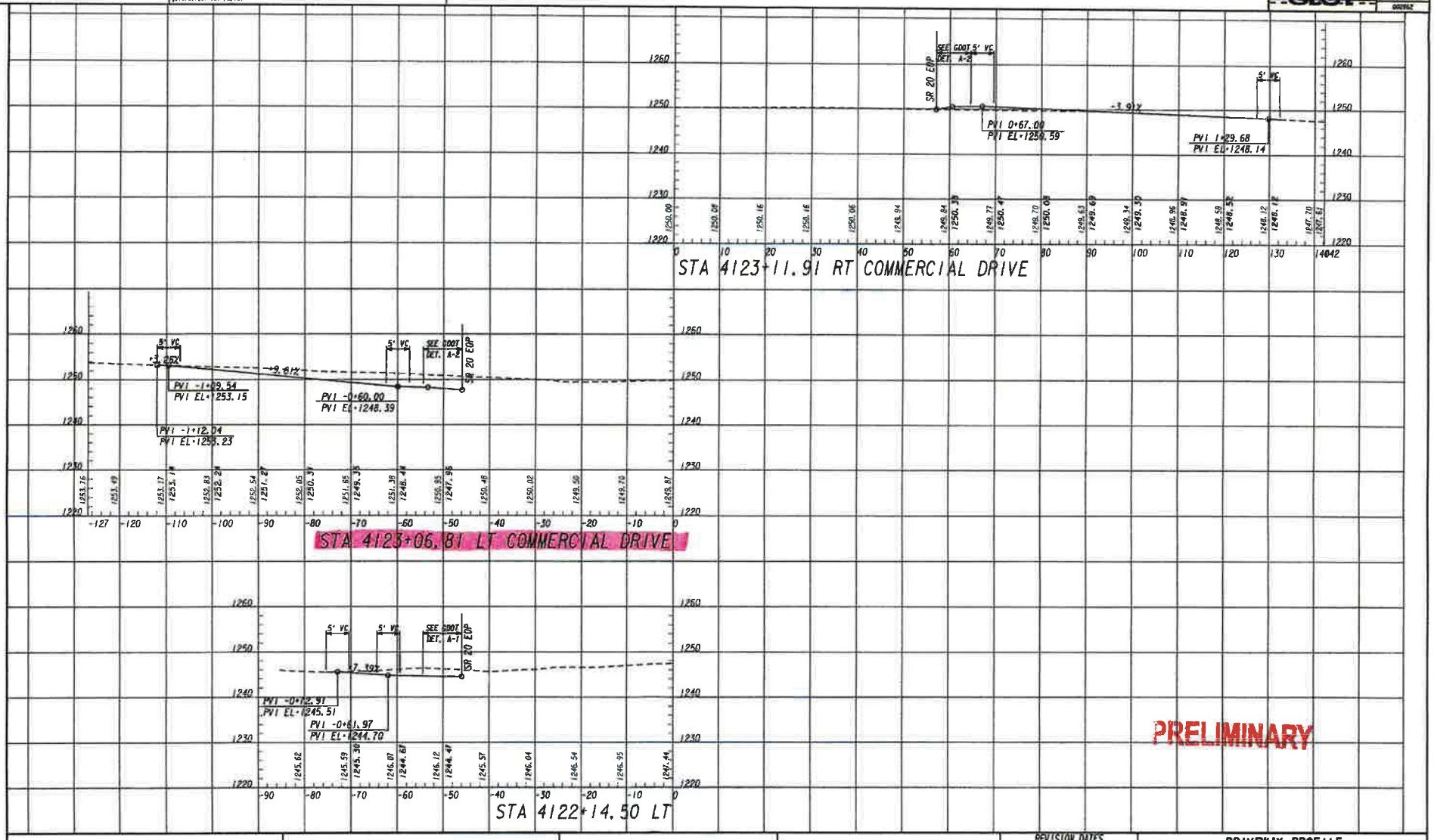
PRELIMINARY

CROSS SECTIONS

SR 20 FROM SR 369/CHEROKEE TO SR 371/FORSYTH
PROJECT: STP00-0002-00(862)

DESIGN | DATE:
DRAWN | DATE:
CHECKED | DATE:
CORRECTED | DATE:
VERIFIED | DATE:

DRAWING No.
23-0063



AECOM

SCALE IN FEET
0 5 10 20

REVISION DATES

DRIVEWAY PROFILE

SR 20 FROM SR 369/CHEROKEE TO SR 371/FORSYTH
PROJECT: STP00-0002-00(862)

CHECKED: DATE:
ENGINEER: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING NO. 17-0028

Market Data Information

Commercial Land Sales

Address	DB	Page
8010 Cumming Highway, Canton, GA 30115	14270	1703
4864 Cumming Highway, Canton, GA 30115	14326	691
1730 Friendship Circle and 1658 Canton Highway, Cumming, GA	8161	594
Northern corner of Union Hill Road and Union Hill Trace, Canton, GA	14279	2304

Improved Land Sales (If Applicable)

Address	DB	Page

Rentals (If Applicable)

Address

Other Sales (Proximity if Applicable)

Address	DB	Page