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## Leake Street Site – Summary of Improvements and Utilities

1 message

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Wed, Jan 28, 2026 at 4:57 PM

To: "Raborn Taylor III, ALC, CCIM" <rt3@gfwillis.com>

Cc: "Ty D. Mitcham, CCIM" <tm@gfwillis.com>, Eric Strickland <es@gfwillis.com>, Ethan Strickland <ethan@gfwillis.com>

All,

Here is a summary of the improvements currently in place at the Leake Street site:

### Site & Environmental

- Phase I and Phase II environmental studies have been completed. No contaminants were found above reportable thresholds, and no remediation is required.
- Mass grading is complete.
- All subgrades for interior parking have been established, are ready for curbing, and paving.
- Stormwater detention facilities and building stormwater piping are installed and operational.

### Building Pads & Approvals

- Building pads for Buildings 100 and 200 have been set to subgrade and meet or exceed the minimum finished floor elevations required by the City's local flood ordinance.
- Approval for Building 100 has been granted by the Historic Preservation Committee of the City of Cartersville.
- Building plans for Building 100 are 100% complete and ready for City review.

### Utilities – Building 100

- 6" fire service vault installed and tied into the city main.
- 1,500-gallon grease trap installed and tied into the city main.
- 2" water service installed for restaurant space.
- Two (2) ¾" water services installed for lease spaces.
- ¾" water service installed for irrigation (if utilized).
- Each space has a dedicated 4" sanitary sewer service (three total).
- Natural gas is available from the city and planned for heating and commercial kitchen service.
- Electric service is available as single-phase. I am currently coordinating with the Electric Department to determine the optimal location for the underground primary cable and pad-mounted transformer.
- City fiber is available. I am working with Fiber-Com to eliminate the pole at the corner of Leake Street and Museum Drive, which currently carries overhead fiber only.
- AT&T and Comcast have not yet been contacted, but provisions can be made to service the site.

### Utilities – Building 200

- 6" fire service vault installed and tied into the city main.
- ¾" water services installed for 18 residential taps and 4 commercial taps.
- ¾" water service installed for irrigation (if utilized).
- 6" sanitary sewer lateral installed to service the entire building.
- Natural gas is not currently servicing this building but can be added in the future at a cost determined by the Gas Department.
- Electric service is available as single-phase. I am currently coordinating with the Electric Department to

determine the optimal location for the underground primary cable and pad-mounted transformer.

- City fiber is available, with the same coordination underway with Fiber-Com regarding removal of the overhead fiber pole.
- AT&T and Comcast have not yet been contacted, but provisions can be made to service the site.

Please let me know if you would like additional detail on any item or if there are specific questions I can address.

Thanks

John Hudson (JB), President

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