PROJECT SPOTLIGHT INFORMATION SHEET

Project Name: Main Street Market Place
Location: Cartersville, GA
Services Provided: Civil Engineering / Site Design
Market Sector: Commercial

Client and Contact: R.H. Ledbetter Properties, LLC / Bob Ledbetter
Address: 106 East 8th Ave., Rome, GA 30161
Phone Number: 706-291-7283

Square Footage: approx. 235,000 s.f. (including outlots)
Completion Date: 2016
Construction Cost: $12,000,000 (sitework only)
Funding Source: Private with City tax incentives

Project Description:
Main Street Market Place is a 53-acre shopping center development to be anchored by a 124,000 S.F. Kroger Marketplace. In addition to this anchor tenant, there will be 6 outparcels developed along the frontage road, and a future phase of retail development immediately west of the Kroger. After full build-out of the center there will be approximately 235,000 s.f. of floor area. The project broke ground in June 2015 and the Kroger is expected to open in late 2016.

Buckel Design Group has been involved in all aspects of the project development, including conceptual design, rezoning and variance hearings, hiring subconsultants, earthwork analyses to balance the site, collaboration with environmental scientists and attorneys to address an existing on-site unregulated landfill, design and permitting of over 1,500 LF of state roadway improvements, permitting through the City of Cartersville, permitting through Georgia EPD on the SWPPP and landfill, and active involvement in construction administration.

Any Special Project Features:
An unregulated on-site landfill required significant analysis and consultation with environmental professionals, the client, and the contractor to determine how to best deal with the state regulatory requirements while limiting the remediation costs, which had the potential to make the project economically unviable. Ultimately it was determined that on-site segregation of the landfill material from the re-usable material would provide the most cost effective method of dealing with the landfill, with the EPD consenting to allow for the segregation to be permitted under the Georgia Brownfields Program.
Employees that Worked on Project:

- Joshua Cox
- David Buckel
- Gunnar Lynch
- Shaun Cannon

Photographs:

Main Street Market Place
Cartersville, GA
July 9 2015