



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jul 8 2013

ARC REVIEW CODE: R1306181

TO: Chairman Tim Lee
ATTN TO: John Pederson,
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: East Cobb Retirement Community

Submitting Local Government: Cobb County

Review Type: Development of Regional Impact **Date Opened:** Jun 18 2013 **Date Closed:** Jul 8 2013

Description: This project is a proposed senior living development located on 53.7 acres in Cobb County, south of the Roswell Rd (SR 120), and Providence Rd, intersection. The proposal includes 837 independent living villas, a 150 suite health center, and 150,000 square feet of common space.

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Comments: According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed East Cobb Retirement Community development is within an area designated as Established Suburbs. The RDG states Established Suburbs, are areas in the region where suburban development has occurred. These areas are characterized by strip commercial development, single family subdivisions, and office in limited locations.

These areas represent the part of the region that has just recently reached "build out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land use change outside of retail/ commercial areas.

The proposed development is located along SR 120. This serves as a major thoroughfare in eastern Cobb County. Several retail shopping centers are located within a short proximity. The site will also include walking paths that will connect with trails in the neighboring East Cobb Park.

Additional comments are attached.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF ROSWELL

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF MARIETTA

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

EAST COBB RETIREMENT COMMUNITY DRI
Cobb County
Natural Resources Division Review Comments
June 13, 2013

Stream Buffers and Watershed Protection

The property is in the Chattahoochee Corridor watershed, but it is not within the Chattahoochee River Corridor and is not subject to Corridor Plan requirements. The submitted site plan and the USGS coverage for the area show Sewell Mill Creek, a tributary to Sope Creek, forming the western boundary of the property. Sope Creek, in turn is a tributary to the Chattahoochee River. The UGS coverage shows no other streams on or near the property. The area along Sewell Mill Creek is subject to the Cobb County Stream Buffer Ordinance, which requires buffers based on the basin size. Any unmapped streams on the property may also be subject to the requirements of the Cobb County ordinance.

All state waters on the property are subject to the State 25-foot Erosion and Sedimentation buffer requirement. Any intrusion into the State 25-foot Erosion and Sedimentation will require a variance from Georgia EPD.

Stormwater / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the specific project design. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

| Land Use | Land Area (ac) | Total Phosphorus | Total Nitrogen | BOD | TSS | Zinc | Lead |
|--------------|----------------|------------------|----------------|---------|----------|-------|------|
| | 53.7 | 56.39 | 575.13 | 3597.90 | 32488.50 | 40.81 | 7.52 |
| TOTAL | 53.7 | 56.39 | 575.13 | 3597.90 | 32488.50 | 40.81 | 7.52 |

Total % impervious 48%

Total impervious: 70%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.



MEMORANDUM

TO: Jon Tuley, Land Use Division

FROM: Marshall Willis, Transportation Access and Mobility Division

DATE: June 18th, 2013

SUBJECT: **Transportation Division Review of DRI # 2351**
Project: East Cobb Retirement Community
County: Cobb
Location: SR 120 (Roswell Road) at Providence Road (directly south of intersection)
Analysis:
Expedited ☒
Non-Expedited ☐

cc: David Haynes
TAMD

The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process based on the Limited Trip Generation criteria of 1,000-3,000 gross daily trips. The applicant proposes to construct a continuing care retirement community that consists of 837 independent living villas (ITE classified as *congregate care facility*), a 150 suite health center (broken into two ITE classifications: 75 *assisted living* units and 75 *nursing home* units), and 150,000 square feet of common space on 53.7 acres. The site fronts SR 120 (Roswell Road) to the south of where Providence Road connects. The expected build-out year is 2017.

INFRASTRUCTURE

Transportation

How many site access points will be associated with the proposed development? What are their locations?

Site access will be served via one location on SR 120. The site will also include walking paths that will connect with trails in the neighboring East Cobb Park.

How much average daily traffic will be generated by the proposed project?

The preliminary figures suggest 2,064 daily ingress and egress trips. ITE Trip Generation Manual states that few residents in such facilities own cars, and most trips are generated by the on-site services for residents.

List the transportation improvements that would affect or be affected by the proposed project.

PLAN 2040 RTP (Long Range Projects)*

| ARC Number | <i>Route and Description</i> | Type of Improvement | Scheduled Completion Year |
|------------|-----------------------------------------------------------------------------------------|------------------------------------|---------------------------|
| CO-426 | SR 120 (Roswell Road) Widening from 4 to 6 Lanes from Johnson Ferry Rd to Bridgegate Dr | Roadway / General Purpose Capacity | 2040 |

**The ARC Board adopted the PLAN 2040 RTP and FY 2012-2017 TIP on July 27th, 2011.*

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

The site is not directly served by transit.

What other issues should be considered during the traffic study or in general for the proposed development?

The developer should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- Regional Strategic Transportation System – Principal Arterial: SR 120 (Roswell Road)
- Regional Strategic Transportation System – Principal Arterial: Johnson Ferry Road
- Regional Thoroughfare Network: SR 120 (Roswell Road)
- Regional Thoroughfare Network: Johnson Ferry Road
- Regional Thoroughfare Network: Marietta Parkway (120 Loop)

Pedestrian Safety and Bike Infrastructure

- During the pre-review meeting the applicant expressed an interest in connecting to walking trails in East Cobb Park, and is encouraged to do so in order to expand area walkability for residents and enhance site access.

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, June 25, 2013 2:58 PM
To: Jared Lombard; Jonathan Tuley
Cc: Comer, Carol; Cobb, Nancy C.; Cevallos, Peter Paul Jr.; Sands, Carla Jo; Von Hagel, Karl; Mike Van Wie (mvanwie@dekalbcountyga.gov)
Subject: RE: DRI Review Notification - East Cobb Retirement Community DRI # 2351

Jon and Jared,

The proposed East Cobb Retirement Community, consisting of 837 independent living villas, a 150 suite health center, and 150,000 sq ft of common space on 53.7 acres, is located approximately 7.7 miles southeast of the Cobb County Airport – McCollum Field (RYY) and 9.5 miles northwest of the DeKalb – Peachtree Airport (PDK). It is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact those airports directly.

However, the proposed location is within approximately 5.5 miles of the Dobbins TACAN (Tactical Air Navigation System) navigation facility and may impact the assurance of navigation signal reception. The Federal Aviation Administration, in accordance with FAR Part 77.9, requests an FAA Form 7460-1 be submitted. That may be done online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA must be in receipt of the notification, no later than 45 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Karl Von Hagel with the Cobb County Airport – McCollum Field and Mr. Mike Van Wie with DeKalb – Peachtree Airport on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 9th Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1414 | M: 404-660-3394 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/aviation>

From: Jared Lombard [mailto:JLombard@atlantaregional.com]
Sent: Wednesday, June 19, 2013 11:29 AM
To: Jonathan Tuley; jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; Ware, Alan; 'michawilliams@dot.ga.gov'; Comer, Carol; Hood, Alan C.; Lobdell, Mike; 'Jon West'; Humphrey, James; Billings, Julia; 'John.pederson@cobbcounty.org'; 'Jane.strickline@cobbcounty.org'; 'gwarr@areng.com'; 'bthomas@isaksonliving.com'; 'kisakson@isaksonliving.com'; 'cqoods@dot.ga.gov'; rroth@mariettaga.gov; 'Brad Townsend' (btownsend@roswellgov.com); Alice Wakefield (awakefield@roswellgov.com)
Cc: Landuse; Jim Santo; Marshall Willis; Jim Skinner; Sammie Carson; Carolyn Rader
Subject: DRI Review Notification - East Cobb Retirement Community DRI # 2351

Development of Regional Impact Request for Comments

This e-mail serves as notice that the ARC staff has begun the review for **East Cobb Retirement Community (DRI #2351)**. We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Wednesday, July 3rd, 2013**.

This project is a proposed senior living development located on 53.7 acres in Cobb County, south of the Roswell Rd (SR 120), and Providence Rd, intersection. The proposal includes 837 independent living villas, a 150 suite health center, and 150,000 square feet of common space.

Review opened: June 18, 2013

Comments Due: July 3, 2013

Review will close on or before: July 8 2013

For more information regarding the DRI processes, information needed for the review or other DRI's reviewed by ARC, please see the [DRI website](#).

Please let me know if you have any questions about the review.

Jon Tuley, AICP
Principal Planner

Atlanta Regional Commission
regional impact + local relevance

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Atlanta, Georgia 30303-2538
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jtuley@atlantaregional.com
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The Georgia Department of Transportation continues its RoadWorks 2013 construction program. Dozens of important roadway improvement projects are ongoing throughout the state this summer as we work to deliver projects on time and on budget while keeping our transportation network the nation's finest. Pardon the necessary inconvenience and please drive cautiously and safely at all times, especially in work zones.

Visit us at <http://www.dot.ga.gov>; or follow us on <http://www.facebook.com/GeorgiaDOT> and <http://twitter.com/gadeptoftrans>



REGIONAL REVIEW NOTIFICATION

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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **East Cobb Retirement Community** See the Preliminary Report.

Comments from affected party (attach additional sheets as needed):

As noted in ARC's Transportation comments, there is one project in the vicinity of this DRI: CO-426 - SR120 (Roswell Rd) widening from 4 to 6 lanes from Johnson Ferry Road to Bridgegate Drive. This project is currently in Long Range. No preliminary engineering has begun, and no additional information is available beyond that listed in the PLAN 2040 RTP at this time.

Individual Completing Form:

Jolia Billings

Local Government:

GDOT

Department:

Planning

Telephone: (404) 631 - 1774

Signature:

Jolia Billings

Date:

6/28/13

Please Return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: Jul 3 2013

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DRI #2351

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

| | |
|------------------------------|------------------------------|
| Submitting Local Government: | Cobb |
| Individual completing form: | John P. Pederson |
| Telephone: | 770-528-2024 |
| Email: | john.pederson@cobbcounty.org |

Project Information

| | |
|---------------------------|-----------------------------------------------|
| Name of Proposed Project: | East Cobb Retirement Community |
| DRI ID Number: | 2351 |
| Developer/Applicant: | Isakson Living Communities c/o J. Kevin Moore |
| Telephone: | 770-429-1499 |
| Email(s): | jkm@mjs.com |

Additional Information Requested

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|

| | |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| If yes, has that additional information been provided to your RDC and, if applicable, GRTA? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|

If no, the official review process can not start until this additional information is provided.

Economic Development

| | |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Estimated Value at Build-Out: | 94 million dollars |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | 1136000 |
| Is the regional work force sufficient to fill the demand created by the proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Will this development displace any existing uses? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, please describe (including number of units, square feet, etc): ONE SINGLE FAMILY HOUSE. | |

Water Supply

| | |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Name of water supply provider for this site: | Cobb County Water System |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .136 |
| Is sufficient water supply capacity available to serve the proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, describe any plans to expand the existing water supply capacity: | |
| Is a water line extension required to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, how much additional line (in miles) will be required? | |

Wastewater Disposal

| | |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Name of wastewater treatment provider for this site: | Cobb County Water System |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .136 |
| Is sufficient wastewater treatment capacity available to serve this proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, describe any plans to expand existing wastewater treatment capacity: | |
| Is a sewer line extension required to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, how much additional line (in miles) will be required? | |

Land Transportation

| | |
|--------------------------------------------------------|----------------------------|
| How much traffic volume is expected to be generated by | 74 AM, 176 PM, 2064 TOTAL. |
|--------------------------------------------------------|----------------------------|

expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below :DECEL LANE AND LINE UP DRIVEWAY WITH PROVIDENCE ROAD.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

1032

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

35.4%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: 100 FOOT BUFFER ALONG SEWELL CREEK, DETENTION PONDS, WATER QUALITY DEVICES, LARGE AMOUNT OF WOODED AREAS WILL REMAIN AROUND THE PERIMETER.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

☐ (not selected) ☐ Yes ☒ No

2. Significant groundwater

☐ (not selected) ☐ Yes ☒ No

| | |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If you answered yes to any question above, describe how the identified resource(s) may be affected: | |
| <hr/> | |
| <hr/> | |
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Developments of Regional Impact

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DRI #2351

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

| | |
|------------------------------|------------------------------|
| Submitting Local Government: | Cobb |
| Individual completing form: | John P. Pederson |
| Telephone: | 770-528-2024 |
| E-mail: | john.pederson@cobbcounty.org |

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

| | |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Proposed Project: | East Cobb Retirement Community |
| Location (Street Address, GPS Coordinates, or Legal Land Lot Description): | 3540 Roswell Road, Marietta, Georgia 30062 |
| Brief Description of Project: | We are proposing to develop a Continuing Care Retirement Community (CCRC) with 987 units. A CCRC is a residential community offering independent homes enhanced by onsite amenities such as dining, activities, entertainment, fitness and wellness. In addition to these amenities, a CCRC also provides health services including assisted living, memory care and skilled nursing which enable Members of the community to age in place. |

Development Type:

- | | | |
|------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |

| | | | | | |
|---------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------|--|
| <input checked="" type="radio"/> Housing | | <input type="radio"/> Waste Handling Facilities | | <input type="radio"/> Any other development types | |
| <input type="radio"/> Industrial | | <input type="radio"/> Quarries, Asphalt & Cement Plants | | | |
| If other development type, describe: | | | | | |
| | | | | | |
| Project Size (# of units, floor area, etc.): | | 837 Independent Living Villas, 150 Healthcare Beds | | | |
| Developer: | | Isakson Living Communities c/o J. Kevin Moore | | | |
| Mailing Address: | | 326 Roswell Street | | | |
| Address 2: | | Emerson Overlook | | | |
| | | City: Marietta State: GA Zip: 30060 | | | |
| Telephone: | | 770-429-1499 | | | |
| Email: | | jkm@mjs.com | | | |
| Is property owner different from developer/applicant? | | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No | | | |
| If yes, property owner: | | Wylene Tritt | | | |
| Is the proposed project entirely located within your local government's jurisdiction? | | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No | | | |
| If no, in what additional jurisdictions is the project located? | | | | | |
| Is the current proposal a continuation or expansion of a previous DRI? | | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No | | | |
| If yes, provide the following information: | | Project Name: | | | |
| | | Project ID: | | | |
| The initial action being requested of the local government for this project: | | <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other | | | |
| Is this project a phase or part of a larger overall project? | | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No | | | |
| If yes, what percent of the overall project does this project/phase represent? | | | | | |
| Estimated Project Completion Dates: | | This project/phase: 2017 Overall project: 2017 | | | |
| | | | | | |
| | | | | | |
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| BUILDING USE SUMMARY | |
|----------------------|----------------------|
| BUILDING A - K | INDEPENDENT LIVING |
| BUILDING L | 100 HEALTH CARE BEDS |
| BUILDING M | MAINTENANCE BUILDING |

| SITE DATA | |
|---------------------------|--------------------|
| TOTAL SITE AREA | 53.7 ACRES |
| TOTAL UNDISTURBED AREA | 21.5 ACRES |
| TOTAL OPEN SPACE | 32.2 ACRES (19 PA) |
| INDEPENDENT LIVING UNITS | 827 UNITS |
| CLUBHOUSE / COMMON SPACES | ~110,000 SF |
| HEALTH CARE UNITS | 100 BEDS |



Scale: 1" = 100'

Isakson Living

East Cobb Site - Option C