

# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP  
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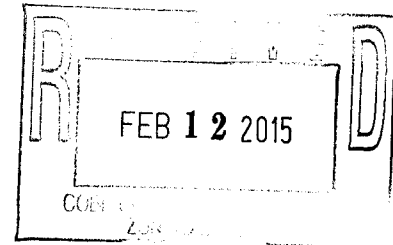
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# ALSO ADMITTED IN SC  
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\*\* ALSO ADMITTED IN IN  
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◊ ADMITTED ONLY IN FL  
\*\*\* ADMITTED ONLY IN KY  
• ADMITTED ONLY IN SC

February 12, 2015

Hand Delivered



Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Suite 400  
1150 Powder Springs Road  
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-2 (2014)  
Applicant: Isakson Living Communities, LLC  
Property Owner: Wylene S. Tritt  
Property: 53.7 acres, more or less, located at 3540 Roswell Road, Land Lots 965 and 966, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Isakson Living Communities, LLC, and the Property Owner, Wylene S. Tritt, submitted are revised Conceptual Master Plans regarding the project proposed in the above-referenced Application for Rezoning. The revised Master Plans were prepared for Applicant by Foley Design Associates Architects Inc. and are dated January 30, 2015. These revised Master Plans supersede and replace in full all previously submitted plans; and we respectfully request the Plans submitted herewith be taken into consideration from this date forward.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Page 2 of 3  
February 12, 2015

Also submitted are the following elevations and renderings for the proposed project:

- (1) Rendered Entry View prepared by Foley Design Associates Architects Inc. dated January 30, 2015;
- (2) View of Healthcare from Roswell Road prepared by Foley Design Associates Architects Inc. dated February 2, 2015; and
- (3) View of Fitness Center prepared by Foley Design Associates Architects Inc., dated January 30, 2015.

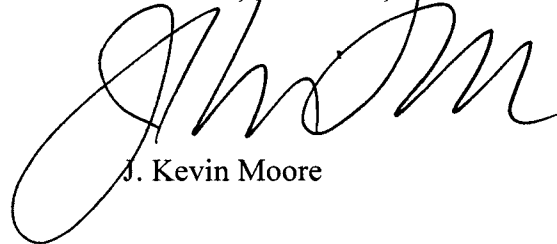
Applicant has worked tirelessly with area residents and community groups to address concerns presented during meetings and conversations. Copies of the plans submitted herewith have been provided to individuals and community associations in advance for input and comment.

Thank you for your assistance in this matter. If you should have any questions or require additional information, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Enclosures

c: Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
(With Copies of Enclosures)

**MOORE INGRAM JOHNSON & STEELE**

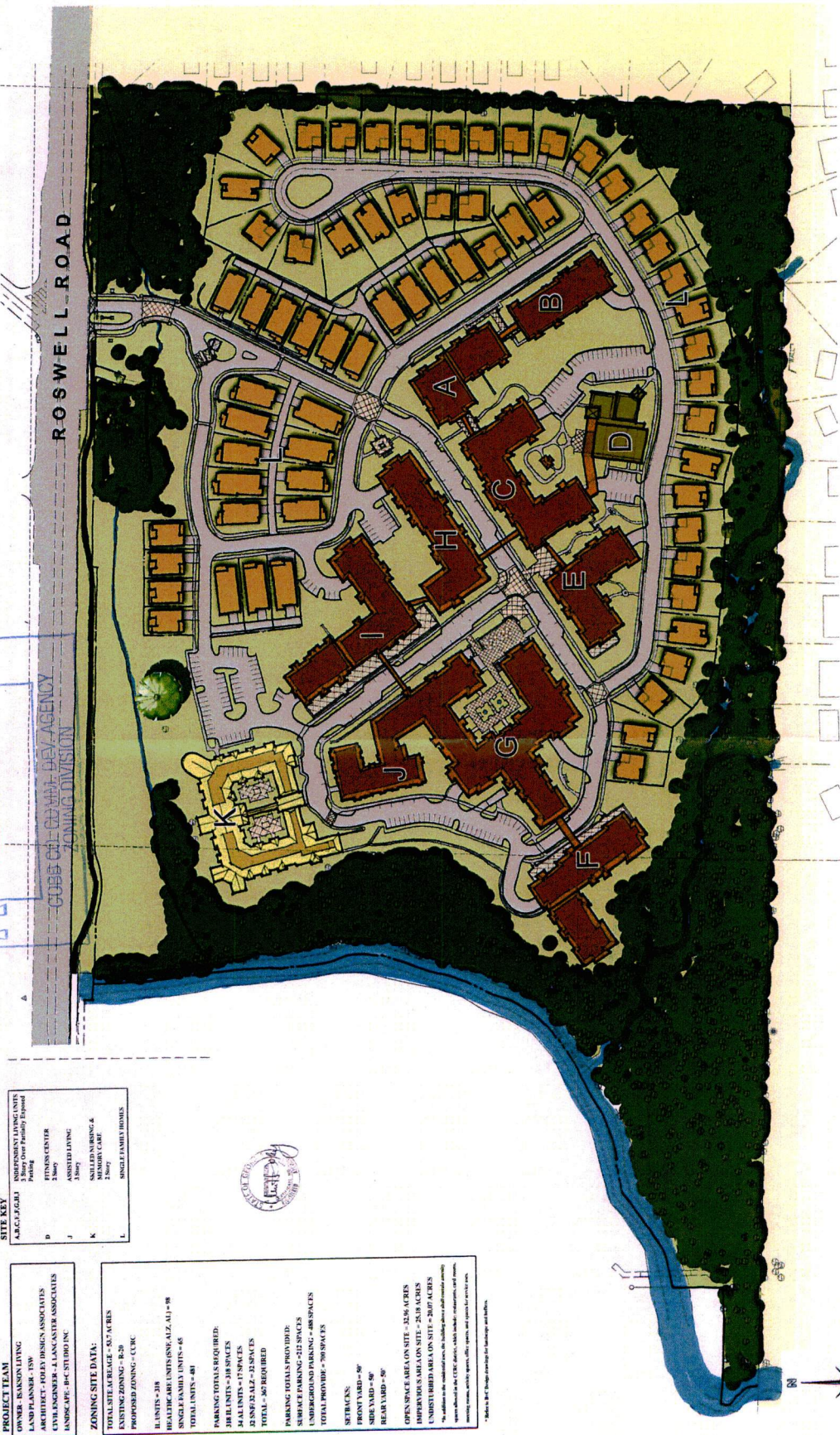
Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Page 3 of 3  
February 12, 2015

c: The Honorable Robert J. Ott  
District Commissioner  
Cobb County Board of Commissioners

Mike Terry, Chairman  
Cobb County Planning Commission  
(With Copies of Enclosures)

Isakson Living Communities, LLC  
(Without Copies of Enclosures)

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ZONING DIVISION



**SITE KEY**

A, C, G, J, K, L	IMPROVED LIVING UNIT 3-Bed Over Partially Expansed Parking
D	FITNESS CENTER
J	ASSISTED LIVING 3-Bed
K	SKILLED NURSING & MEMORY CARE
L	SINGLE FAMILY HOMES

**PROJECT TEAM**  
OWNER - ISAISON LIVING  
LANDSCAPE ARCHITECT - JENSEN ASSOCIATES  
CIVIL ENGINEER - LANCASTER ASSOCIATES  
LANDSCAPE ARCHITECT - JENSEN ASSOCIATES

**ZONING SITE DATA:**  
TOTAL SITE AREA - 457.14 ACRES  
EXTENSIVE ZONING - R-20  
PROPOSED ZONING - C-URC

**BL UNITS - 218**  
HEALTHCARE UNITS (SNF, ALZ, AU) - 98  
SINGLE FAMILY UNITS - 65  
TOTAL UNITS - 481

**PARKING TOTALS PROVIDED:**  
100 BL UNITS - 148 SPACES  
14 AL UNITS - 17 SPACES  
12 SNF/12 ALZ - 22 SPACES  
TOTAL - 187 REQUIRED

**PARKING TOTALS PROVIDED:**  
SURFACE PARKING - 212 SPACES  
UNDERGROUND PARKING - 488 SPACES  
TOTAL PROVIDED - 700 SPACES

**SETBACKS:**  
FRONT YARD - 50'  
SIDE YARD - 50'  
REAR YARD - 50'

**OPEN SPACE AREA ON SITE - 32.56 ACRES**  
**IMPROVED AREA ON SITE - 25.13 ACRES**  
**UNIMPROVED AREA ON SITE - 20.07 ACRES**

\*Refer to the site plan for specific setbacks and setbacks.



# TRITT WALK

ISAISON LIVING  
2540 ROSWELL RD

DATE: 01.28.15  
SCALE: 1"=100'-0"

CONCEPTUAL MASTER PLAN

FOLEY DESIGN ASSOCIATES ARCHITECTS INC.  
1515 Columbia Avenue, Raleigh, NC 27601-3535  
Tel: 919.876.3333 Fax: 919.876.3334

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ZONING DIVISION



# TRITT WALK ENTRY VIEW

ISAKSON LIVING  
4000 WOODHILL RD

1-00-18  
RENDERED ENTRY VIEW

FOLEY DESIGN ASSOCIATES ARCHITECTS INC.  
355 Chestnut Street Building 101 Suite 101 East Point, Georgia 30426 (404) 761-7528

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FEB 12 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



© 14 *[Signature]*

# TRITT WALK HEALTHCARE

ISAKSON LIVING  
2640 ROSWELL RD

02-00-15

VIEW OF HEALTHCARE FROM ROSWELL RD

FOLEY DESIGN ASSOCIATES ARCHITECTS INC.  
111 Dunwoody Avenue Building 100 Suite 102 East Point, Georgia 30344 (404) 761-1288

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# TRITT WALK FITNESS CENTER

ISAKSON LIVING  
3000 BOWWELL RD

1-30-15

VIEW OF FITNESS

FOLEY DESIGN ASSOCIATES ARCHITECTS INC  
155 Cherokee Avenue Building 300 Suite 102 Roswell, Georgia 30076 (404) 761-1599