

PROJECT DATA

PROPERTY OWNER:
S.E.Z. INC.
464 DEER LAKE DR.
CRIFIN, GA. 30224
ATTN: SOYEBALU MOMIN
678-908-1550

DEVELOPER:
COOR V REALTY / JOHN BROWNE
3550 GEORGE BUSBEE PARKWAY
KENNESAW, GA. 30144
ATTN: JOHN BROWNE
404-881-1706

AUTHORIZED AGENT:
W&A Engineering
355 Oneta St. Suite D100
Athens, Ga 30601
706-310-0411

PHYSICAL ADDRESS: 879 SPIDER WEBB DR.
ROME, GA 30151

TAX PARCEL: J130057

TOTAL PROJECT ACREAGE: ± 1.00

EXISTING ZONING: C C

EXISTING LAND USE: RESTAURANT/FAST FOOD

PROPOSED USE: RESTAURANT/FAST FOOD

NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE PLAN.

SITE COVERAGE DATA

PROPERTY OWNER: S.E.Z. INC.

TOTAL PROJECT ACREAGE: ± 1.00 ACRES

PROPOSED COVERAGE: 37,882 S.F.

TOTAL LANDSCAPE AREA: 7,592 S.F.

PROPOSED BUILDING AREA: 4,358 S.F.

BUILDING DATA

BUILDING DATA: 4,358 S.F.

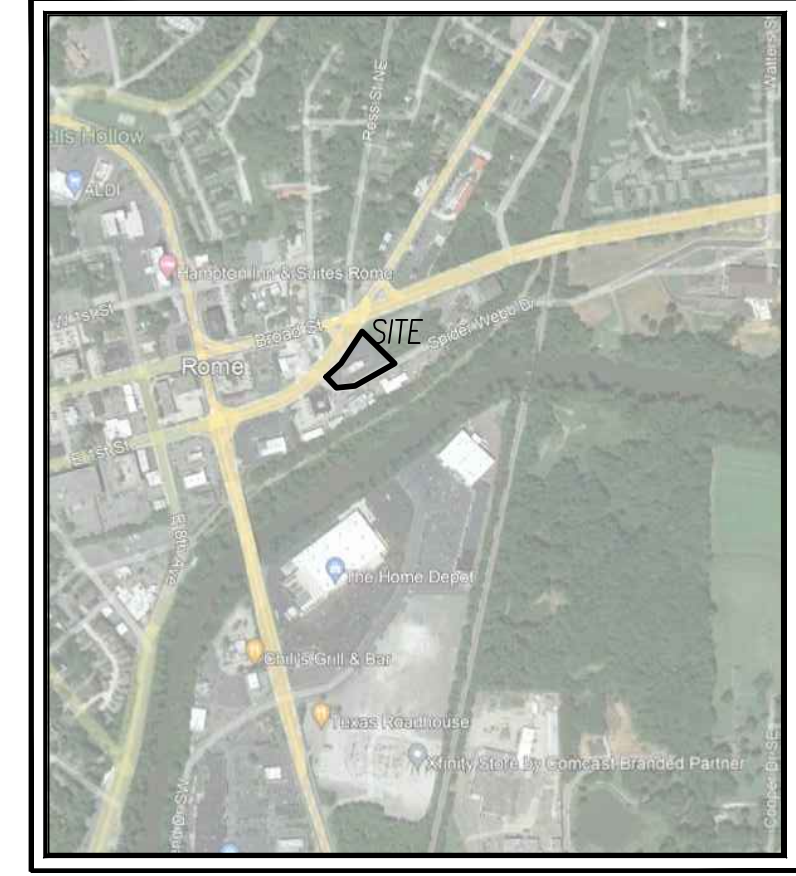
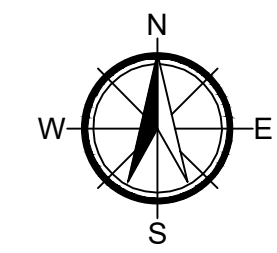
C-C ZONING REGULATIONS

MAX. HEIGHT: 45 FEET
MAX. BUILDING COVERAGE: NOT REGULATED
MIN-MAX FRONT YARD: 20 FEET
MIN. SIDE YARD: 10 FEET
MAX. BUILDING HEIGHT: 45 FEET

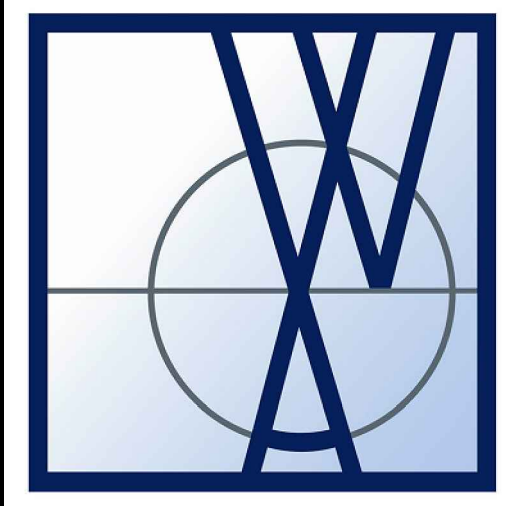
**BROAD ST
(R/W VARIES)**

**N BROAD ST S.E.
(R/W VARIES)**

**SPIDER WEBB DR
(40' R/W)**



VICINITY MAP
SCALE: N.T.S.



**W&A
Engineering**

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING - SURVEYING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-4011
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

THE VARSITY
FLOYD COUNTY, GEORGIA
879 SPIDER WEBB DRIVE - 1.036 ACRES

Know what's below.
Call before you dig.

REVISIONS

DATE	COMMENT

REVIEW

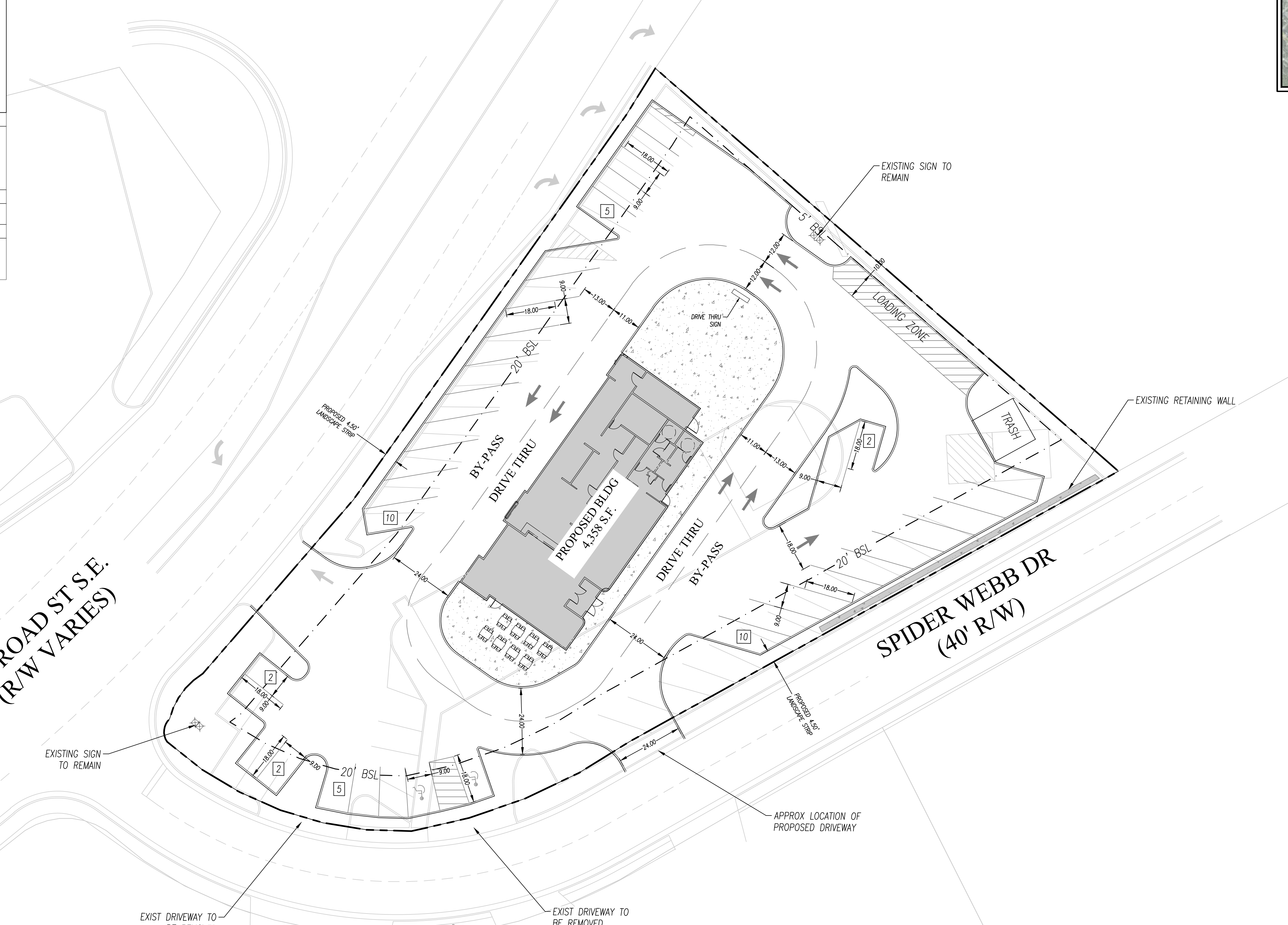
INITIAL SUB. DATE: 12/20/21
ISSUANCE DATE: 12/20/21

W&A PROJECT #: 210774

SITE PLAN

CP01

SCALE 1" = 20'



A
B
C
D
E
F
G
H
I
J
K
L

D:\W&A ENGINEERING\210774 - Varsity\Design\variance\VAR10774.dwg 12-20-21 04:57:34 PM Brian Swann