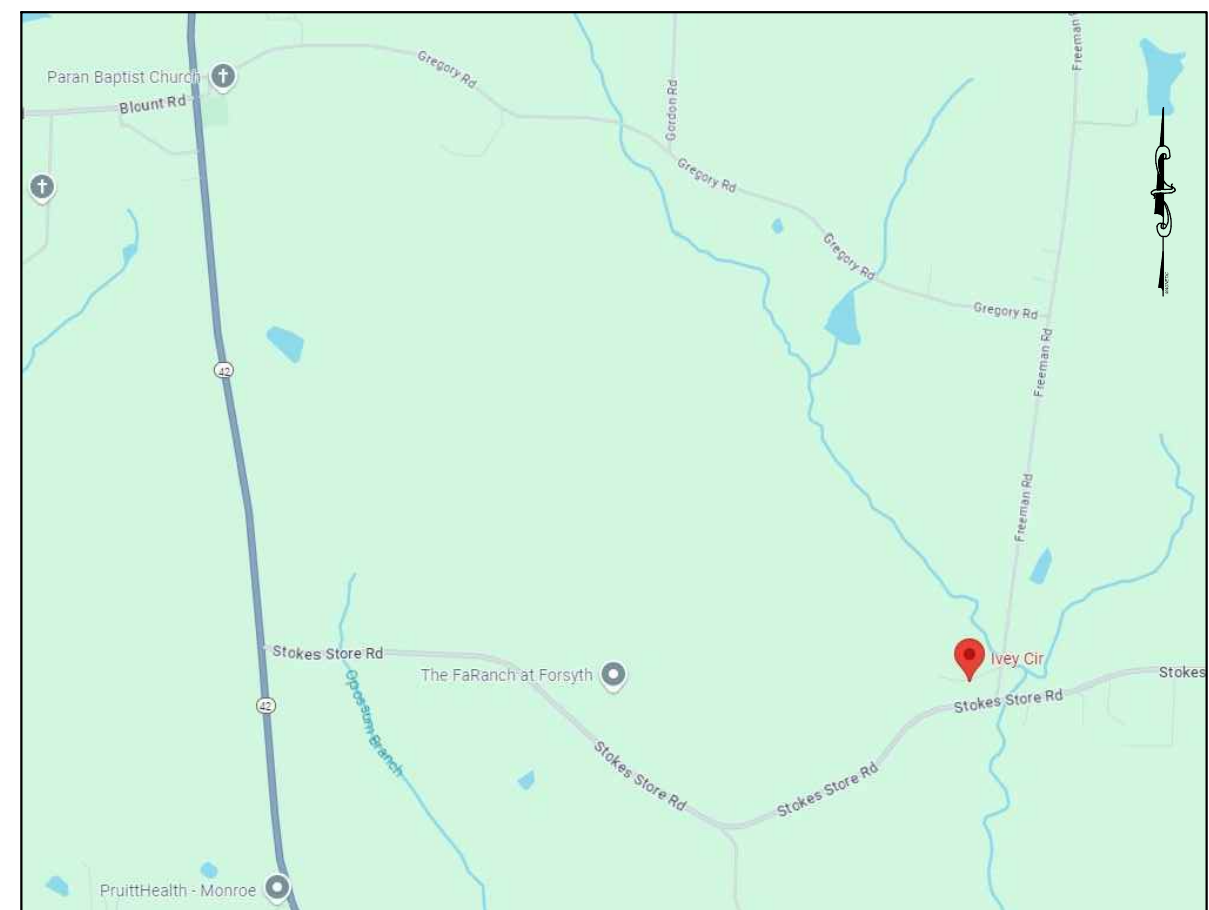


SITE DATA		
STREET LOCATION: IVEY CIRCLE, PARCEL 049014F		
CURRENT SITE AREA: 80.1 ACRES		
CURRENT ZONING: A-R (AGRICULTURE-RURAL)		
PROPOSED ZONING: C-1 (HIGHWAY ORIENTED COMMERCIAL DISTRICT)		
ADJACENT PARCELS ZONING: A-R (AGRICULTURE-RURAL)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
LOT WIDTH (MIN. AT BLDG)	110 FT	±556 FT
LOT FRONTAGE (MIN.)	110 FT	±154 FT
LOT ACREAGE (MIN.)	200 AC	±80 AC*
LOT ACREAGE (MIN.)	100 FT	+100 FT
BUFFER (MIN.)	75 FT	20 FT. WAREHOUSE (980 SF)
MAXIMUM BUILDING HEIGHT		25 FT OFFICE (1367 SF)
		9.5 FT WATER TOWER (159 SF)
		9.5 FT CONTAINER (159 SF)
BUILDING SETBACKS		
FRONT	50 FT.	±726 FT.
LEFT SIDE	50 FT.	±156 FT.
RIGHT SIDE	50 FT.	±103 FT.
REAR	50 FT.	±2924 FT.

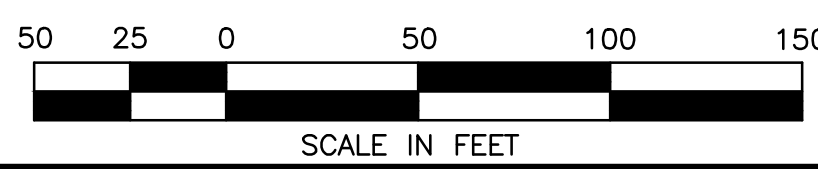
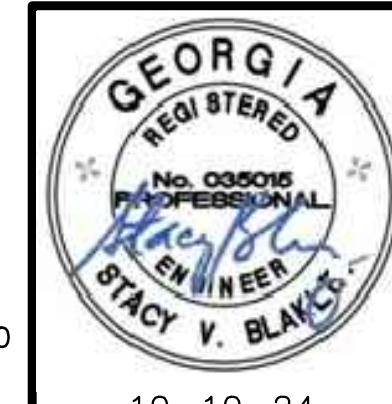
\*VARIANCE REQUIRED

**PROJECT NOTES**

- 1) PROJECT OWNER: ERIC SU  
ADDRESS: 881 COMMERCE DRIVE, SOPERTON, GA  
PHONE NUMBER: 818-726-1481  
EMAIL ADDRESS: SU@KB3.COM
- 2) PROPOSED USE: PROPOSED PROJECT WILL BE A BITCOIN DATA FARM. COMPUTERS WILL BE HOUSED IN SMALL SHIPPING CONTAINERS. COOLING TOWERS AND GENERATORS WILL BE PROVIDE FOR EACH CONTAINER.
- 3) PROPERTY LINE AND RIGHT OF WAY LINES PER MONROE COUNTY TAX ASSESSOR'S WEBSITE
- 4) 100 YEAR FLOODPLAIN LIMITS PER FEMA.GOV, FLOOD MAP 13207C0050E, ZONE X, EFFECTIVE 6/7/2017



VICINITY MAP



10-10-24 DATE

NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			

NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			



DRAWING TITLE: **REZONING SITE PLAN**

PROJECT NAME: **IVEY CIRCLE BITCOIN FARM**  
 PARCEL 049014F - IVEY CIRCLE, MONROE COUNTY, GA

CLIENT: **LN ENERGY**  
 881 COMMERCE DRIVE, SOPERTON, GA 30457

PROJECT NO.: 24-03-IC	PROJ. MGR.: SB
DATE: 10/10/24	DRWN. BY: CW
SCALE: AS NOTED	CHKD. BY: SB
DRAWING SERIES: SITE	
SHEET NO. Z-1.0	