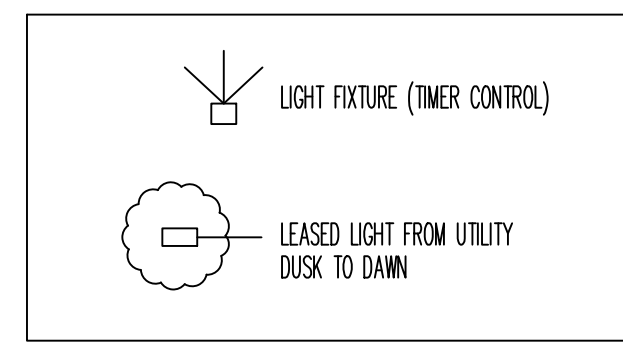
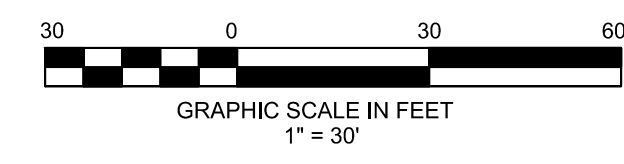




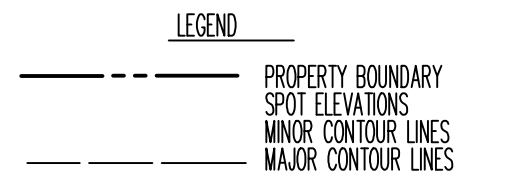
| PRELIM. PARKING CONCEPT | |
|-------------------------|----|
| EMPLOYEE + TRAILER | 9 |
| CUSTOMER | 9 |
| VEH. DISPLAY PKG. | 28 |
| VARIES 28-40 BY TYPE | |

| ZONE: "B" HIGHWAY BUSINESS | | |
|----------------------------|--------------|--------------|
| | REQUIRED | EXISTING |
| MIN. LOT AREA | 30,000 SQ FT | 83,213 SQ FT |
| MIN. LOT WIDTH | 125 FT | 342.64 FT |
| MIN. LOT DEPTH | 175 FT | 344 FT |
| MIN. FRONT YARD | 40 FT | 17.8 FT |
| MIN. SIDE YARD | 30 FT | 8.7 FT |
| MIN. REAR YARD | 40 FT | 10.5 FT |
| MIN. BLDG HEIGHT | 35 FT | < 35 FT |
| MIN. BLDG COVERAGE | 10% | 9.2% |
| MIN. IMPERVIOUS COVERAGE | 20% | 46.4% |



Existing Survey as provided by Zenith / Nadir Survey dated 1/08/22. Existing survey for reference only, and not certified under this drawing issue.

- NOTES:
- ELEVATIONS ARE BASED ON NAVD 1988.
 - COORDINATE BASE IS NAD 1983.
 - REFERENCES OBTAINED: DEED BOOK 1121, PAGE 50.
 - THIS PLAN WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
 - THIS PROPERTY IS SUBJECT TO ANY EASEMENTS WHICH CANNOT BE SHOWN AS A RESULT OF BEING LOCATED BELOW THE SURFACE AND NOT VISIBLE.
 - IMPERVIOUS COVERAGE OF THE LOT IS 23%.



ARC DESIGN
 409 NORTH MAIN STREET
 ELMER, NJ 08318
 (856) 712-2166 FAX: (856) 358-1511

PLOT PLAN
 MOTORVATION, LLC
 415 CHESTNUT STREET
 ELMER, NJ 08318

JAMES A. CLANCY
 RUPPE LICENSE # 39998

| REVISIONS | |
|-----------|---------|
| DATE | COMMENT |
| | |
| | |
| | |

| | |
|-------|------------|
| JOB # | RCA |
| DRWN | JAC |
| CHKD | AS NOTED |
| SCALE | AS NOTED |
| DATE | 01-10-2022 |

SP-1