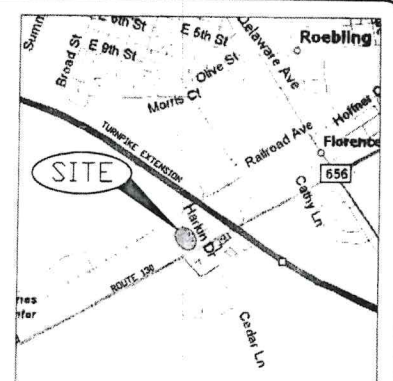
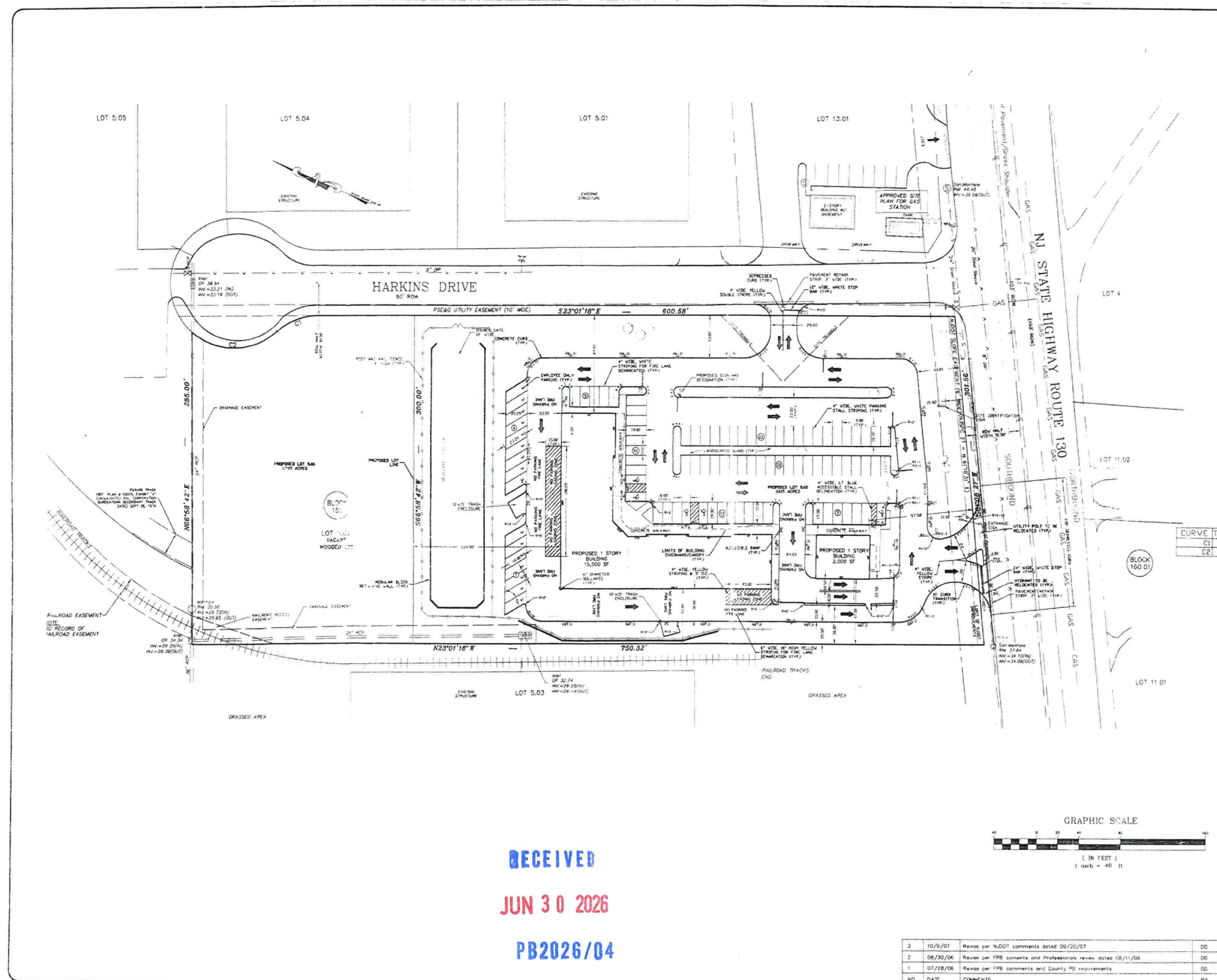


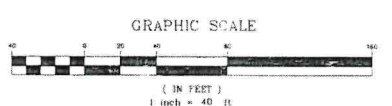
Feist Engineering
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Feist Engineering



KEY MAP
SCALE: 1"=2,000'

GENERAL NOTES:
1. PROPERTY SHOWN AS LOT 5.02, IN BLOCK 159 AS SHOWN ON SHEET 12 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF FLORENCE, BURLINGTON COUNTY, NEW JERSEY.
2. OWNER: SUPERIOR SPECIFICATION SITES, INC. 225 FORDGATE DRIVE, JAMESBURG, NJ 08021
3. THE PROPERTY IS LOCATED IN THE HC HIGHWAY COMMERCIAL ZONING DISTRICT.
4. TOTAL TRACT CONTAINS 216,287.15 +/- SF (5.01 +/- ACRES OF LAND) MORE OR LESS. THE APPLICANT PROPOSES TO SUBDIVIDE THE TRACT INTO TWO CONFORMING LOTS IN ACCORDANCE WITH THE FINAL PLAN PREPARED BY FEIST ENGINEERING, DATED JUNE 20, 2006. PROPOSED LOTS 5.02A AND 5.02B WILL CONTAIN 60,855.16 SF (1.393 ACRES) AND 157,431.99 SF (3.615 ACRES) RESPECTIVE.
5. THE APPLICANT PROPOSES TO CONSTRUCT A RETAIL SHOPPING PLAZA ON LOT 5.02B CONTAINING 17,500 SQUARE FEET OF BUILDING (FLOOR) AREA ALONG WITH OTHER AUXILIARY SITE IMPROVEMENTS (UTILITIES, PARKING FACILITIES, STORMWATER MANAGEMENT FACILITIES, ETC).
6. TOPOGRAPHIC & BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM THE FOLLOWING PLANS:
- A PLAN ENTITLED "SURVEY OF PROPERTY BLOCK 159, LOT 5.02, FLORENCE TOWNSHIP, BURLINGTON COUNTY, NJ," PREPARED BY FEIST ENGINEERING, DATED 08-22-2006, SIGNED BY CHASE E. VOLCHOK, P.E., LICENSE # 34002.
- A PLAN ENTITLED "TOPOGRAPHIC AND OUTBOUND SURVEY OF LOT 5.02, BLOCK 159 LOCATED IN TOWNSHIP OF FLORENCE, BURLINGTON COUNTY, NJ," PREPARED BY FEIST ENGINEERING, DATED 08-20-2006, SIGNED BY WILLIAM J. ROBERTS, P.E., LICENSE # 31663.
7. PER THE FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF FLORENCE, BURLINGTON COUNTY, NEW JERSEY, COMMUNITY PANEL NUMBER 140050004 B, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY - THE SITE LIES IN THE "1% ANNUAL FLOOD" AREAS OF MINOR FLOODING.

CURVE TABLE					
CURVE	TANGENT	CHORD	COURSE	LENGTH	RADIUS
C1	22.68	42.42	N 43-43-28 W	43.36	60.00
C2	52.92	79.37	S 23-01-01 E	86.73	67.00



RECEIVED
JUN 30 2026
PB2026/04

NO.	DATE	COMMENTS	BY
3	10/9/07	Revised per N.JDOT comments dated 09/20/07	DD
2	08/30/06	Revised per FPB comments and Professional review dated 08/11/06	DD
1	07/28/06	Revised per FPB comments and County PB requirements	DD

APPROVED BY:	DD	CHANGED BY:	JLR
DRAWN BY:	JLR	REVIEWED BY:	DD
CHECKED BY:	DD	APPROVED BY:	DD

PROJECT:	FRANK SCAMPORINO - RETAIL PLAZA
SITE PLAN AND SUBDIVISION	
TOWNSHIP OF FLORENCE	
COUNTY OF BURLINGTON	
LOT 5.02	
BLOCK 159	
SITE PLAN	

SCALE:	05-100
SHEET NO.	3 OF 18
DATE:	06/12/06

LARRY D. SECHLEER
ARCHITECT

11 TYBOURNE COURT
MEDFORD, NJ 08055

609.654.1742
ldsarchitect@comcast.net
NJ REG. 21A100936400
PA REG. RA009949X

PROJECT:
EXISTING BUILDING ALTERATION
TENANT FIT-OUT
TENANT: FLORENCE DISPENSARY

LOCATION:
FLORENCE PLAZA
2043 U.S. ROUTE 130
UNITS 4, 5 & 6
FLORENCE, NJ

BLOCK 159 LOT 5.02

OWNER:
FLORENCE PLAZA, LLC
41 BAYARD ST.
NEW BRUNSWICK, NJ 08901

DRAWING TITLE:
CONCEPT FLOOR PLAN

ARCHITECT'S SEAL:

REVISION:	DATE:
1	
2	
3	
4	

FILE NAME:
SCALE: AS NOTED
DRAWN BY: LDS
DATE: 24 JUNE 2026
PROJECT NO. 202607

SHEET NO. OF 1

A-1

