



**ICON RIVERWALK**  
**NOVEMBER 2024**

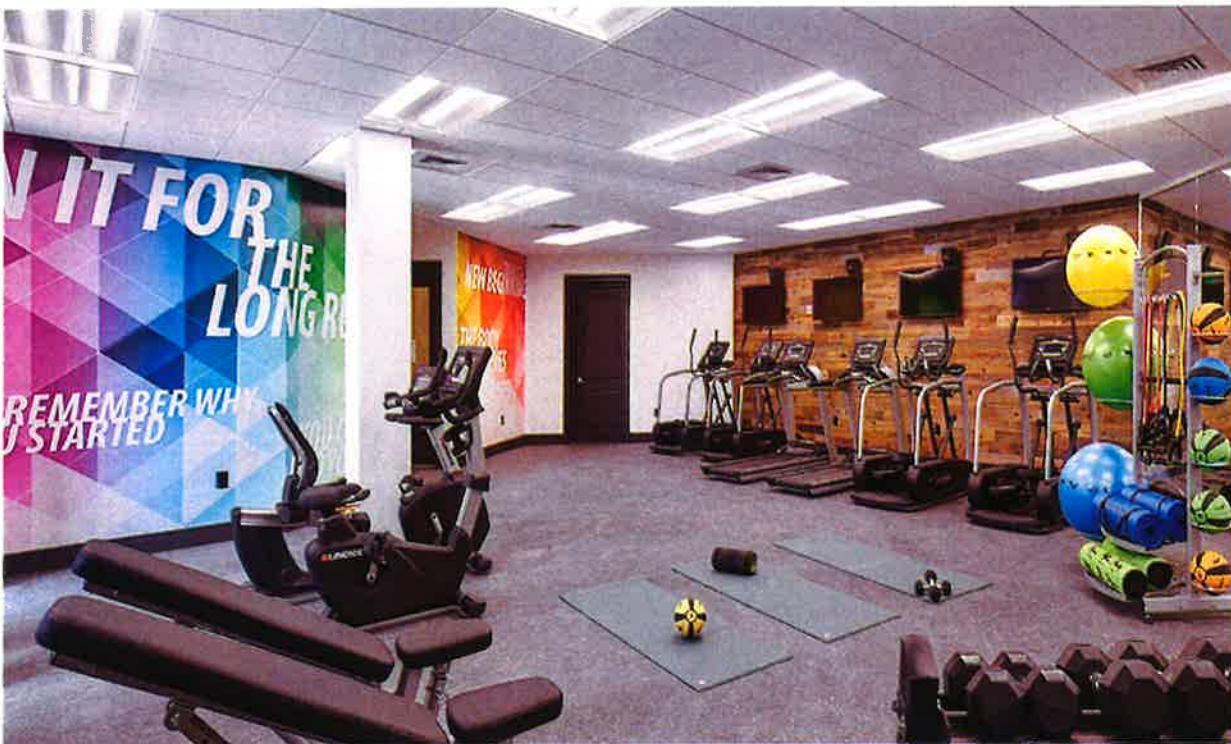
## Images - Exterior



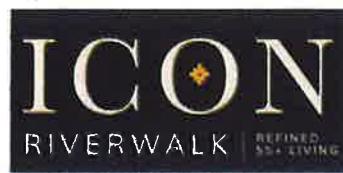
## Images – Common Area



## Images - Amenities



## Images - Residences



## Aerial

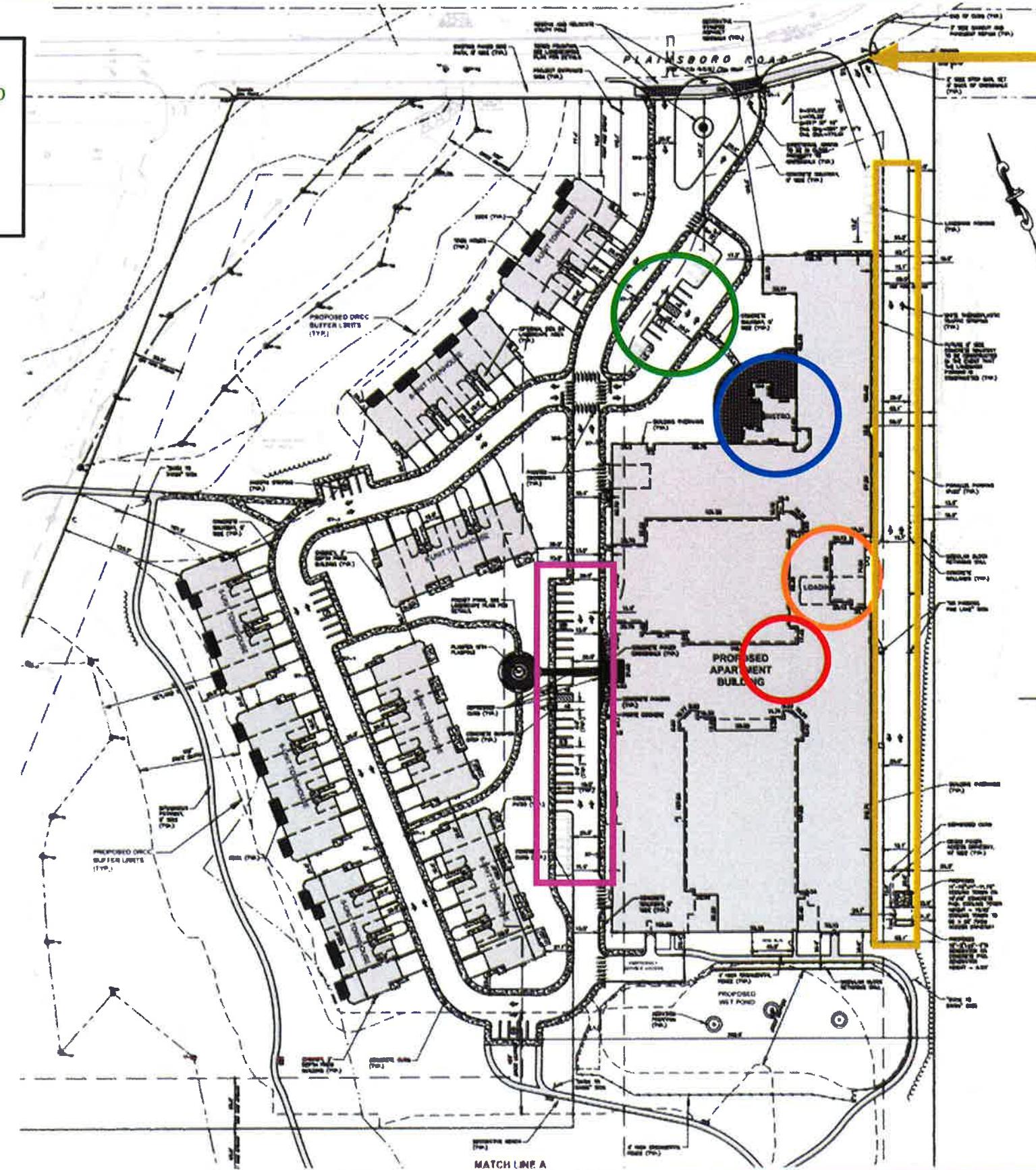


# Site Plan and Location Map

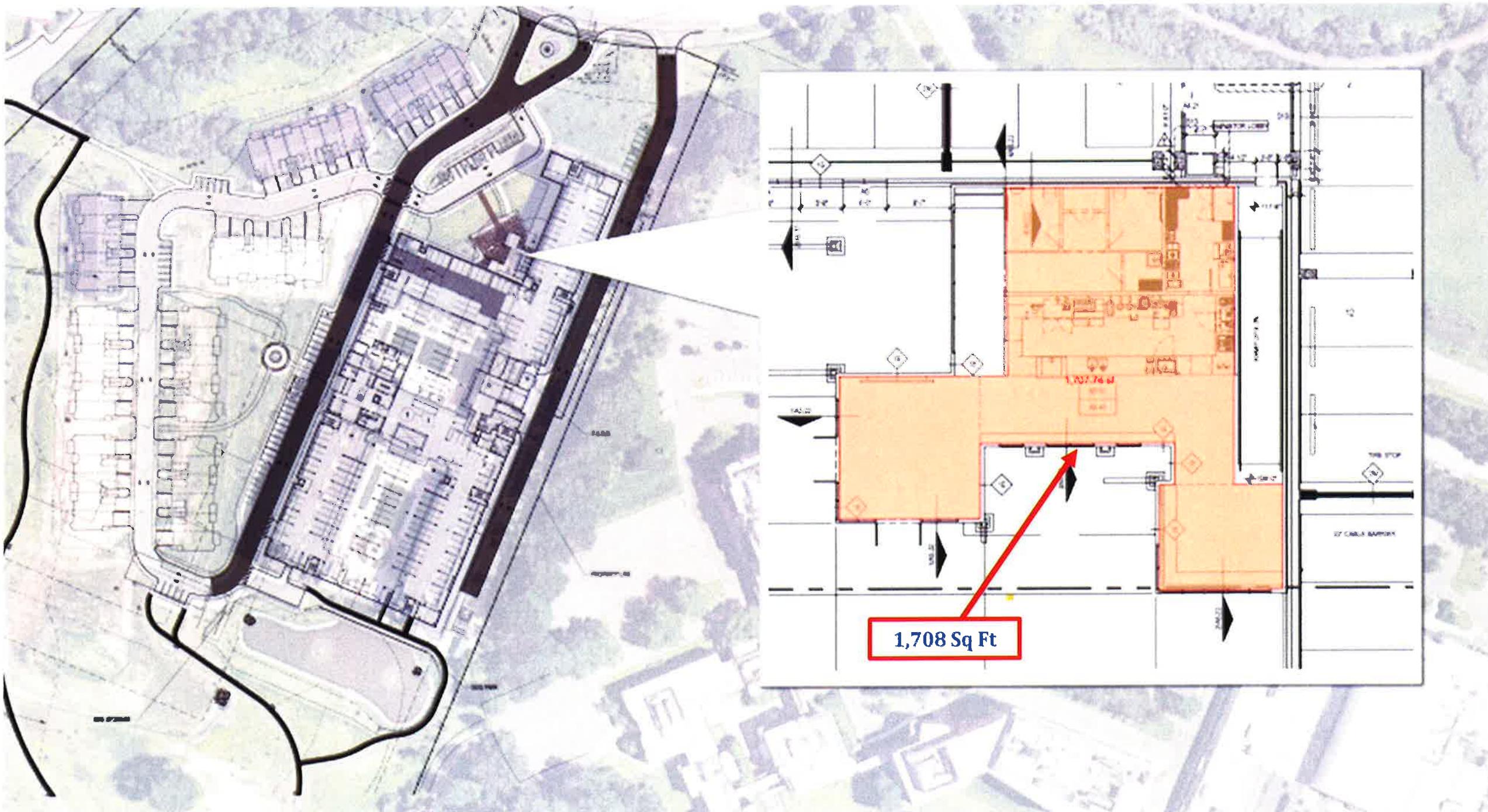


Coffee Shop / Bistro  
 Parking for Coffee Shop / Bistro  
 Additional Parking  
 Kitchen  
 Loading Dock  
 Service Road

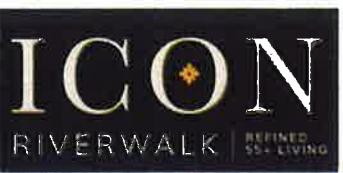
ENTRANCE TO SERVICE ROAD



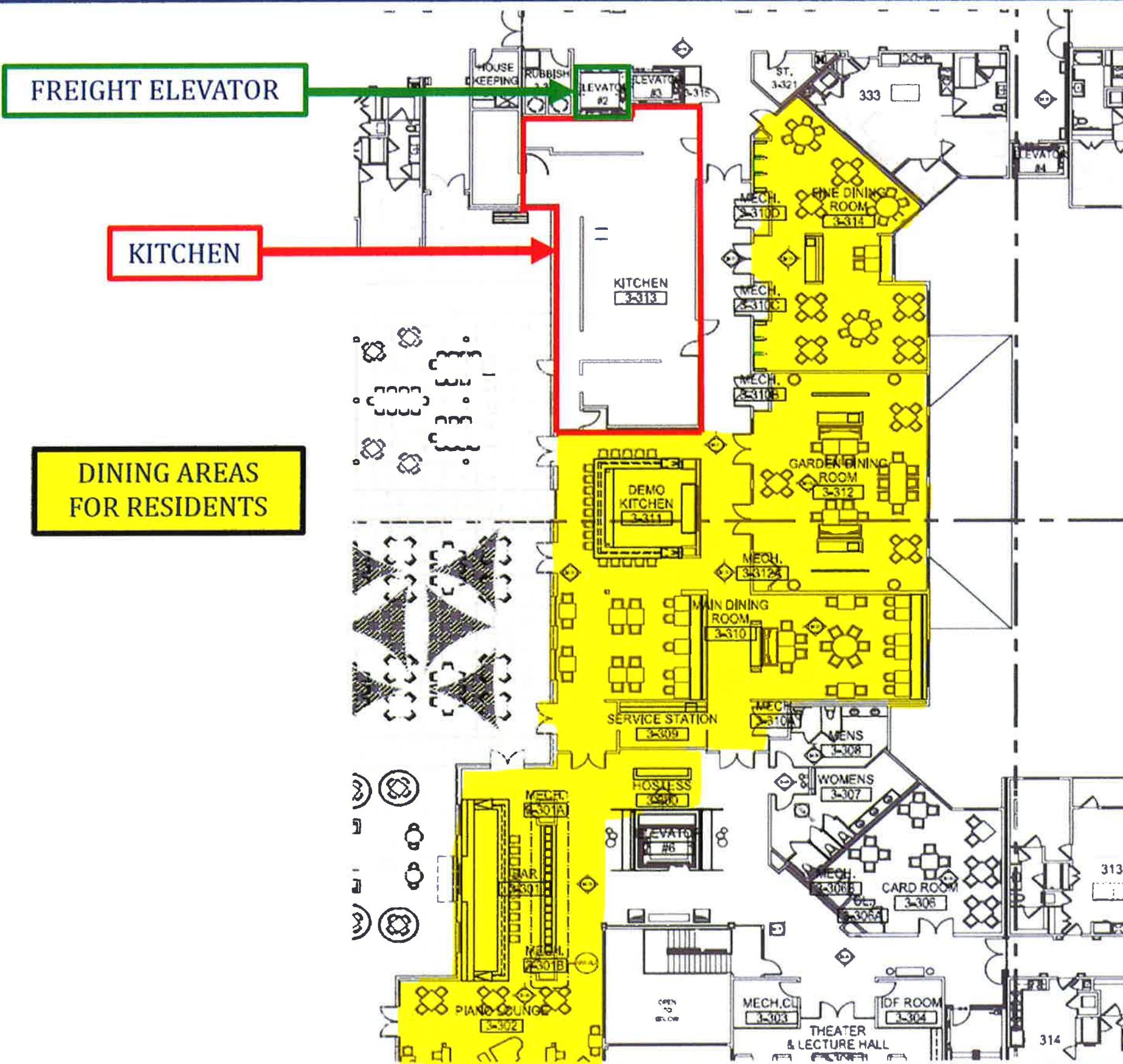
## Coffee Shop / Bistro Location



## Images - Coffee Shop / Bistro

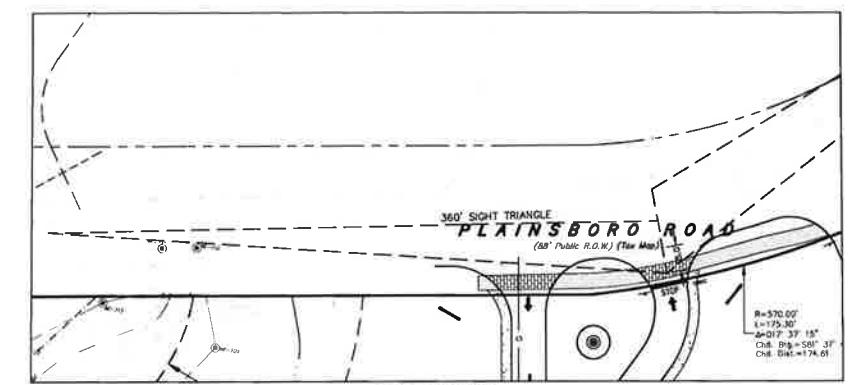
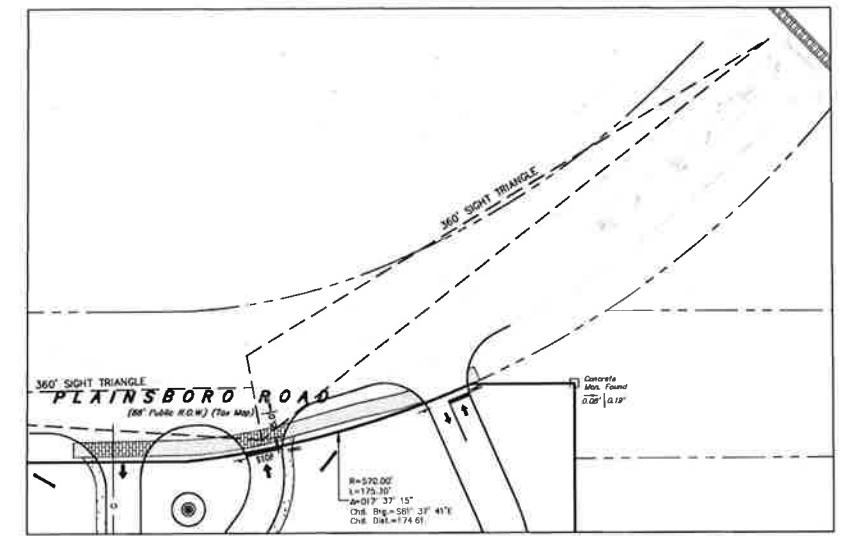
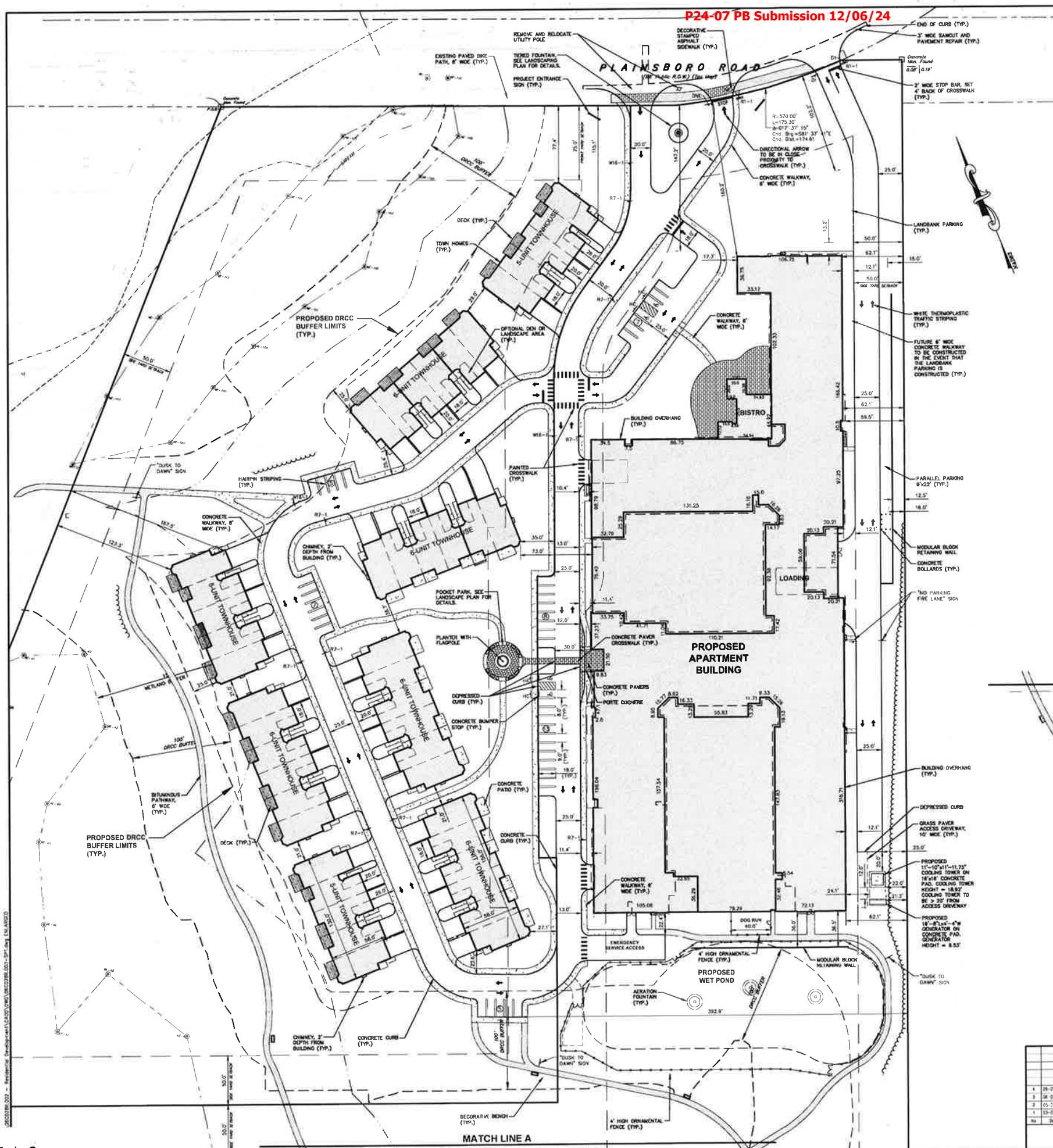


## Kitchen Location (3<sup>rd</sup> Level)



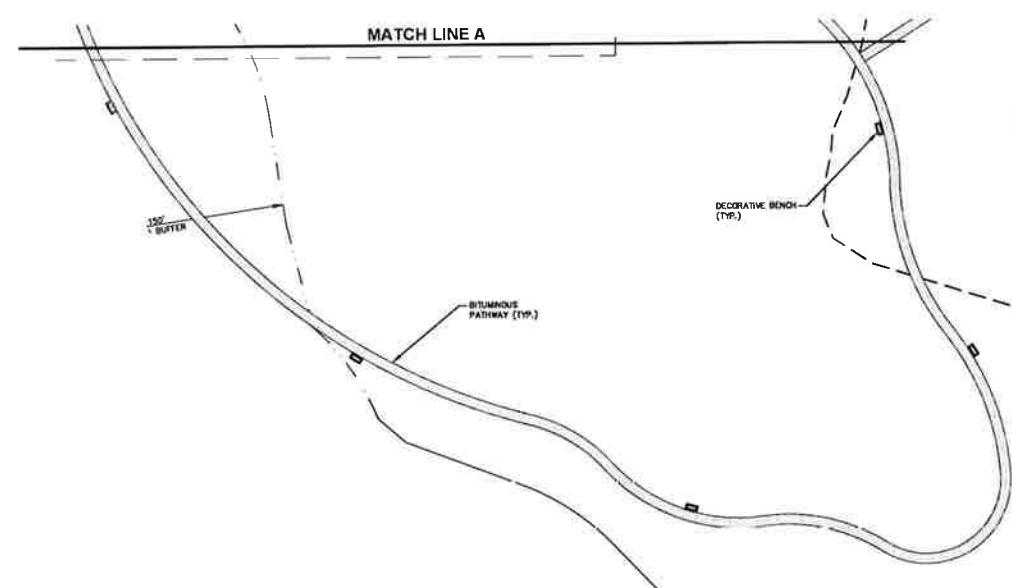
## Images – Kitchen and Loading Dock





**NOTES:**

1. STOPPING SIGHT DISTANCE DESIGNED AS PER "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2011, 6TH EDITION" TABLE 3-1 STOPPING SIGHT DISTANCE ON LEVEL ROADWAYS, BASED ON A DESIGN SPEED OF 45 MPH.



4	28-01-2013	AS PER CLIENT COMMENTS
3	01-01-2013	AS PER BALK AND FRIENDS SOS COMMENTS
2	05-01-2013	AS PER RESOLUTON OF APPROVAL
1	13-01-2013	AS PER TOWNSHIP WING COMMENTS
No. Date		Reason
		

**FPA**  
FRENCH & PARRELLA

The logo for FPA French & Parrello Associates. It features the letters 'FPA' in a large, bold, black font, with a stylized triangle graphic integrated into the letter 'A'. Below 'FPA' is the text 'FRENCH & PARRELLO' in a smaller, bold, black font. Underneath that, 'ASSOCIATES' is written in a smaller, all-caps, black font. A handwritten signature 'Andrew S. French' is written across the logo. Below the signature, the name 'ANDREW L. FRENCH, P.E.' is printed in a black, sans-serif font.

**PLAT**  
Site 101  
UJ 0719  
312 6800  
**Address**  
101  
Newark  
New Jersey  
07105  
**SITE PLAN**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN**  
**FOR**  
**RIVERVIEW RESIDENTIAL DEVELOPMENT**  
**ON THE**  
**PRINCETON HEALTHCARE CAMPUS**  
**BLOOMFIELD, NJ 07040**  
**TAX MAP SHEET NO. 17**  
**TOWNSHIP OF PLANSKING**  
**MIDDLESEX COUNTY, NEW JERSEY**

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FINAL FOR SEWER DESIGN

## EXHIBIT A-2



SANITARY CLEANOUT (UNIT #1) STATION/OFFSET TABLE FROM SAN MH-11		
DESCRIPTION	STATION	OFFSET
SAN. CO-1E	0+01.32	-39'76" L.
SAN. CO-1D	0+01.35	-37'76" L.
SAN. CO-1C	0+10.12	-32'36" L.
SAN. CO-1B	1+23.34	-97'76" L.
SAN. CO-1A	1+58.82	-25'47" L.

SANITARY CLEANOUT (UNIT #2) STATION/OFFSET TABLE FROM SAN MH-9		
DESCRIPTION	STATION	OFFSET
SAN. CO-2F	0+10.06	-11'86" L.
SAN. CO-2E	0+23.00	-17'76" L.
SAN. CO-2D	0+43.25	-13'30" L.
SAN. CO-2C	0+73.74	-21'86" L.
SAN. CO-2B	1+15.58	-15'86" L.
SAN. CO-2A	1+32.03	-16'76" L.

SANITARY CLEANOUT (UNIT #3) STATION/OFFSET TABLE FROM SAN DRDP MH-1		
DESCRIPTION	STATION	OFFSET
SAN. CO-3A	0+44.38	-12'86" R.
SAN. CO-3B	0+18.94	-17'30" R.
SAN. CO-3C	0+82.35	-18'86" R.
SAN. CO-3D	1+18.25	-17'86" R.

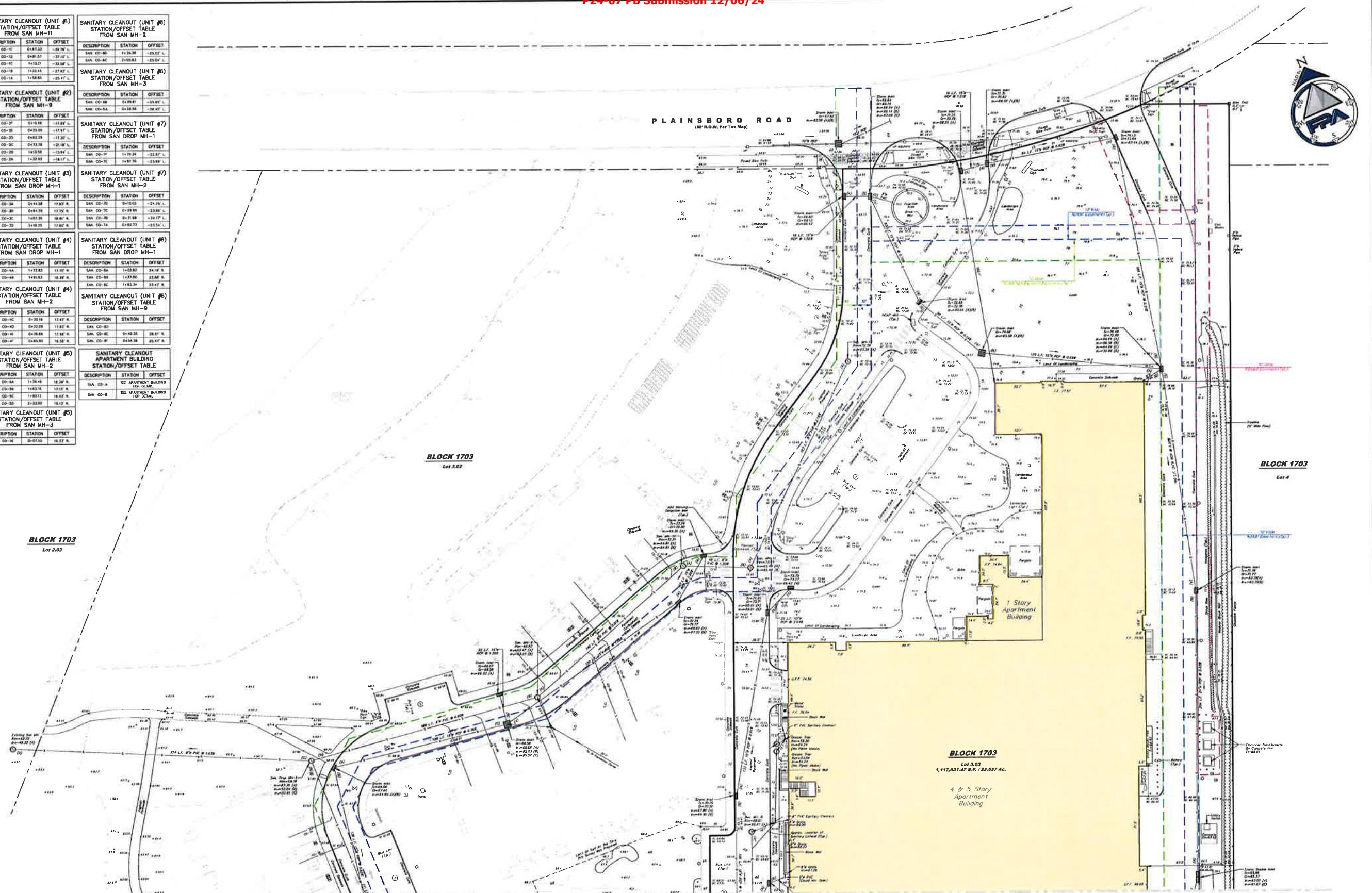
SANITARY CLEANOUT (UNIT #4) STATION/OFFSET TABLE FROM SAN DRDP MH-1		
DESCRIPTION	STATION	OFFSET
SAN. CO-4A	1+73.83	-11'86" R.
SAN. CO-4B	1+91.62	-18'86" R.

SANITARY CLEANOUT (UNIT #4) STATION/OFFSET TABLE FROM SAN MH-2		
DESCRIPTION	STATION	OFFSET
SAN. CO-4C	2+20.16	-14'47" R.
SAN. CO-4D	0+32.28	-11'86" R.
SAN. CO-4E	0+78.88	-13'86" R.
SAN. CO-4F	0+89.80	-16'86" R.

SANITARY CLEANOUT (UNIT #5) STATION/OFFSET TABLE FROM SAN MH-3		
DESCRIPTION	STATION	OFFSET
SAN. CO-5E	0+07.65	-18'22" R.

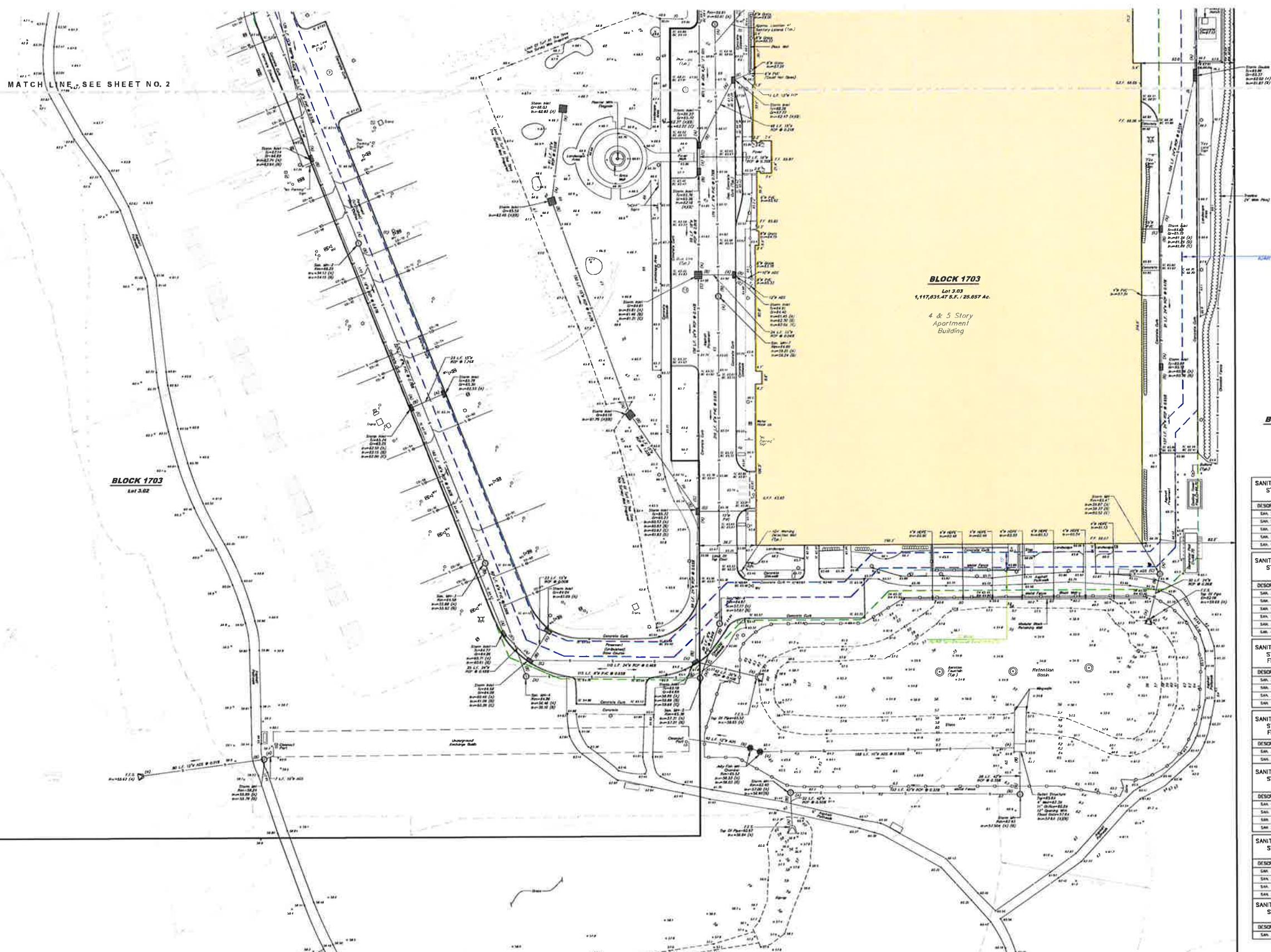


2	B-22-2021	Update Existing Conditions Plan	D.R.
1	4-30-2021	Revisions based on review comments in email dated 4-2-2021	R.J.C.
No.	Date	Revision	Revised By Checked By
	25	6	29
	25	6	29
SCALE 1" = 20 ACRES/100 FEET			

**EXISTING CONDITIONS PLAN**  
PREPARED FOR  
**LOT 3.03, BLOCK 1703**  
SITUATED IN THE  
**TOWNSHIP OF PLAINSBORO**  
**MIDDLESEX COUNTY, NEW JERSEY**

11/12/2021	DR. GENE BY	SCALE 1 = 25	RECEIVED NUMBER 06C028R 005
11/12/2021	DR. GENE BY	FIELD DATA	1 2 3 4

## EXHIBIT A-4



MATCH LINE - SEE SHEET NO. 4

DS/SC2028R.065 R/VIEW/STMD/200 CADD/SC2028R.065 ASSBLN RD DNG (DSK2 ASBLN - 20)

EXHIBIT A-5

EXISTING CONDITIONS PLAN  
PREPARED FOR  
LOT 3.03, BLOCK 1703  
SITUATED IN THE  
TOWNSHIP OF PLAINSBORO  
MIDDLESEX COUNTY, NEW JERSEY

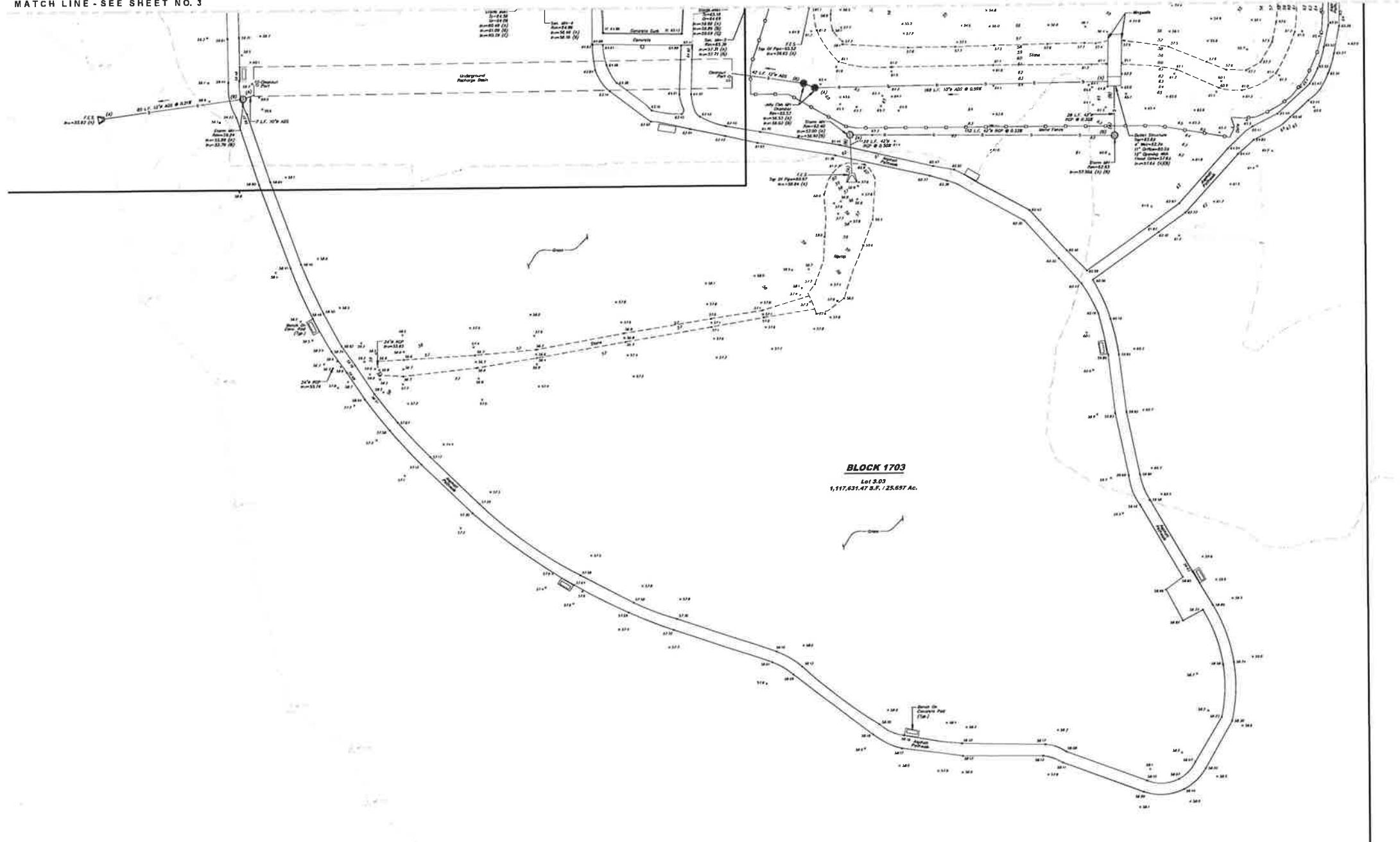
2	9-22-2021	Update Existing Conditions Plans	D.R.B.
1	4-3-2021	Records taken on survey instruments in email dated 4-3-2021	R.L.C.
No.	Date	Remarks	Request By Checked By
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
SCALE 1" = 25'			
SCALE 1/8" = SURVEY FEET			

THOMAS J. FERTUE, S.L.S.  
PROFESSIONAL LAND SURVEYOR, N.J. Lic. No. 34053353840

EXISTING CONDITIONS PLAN  
PREPARED FOR  
LOT 3.03, BLOCK 1703  
SITUATED IN THE  
TOWNSHIP OF PLAINSBORO  
MIDDLESEX COUNTY, NEW JERSEY

1/18/2021 0745EST 1" = 25' PROJ. NO. 065/SC2028R.065  
0745EST 1/18/2021 D.S.B. T.J.E. SHEET 3 OF 4

MATCH LINE - SEE SHEET NO. 3



**BLOCK 1703**

RIVERMEN STAKEOUT\200 CADD\06C028R 005 ASE\1\ R2 DWG 120414 AUTOCAD 2011

**EXISTING CONDITIONS PLAN  
PREPARED FOR  
LOT 3.03, BLOCK 1703  
SITUATED IN THE  
TOWNSHIP OF PLAINSBORO  
MIDDLESEX COUNTY, NEW JERSEY**

**FPA**  
FRENCH & PARRELLO

THOMAS J. BRTLE, PLS  
PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 24GS09583400

1/16/2011	DESIGNED BY	SCALE 1" = 25'	PROJECT NUMBER 08C028R 005
00000000000000000000000000000000	CHECKED BY	FIELD CHECK	4 of 4
00000000000000000000000000000000	T.J.E.		

## EXHIBIT A-6





I-1.03



Scale: 1" = 20'-0"

LEVEL 3 - OVERALL FURNITURE PLAN

LEVEL 3 FLOOR PLAN	
NOTE: DESIGN DRAWINGS ARE FOR INTERIOR USE ONLY. INCLUDES FURNITURE, ARCHITECTURAL FINISHES AND FLOOR FINISHES. SEE COMMENTS FOR DETAILS.	NOTE: DESIGN DRAWINGS ARE FOR INTERIOR USE ONLY. INCLUDES FURNITURE, ARCHITECTURAL FINISHES AND FLOOR FINISHES. SEE COMMENTS FOR DETAILS.
DRWNS BY: VW	DRWNS BY: VW
CHECKED BY: BBL	CHECKED BY: BBL
DATE: 2018-06-20	DATE: 2018-06-20
DD PROJ NO: 996	DD PROJ NO: 996
SEAL:	SEAL:
LEVEL 3 ISSUE/REV:	LEVEL 3 ISSUE/REV:
LEVEL 3 FLOOR PLAN:	LEVEL 3 FLOOR PLAN:
NOTE: SPACES SHOWN ARE APPROXIMATE. SPACES SHOWN ARE APPROXIMATE.	NOTE: SPACES SHOWN ARE APPROXIMATE. SPACES SHOWN ARE APPROXIMATE.
1489 APPROXIMATE FLOOR AREA: 240	1489 APPROXIMATE FLOOR AREA: 240
SPACES SHOWN ARE APPROXIMATE.	SPACES SHOWN ARE APPROXIMATE.
OWNER: SAGE	OWNER: SAGE
CHARLES HALL CONSTRUCTION INC	CHARLES HALL CONSTRUCTION INC
CONSTRUCTION MGR: 214 370 2522	CONSTRUCTION MGR: 214 370 2522
SP: PRINTED ON 11/15/2000	SP: PRINTED ON 11/15/2000
NAME: ROOM NAME	NAME: ROOM NAME
SYMBOL LEGEND	SYMBOL LEGEND
OWNER: SOUTHBAY	OWNER: SOUTHBAY
1 RIVERWALK	1 RIVERWALK
PLAINSBORO, NJ 08536	PLAINSBORO, NJ 08536
ABBREVIATIONS:	ABBREVIATIONS:
ACT: ADULTIC CELLING TILE	ACT: ADULTIC CELLING TILE
BD: BATH	BD: BATH
BDH: BACK OF HOUSE	BDH: BACK OF HOUSE
BLT: BATTEN	BLT: BATTEN
CSC: CONCRETE SLAB/STRUCTURAL CONCRETE	CSC: CONCRETE SLAB/STRUCTURAL CONCRETE
CT: CONCRETE	CT: CONCRETE
DSCL: DESIGNER SUPPLIED CONTRACTOR	DSCL: DESIGNER SUPPLIED CONTRACTOR
FRR: PRECAST REINFORCED PLASTIC PANELS	FRR: PRECAST REINFORCED PLASTIC PANELS
GL: GLASSMORNING	GL: GLASSMORNING
GC: GENERAL CONTRACTOR	GC: GENERAL CONTRACTOR
ID: INTERIOR DESIGNER	ID: INTERIOR DESIGNER
LC: LUDWYK INTERIOR TILE	LC: LUDWYK INTERIOR TILE
MRG: MANUFACTURER	MRG: MANUFACTURER
NTS: NOTE TO SCALE	NTS: NOTE TO SCALE
OSCL: OWNER SUPPLIED OWNER INSTALLED	OSCL: OWNER SUPPLIED OWNER INSTALLED
SP: SPACES SHOWN ARE APPROXIMATE	SP: SPACES SHOWN ARE APPROXIMATE
SC: SELECTED CONTRACTOR	SC: SELECTED CONTRACTOR
PL: PLASTIC LAMINATE	PL: PLASTIC LAMINATE
RF: REINFORCED FLOORING	RF: REINFORCED FLOORING
ST: STONE	ST: STONE
TE: TO BE DETERMINED	TE: TO BE DETERMINED
TC: THERMOTILE	TC: THERMOTILE
TCR: VINYL WALLCOVERING	TCR: VINYL WALLCOVERING
WC: WC	WC: WC
WOOD: WOOD	WOOD: WOOD
OWNER: Ovation at Riverwalk	OWNER: Ovation at Riverwalk

