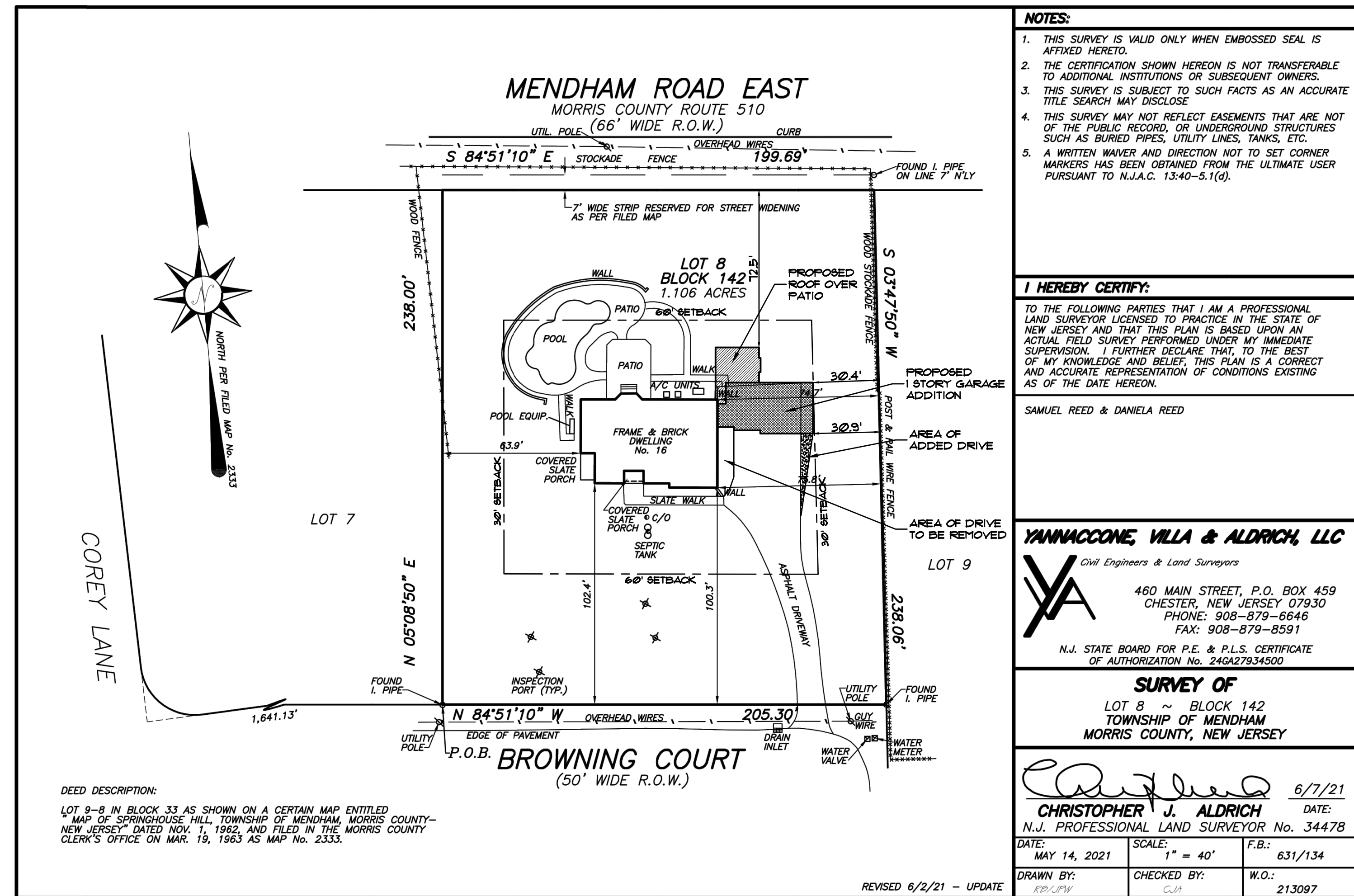
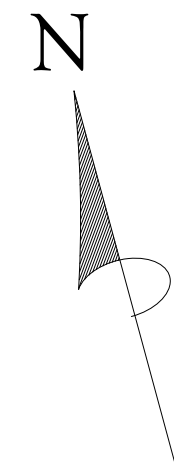
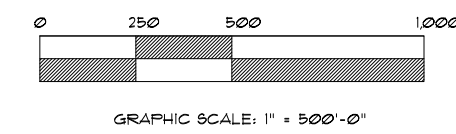


Data on 16 Browning Ct, Mendham Twp

KEY MAP

SCALE: 1" = 500'



- NOTES:**
1. THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.
 2. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 3. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 4. THIS SURVEY MAY NOT REFLECT EASEMENTS THAT ARE NOT OF THE PUBLIC RECORD, OR UNDERGROUND STRUCTURES SUCH AS BURIED PIPES, UTILITY LINES, TANKS, ETC.
 5. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(g).

I HEREBY CERTIFY:
TO THE FOLLOWING PARTIES THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY AND THAT THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF THE DATE HEREOF.

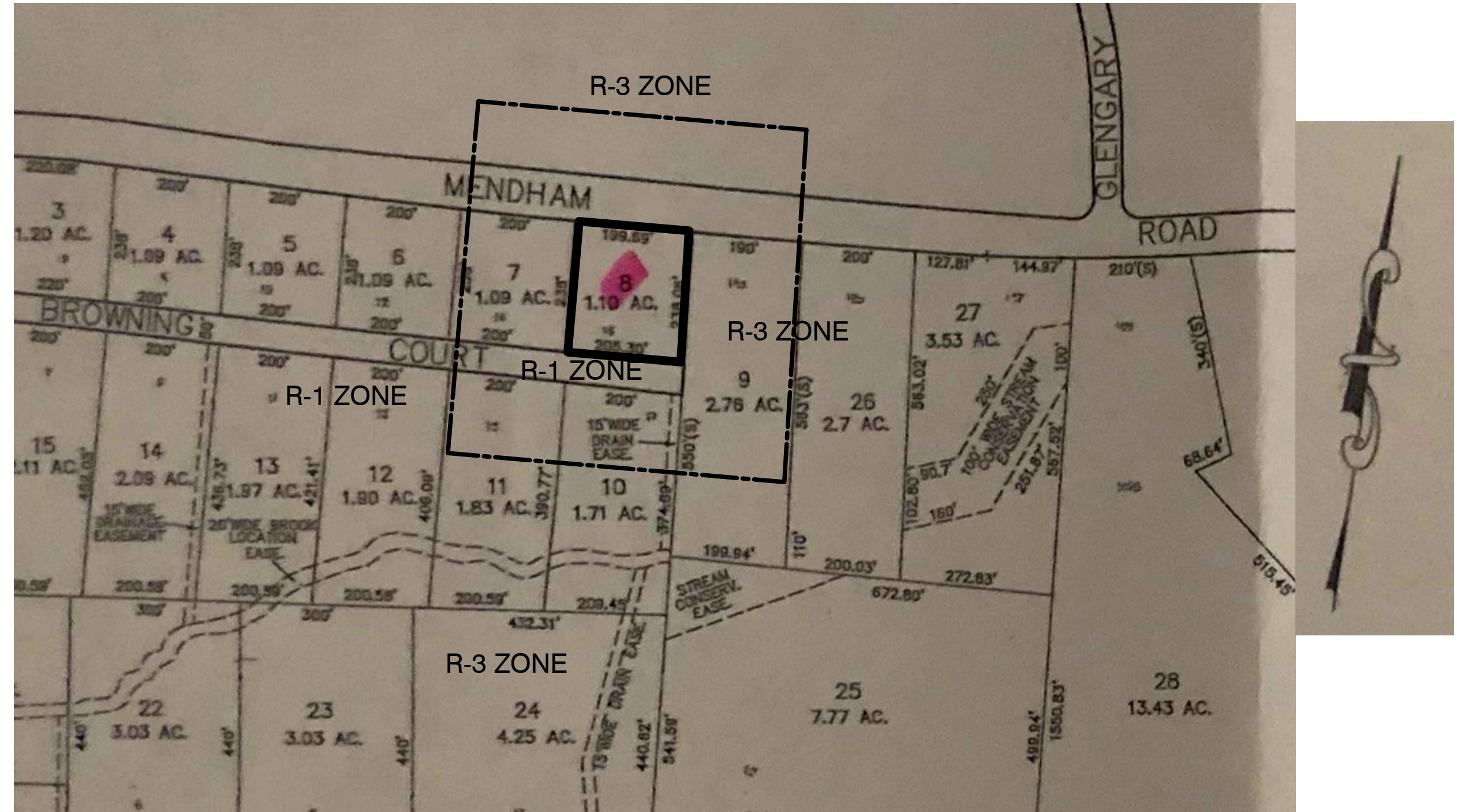
SAMUEL REED & DANIELA REED

YANNACCONE, VILLA & ALDRICH, LLC
Civil Engineers & Land Surveyors
480 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591

SURVEY OF
LOT 8 BLOCK 142
TOWNSHIP OF MENDHAM
MORRIS COUNTY, NEW JERSEY

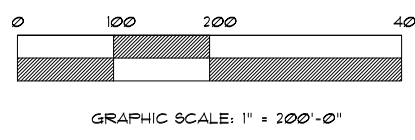
Christopher J. Aldrich 6/7/21
CHRISTOPHER J. ALDRICH DATE:
N.J. PROFESSIONAL LAND SURVEYOR No. 34478
DATE: MAY 14, 2021 SCALE: 1" = 40' F.B.: 631/134
DRAWN BY: KDP/LPW CHECKED BY: CJA W.O.: 213097

DEED DESCRIPTION:
LOT 8-B IN BLOCK 33 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF SPRINGHOUSE HILL, TOWNSHIP OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED NOV. 1, 1962, AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON MAR. 19, 1963 AS MAP No. 2333.



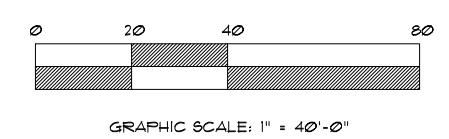
AREA MAP W/ ZONING DISTRICTS

SCALE: 1" = 200'



SITE PLAN

SCALE: 1" = 40'



R-1 ZONING INFORMATION				
TYPE	EXIST'G.	PROPOSED	REQUIRED	NOTES
LOT AREA	48,171 SF	48,171 SF	43,560 SF MIN.	CONFORMS
FRONTAGE	205.30'	205.30'	100' MIN.	CONFORMS
FRONT SETBACK	100.3'	100.3'	60' MIN.	CONFORMS
SIDE SETBACK	63.9'/74.7'	63.9'/30.4'	30' MIN.	CONFORMS
REAR SETBACK	93.7'	72.5'	60' MIN.(FRONT)	CONFORMS
BUILDING HEIGHT	±32'	22.0'	35.0' MAX.	CONFORMS
FLOOR AREA	4,024 SF.	4,978 SF.	4,480 SF. MAX.	VARIANCE

NO.	DATE	REVISION DESCRIPTION
ZONING VARIANCE 16 BROWNING COURT LANDS OF MR. & MRS. REED BLOCK 142 LOT 8 TOWNSHIP OF MENDHAM MORRIS COUNTY NEW JERSEY		
MENDHAM DESIGN ARCHITECTS 973.886.5727 MendhamDesign.com		
Daniel A. Encin, Principal R.A.		N.J. License No. 17436
SCALE: SEE PLAN	DATE: 12.621	DRAWING NO. 1 OF 5

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BOARD CHAIRMAN: _____
BOARD SECRETARY: _____
BOARD ENGINEER: _____

VARIANCES REQUESTED
FLOOR AREA

DANIEL A. ENCIN
Architect

12.6.21 ISSUE FOR ZONING

MENDHAM DESIGN ARCHITECTS
P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

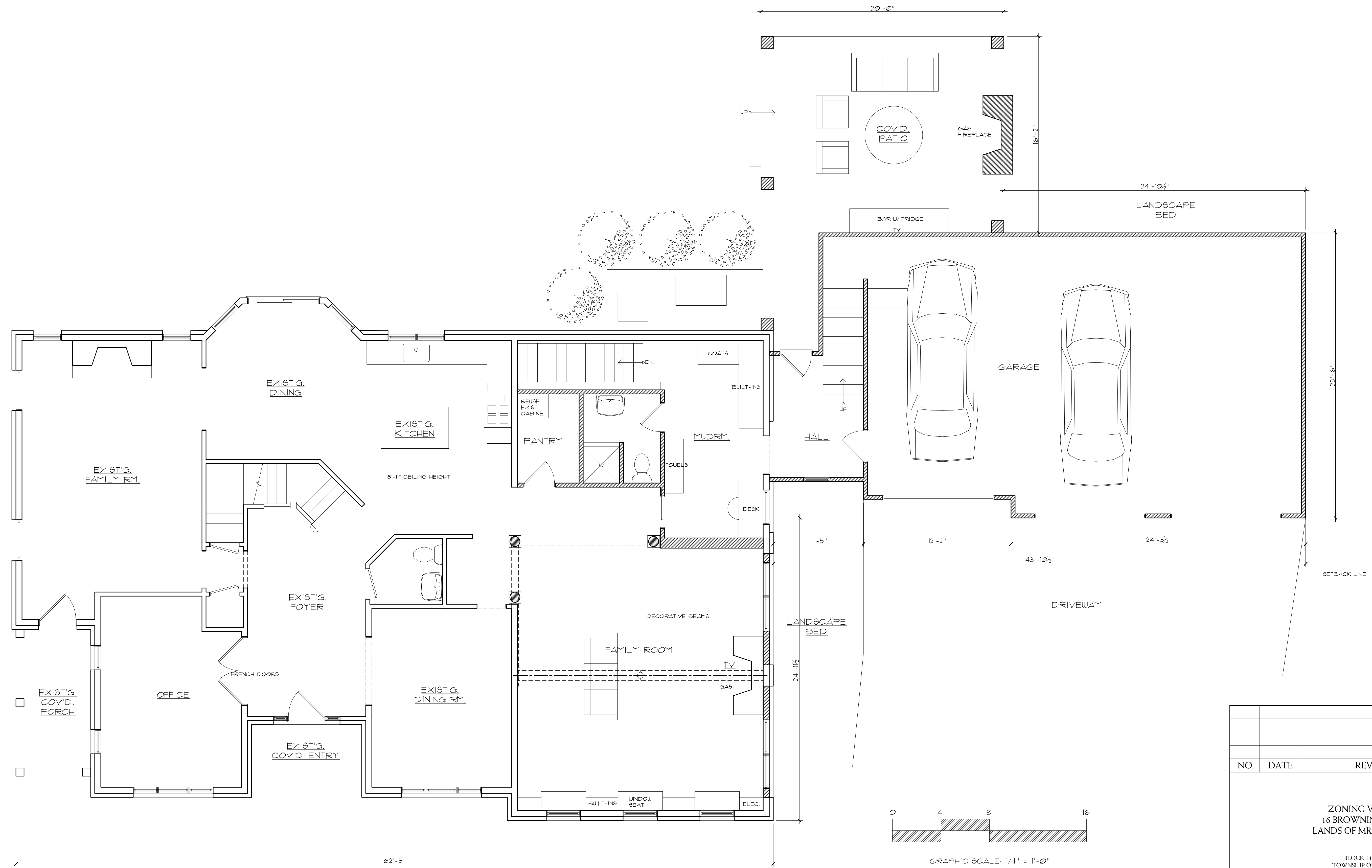
16 BROWNING COURT
MENDHAM, NJ

SITE PLAN
KEY MAP
AREA MAP

Signature
#17436

A
1

REED RESIDENCE - 2112



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION
ZONING VARIANCE 16 BROWNING COURT LANDS OF MR. & MRS. REED BLOCK 142 LOT 8 TOWNSHIP OF MENDHAM MORRIS COUNTY NEW JERSEY		
MENDHAM DESIGN ARCHITECTS 973.886.5727 MendhamDesign.com		
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SCALE: SEE PLAN	DATE: 12.6.21	DRAWING NO. 2 OF 5

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BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
 FLOOR AREA

DANIEL A. ENCIN
 Architect

12.6.21 ISSUE FOR ZONING

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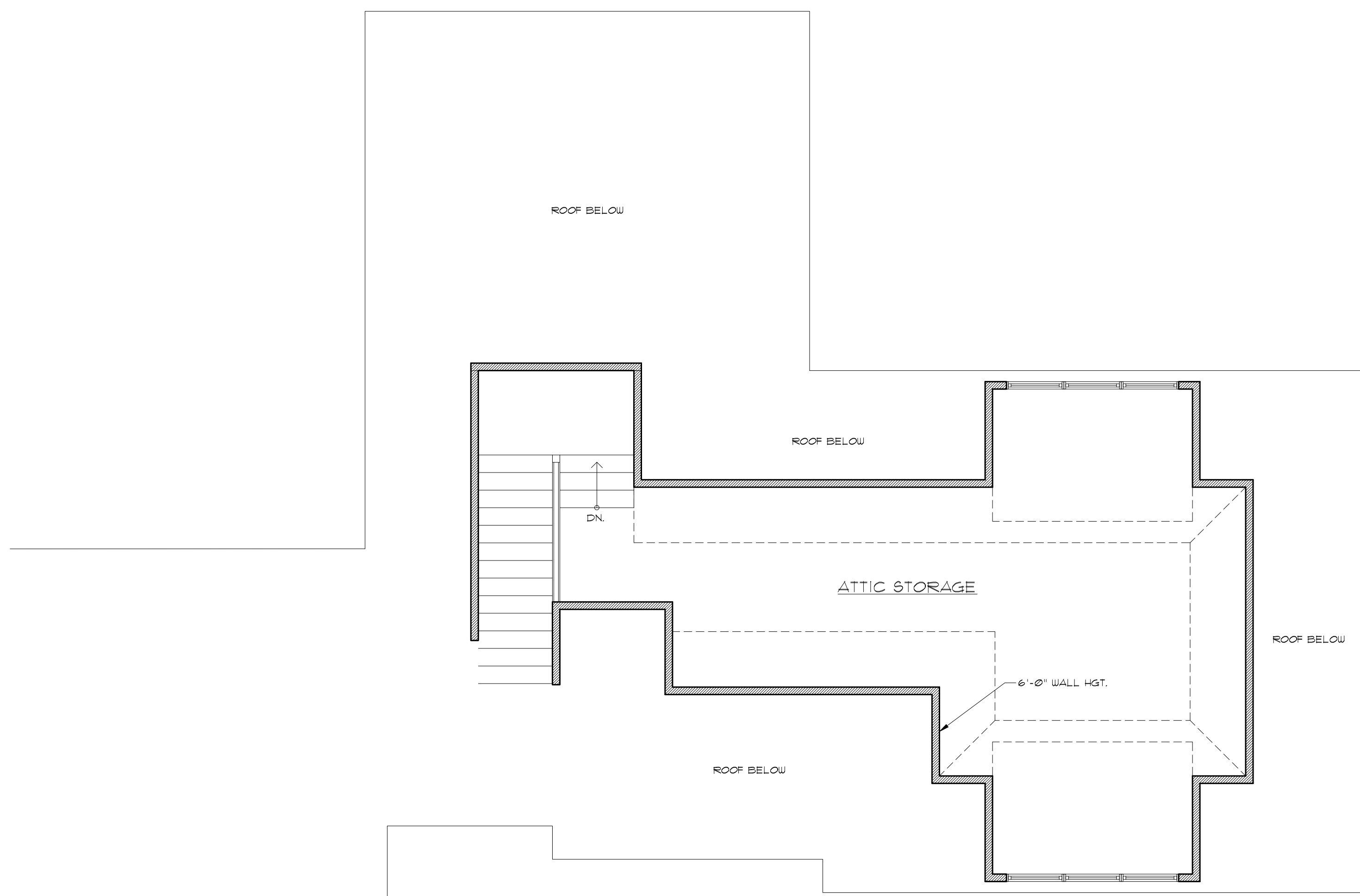
16 BROWNING COURT
 MENDHAM, NJ

FLOOR PLAN

D. Encin
 #17436

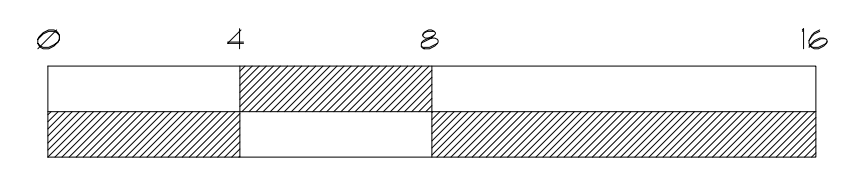
A
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REED RESIDENCE



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"



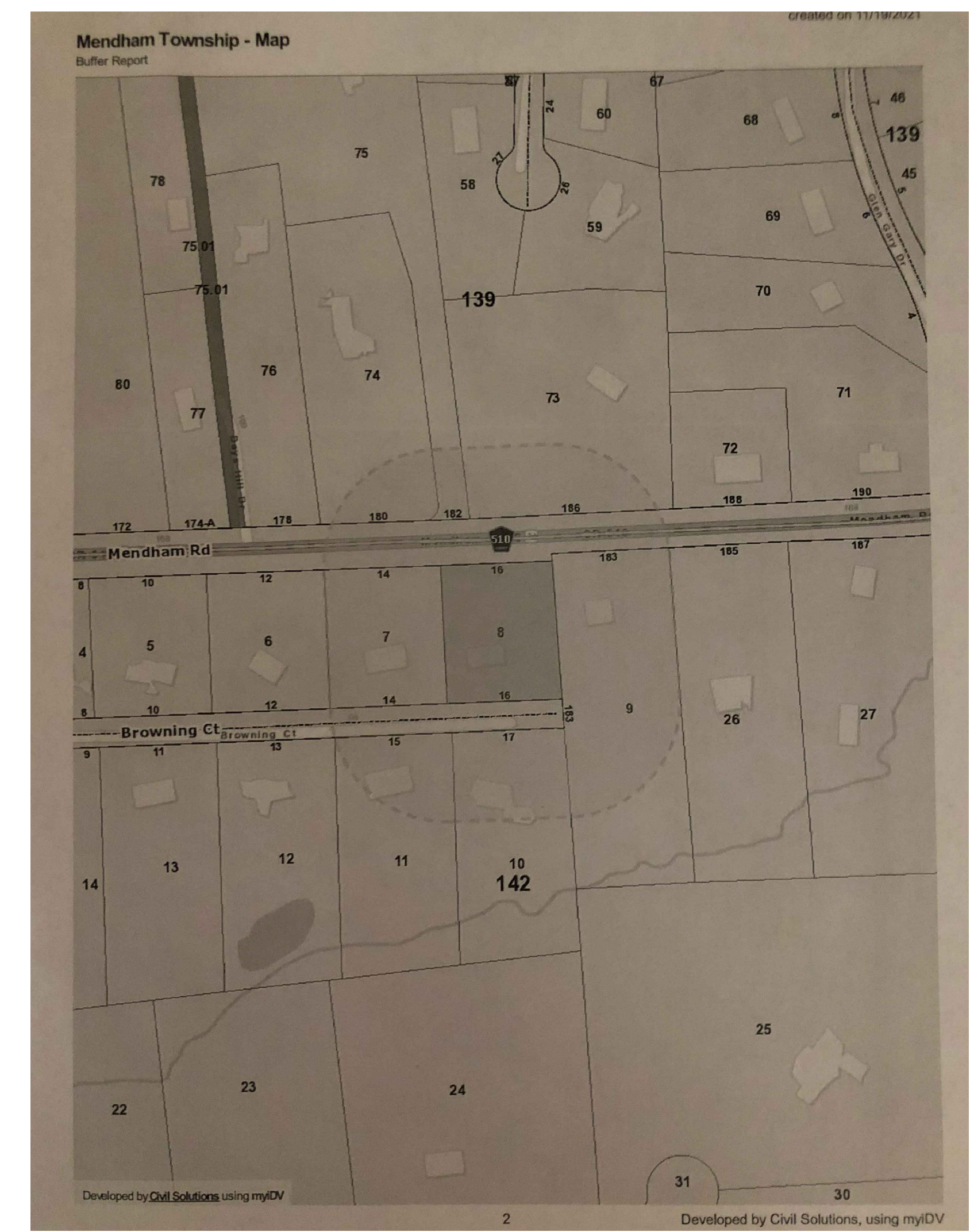
GRAPHIC SCALE: 1/4" = 1'-0"

OWNER & ADDRESS REPORT

ENDHAM TOWNSHIP 11/19/21 Pa

200-FT PROP OWNERS IN MENDHAM TWP BASED ON MOD-IV DATA AT TIME OF LIST
SUBJECT PROPERTY > BLOCK 142, LOT 8

LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lot
73		2	CARNES, JOHN F/SCHULZ, LAUREN G 185 MENDHAM RD EAST MENDHAM, NJ 07945	185 MENDHAM RD EAST	
74		2	UNITED FEDERAL HOLDING LLC PO BOX 235 MONTVILLE, NJ 07045	180 MENDHAM RD EAST	
75		2	FOHS, SHAWN 182 MENDHAM RD EAST MENDHAM, NJ 07945	182 MENDHAM RD EAST	
7		2	JACKSON, CRAIG A 14 BROWNING CT MENDHAM NJ 07945	14 BROWNING CT	
8		2	REED, SAMUEL/DANIELA 16 BROWNING CT MENDHAM, NJ 07945	16 BROWNING CT	
9		2	FRIESEMA, RANDI WHITNEY 183 MENDHAM RD EAST MENDHAM, NJ 07945	183 MENDHAM RD EAST	
10		2	SMITH, KENNETH & KATHLEEN D 17 BROWNING CT MENDHAM NJ 07945	17 BROWNING CT	
11		2	SILWANOWICZ, ANDREW & MARGARET ANN 15 BROWNING CT MENDHAM, NJ 07945	15 BROWNING CT	
12		2	MILES, JOHN/LAUREN 13 BROWNING CT MENDHAM, NJ 07945	13 BROWNING CT	
26		2	DODDICK, HELEN/DEFALCO, CHRISTOPHER 185 MENDHAM RD EAST MENDHAM, NJ 07945	185 MENDHAM RD EAST	



NO.	DATE	REVISION DESCRIPTION
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SCALE: SEE PLAN	DATE: 12.6.21	DRAWING NO. 3 OF 5

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CONSTRUCTION CODE: IRC 2018 (NJ)
 CONSTRUCTION CLASSIFICATION: R5
 CONSTRUCTION CLASS: 5B

VARIANCES REQUESTED
 FLOOR AREA

DANIEL A. ENCIN
 Architect

12.6.21 ISSUE FOR ZONING

**MENDHAM
 DESIGN
 ARCHITECTS**

P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

16 BROWNING COURT

 MENDHAM, NJ

200' LIST & BUFFER MAP
 FLOOR PLAN

#17436

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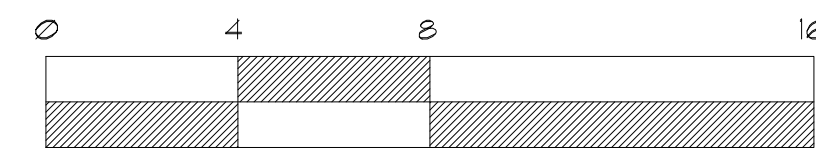
3

REED RESIDENCE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



GRAPHIC SCALE: 1/4" = 1'-0"

REED RESIDENCE

NO.	DATE	REVISION DESCRIPTION
ZONING VARIANCE 16 BROWNING COURT LANDS OF MR. & MRS. REED BLOCK 142 LOT 8 TOWNSHIP OF MENDHAM MORRIS COUNTY NEW JERSEY		
MENDHAM DESIGN ARCHITECTS 973.886.5727 MendhamDesign.com		
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SCALE: SEE PLAN	DATE: 12.6.21	DRAWING NO. 4 OF 5

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BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
 FLOOR AREA

DANIEL A. ENCIN
 Architect

12.6.21 ISSUE FOR ZONING

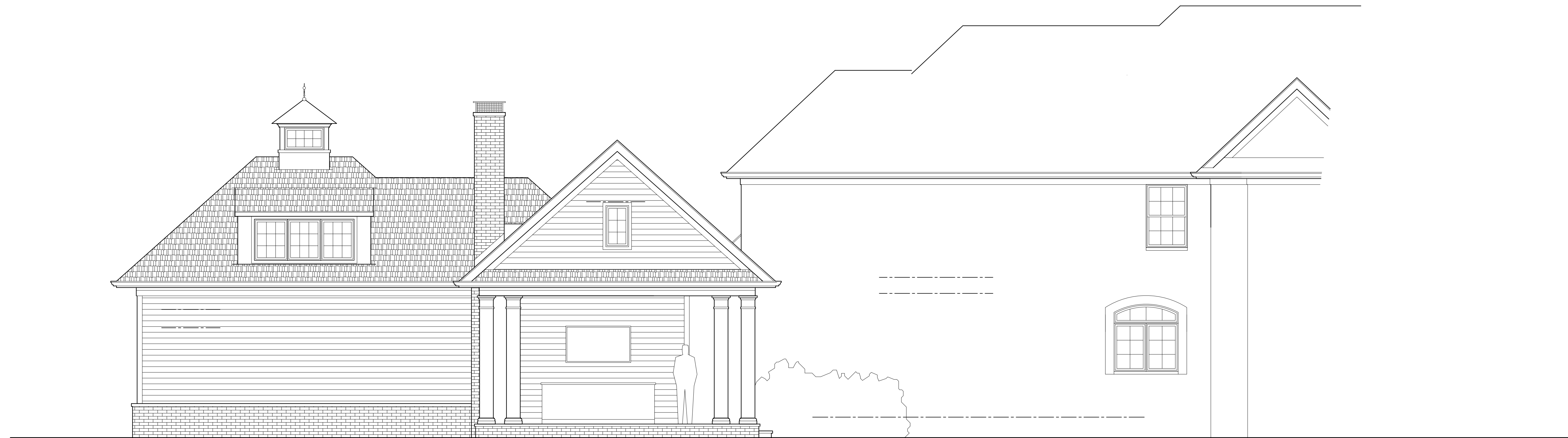
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 P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

16 BROWNING COURT
 MENDHAM, NJ

ELEVATIONS

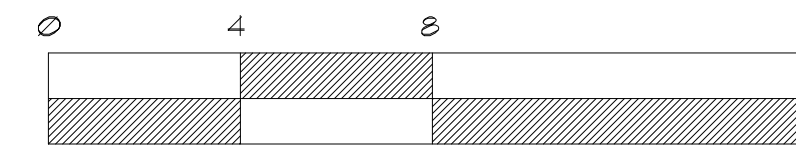
D. Encin
 #17436

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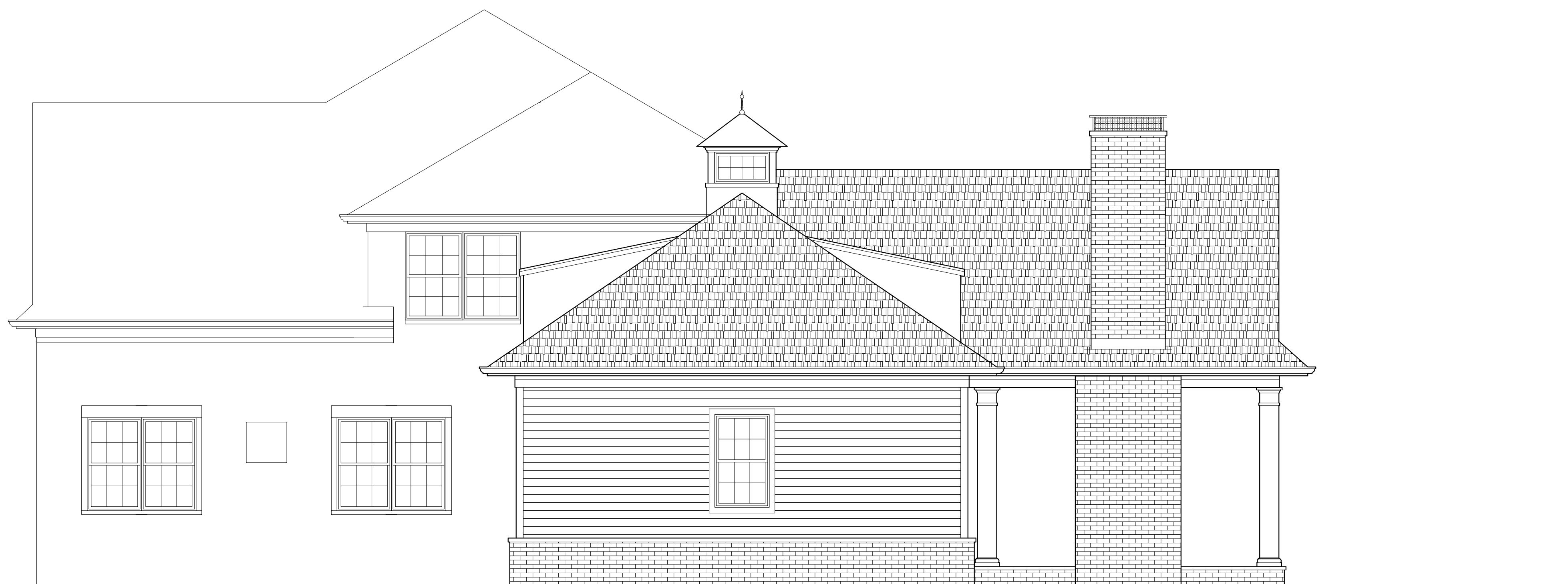


REAR ELEVATION

SCALE: 1/4" = 1'-0"



GRAPHIC SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REED RESIDENCE

NO.	DATE	REVISION DESCRIPTION
ZONING VARIANCE 16 BROWNING COURT LANDS OF MR. & MRS. REED BLOCK 142 LOT 8 TOWNSHIP OF MENDHAM MORRIS COUNTY NEW JERSEY		
MENDHAM DESIGN ARCHITECTS Daniel A. Encin, Principal R.A. N.J. License No. 17436		973.886.5727 MendhamDesign.com
SCALE: SEE PLAN	DATE: 12.6.21	DRAWING NO. 5 OF 5

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BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
 FLOOR AREA

DANIEL A. ENCIN
 Architect

12.6.21 ISSUE FOR ZONING

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16 BROWNING COURT
 MENDHAM, NJ

ELEVATIONS

#17436

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 5