

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____ A.D. 20____, BEFORE ME, THE
 SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF
 PENNSYLVANIA, PERSONALLY APPEARED HOWARD E. HECKLER, WHO
 ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS
 AND PROPERTY SHOWN THEREON, SITUATED IN THE BOROUGH OF
 HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF
 PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED
 ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

I, HOWARD E. HECKLER, HAVE LAID OUT UPON MY LAND, SITUATE IN
 THE BOROUGH OF HATFIELD, COUNTY OF MONTGOMERY,
 COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO
 THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED,
 WITNESS MY HAND AND SEAL, THIS _____ DAY OF
 _____ 20____.

HOWARD E. HECKLER

APPROVAL OF BOROUGH
 APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF
 HATFIELD THIS _____ DAY OF _____ 20____

PRESIDENT _____
 MANAGER/ SECRETARY _____

REVIEWED BY BOROUGH ENGINEER
 REVIEWED BY THE BOROUGH ENGINEER ON THIS DAY OF _____ 20____

BOROUGH ENGINEER _____

APPROVAL OF THE BOROUGH OF HATFIELD PLANNING COMMISSION
 APPROVED BY THE BOROUGH OF HATFIELD PLANNING COMMISSION
 ON THIS _____ DAY OF _____ 20____

CHAIRMAN _____

RECORDED IN THE OFFICE FOR THE RECORDS OF DEEDS IN AID
 FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA., IN PLAN
 BOOK _____ PAGE No. _____ ON _____

Montgomery County Planning Commission
 MICPC No. _____

PROCESSED AND REVIEWED. A report has
 been prepared by the Montgomery County Planning
 Commission in accordance with the Municipalities
 Planning Code.

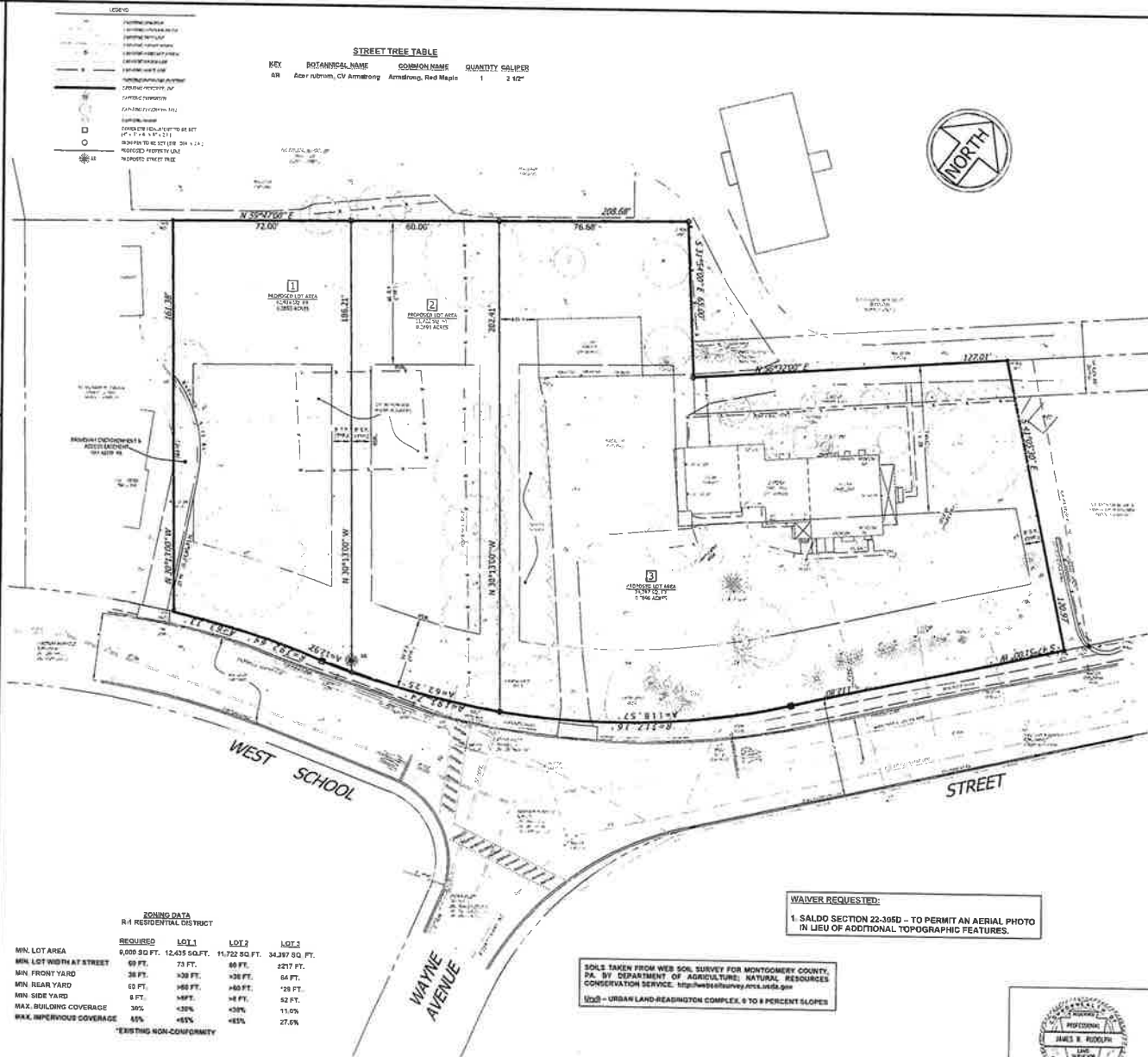
Certified this Date _____

For the Director _____



STREET TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	GAUGES
AR	Aster rubrum, CV Armstrong	Armstrong Red Maple	1	2 1/2"



ZONING DATA
 R-4 RESIDENTIAL DISTRICT

	REQUIRED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	9,000 SQ. FT.	12,435 SQ. FT.	11,722 SQ. FT.	34,397 SQ. FT.
MIN. LOT WIDTH AT STREET	99 FT.	73 FT.	80 FT.	227 FT.
MIN. FRONT YARD	38 FT.	30 FT.	38 FT.	64 FT.
MIN. REAR YARD	63 FT.	168 FT.	168 FT.	75 FT.
MIN. SIDE YARD	6 FT.	N/A	N/A	62 FT.
MAX. BUILDING COVERAGE	30%	<33%	<33%	11.0%
MAX. IMPERVIOUS COVERAGE	55%	<55%	<55%	27.6%

*EXISTING NON-COMPLIANCE

SOILS TAKEN FROM WEB SOIL SURVEY FOR MONTGOMERY COUNTY,
 PA. BY DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES
 CONSERVATION SERVICE. <http://websoilsurvey.nrcs.usda.gov>

U2a2 - URBAN LAND-READINGTON COMPLEX, 8 TO 8 PERCENT SLOPES

WAIVER REQUESTED:
 1. SALDO SECTION 22-305D - TO PERMIT AN AERIAL PHOTO
 IN LIEU OF ADDITIONAL TOPOGRAPHIC FEATURES.

HERBERT EDWARDS THAT THIS PLAN REPRESENTS A SURVEY
 MADE BY ME OR UNDER MY SUPERVISION THAT
 MONUMENTS SHOWN HEREON EXIST AT LOCATIONS AND
 THAT THE DIMENSIONS AND GEOMETRIC DETAILS ARE OF
 APPROPRIATE ACCURACY.

JAMES R. HUBBARD, P.L.S. DATE _____



LOCATION MAP 1"=1000'

- NOTES:
- OWNER OF RECORD AND APPLICANT: HOWARD E. HECKLER, 27 WEST SCHOOL STREET, HATFIELD, PA 19340. PARCELS 95-00-0100-00-B, TAYLOR BLOCK 2, UNIT 7. DEED BOOK 3508, PAGES 1904
 - BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM GEORGE SANDER HECKLER AND MARY ALICE HECKLER BY HERBERT H. METZ INC., REGISTERED ENGINEER, LANSDALE, PA. DATED JULY 15, 1989 AND A SURVEY PERFORMED BY THIS OFFICE IN AID SET. SOILS DATA U2a2 - URBAN LAND-READINGTON COMPLEX, 8 TO 8 PERCENT SLOPES
 - FLOODPLAIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER FEMA FORM MAP NUMBER 40780C02, FRANK, VA OF ALL EFFECTIVE DATE OCTOBER 14, 1994, REVISED MARCH 2, 2014.
 - CERTAIN 30-FOOT LANDSCAPE-OF-WAY AS SHOWN ON THE FOLLOWING DOCUMENTS/PLANS:
 - PLAN OF PROPERTY SURVEYED FOR GEORGE S. HECKLER BY HERBERT H. METZ, REGISTERED ENGINEER, LANSDALE, PA. DATED JANUARY 26, 1949.
 - PLAN OF MARY ALICE HECKLER BY HERBERT H. METZ, REGISTERED ENGINEER, LANSDALE, PA. DATED OCTOBER 17, 1949 LAST REVISED OCTOBER 22, 1953.
 - PLAN OF PROPERTY SURVEYED FOR GEORGE SANDER HECKLER AND MARY ALICE HECKLER BY HERBERT H. METZ, INC. DATED JULY 15, 1989.
 - REFERENCE TO A CERTAIN LANE IN A DEED RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 3504, PAGE 1904.
 - A FINAL SURVEY PLAN SUB-DIVIDING FOR CONVEYANCE, PART OF E.B. LANDENGLASER SCHOOL TRACT, NORTH PENN SCHOOL DISTRICT PROPERTY, BY HERBERT H. METZ, INC. DATED SEPTEMBER 24, 1951.
 - DRIVEWAY ENCROACHMENT AS SHOWN ON A PLAN OF PROPERTY SURVEYED FOR GEORGE SANDER HECKLER AND MARY ALICE HECKLER BY HERBERT H. METZ, INC., LANSDALE, PA. DATED JULY 15, 1989, ALSO REFERENCED ENCROACHMENT AS A LINE PASSING THROUGH A STONE DRIVEWAY IN THE PARCEL, DEED RECORDED IN DEED BOOK 3508, PAGE 1904 AT THE MONTGOMERY COUNTY COURTHOUSE, NORRISTOWN, PA. DEED RECORDING DATE AUGUST 7, 1993.
 - NO CONSTRUCTION IS PROHIBITED ON THE PROPERTY.
 - NO STEEP SLOPE AREAS EXIST ON THE PROPERTY.
 - NO WELLS EXIST ON THE PROPERTY.
 - NO OPEN SPACES AREAL ARE PROVIDED FOR THIS PROJECT.
 - THE IMPROVEMENTS REQUIRED, I.E. LANDSCAPING, EROSION CONTROL, TREE REMOVAL AND STORMWATER MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF LOTS 1 & 2. THE STORMWATER MANAGEMENT SYSTEM DESIGN SHALL BE COMPLETED RELATIVE TO THE ACTUAL HOUSE FOOTPRINT SHOWN ON THE BUILDING PERMIT INCLUDING SOIL TESTING, AS REQUIRED BY CRINAGINE. THE DEVELOPER SHALL OBTAIN ALL APPROPRIATE PERMITS AS REQUIRED BY THE BOROUGH AND MONTGOMERY COUNTY CONSERVATION DISTRICT.
 - IRON PINS TO BE SET AT ALL PROPERTY CORNERS PRIOR TO RECORDING OF PLAN.
 - LOTS 1 & 2 TO BE SERVED BY PUBLIC WATER AND SEWER.
 - PUBLIC WATER TO BE PROVIDED BY THE NORTH PENN. WATER AUTHORITY.
 - PUBLIC SEWER TO BE PROVIDED BY HATFIELD BOROUGH AND THE HATFIELD TOWNSHIP MUNICIPAL AUTHORITY.
 - TOTAL TRACT AREA = 58,554 SQ. FT.



NO.	DESCRIPTION	DATE
1.	WORK ON ENCLOSURE EMBLEM	10-20-20
2.	REVISIONS	10-20-20
3.	SCALE OF FIGURE	10-20-20

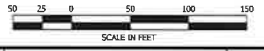
PLAN OF SUBDIVISION
 PREPARED FOR
HOWARD E. HECKLER
 LAND SURVEY
 BOROUGH OF HATFIELD, MONTGOMERY CO., PA.

PROFESSIONAL ENGINEER
Metz Engineers
 1100 W. 10th Street, Suite 100, Hatfield, PA 19340
 (610) 955-1111

PROJECT NUMBER: **JAW M7871**
 PREPARED BY: _____
 DATE: _____
 SCALE: 1"=20'
 PLAN SHEET NUMBER: 1 of 2



LOCATION MAP 1"=1000'



NO.	REVISIONS	DATE



JAMES E. KUCUPH P.E.
SU-020646

AERIAL PHOTO PLAN
PREPARED FOR
HOWARD E. HECKLER
LAND SURVEYOR
BOROUGH OF MATTHEW, MONTGOMERY CO., PA.

PROJECT NUMBER
M7871



410 Centre Ave., PO Box 947, Leesport, PA 19440-0948
Civil Engineers & Land Surveyors
(610) 855-3111

TITLE
1"=50'
PLAN (SHEET NUMBER)

2 of **2**