

Plat Name: North Hills of Sligo Park / Argyle Park
Plat #: 220180440

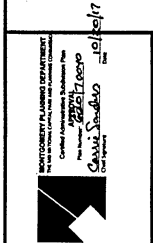
Location: Located on the west side of Lorain Avenue opposite Granville Drive
Master Plan: Four Corners Master Plan
Plat Details: R-60 zone; 2 lots
Owners: Alyce West & Lorraine L. Renner Revocable Trust

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620170040 (MCPB Resolution No. 17-085), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

NORTH HILLS OF SLIGO PARK AND ARGYLE PARK

PLAN No. 620170040



- GENERAL NOTES**
- 1) BOUNDARY, AREA, AND DISTANCE DATA ARE BASED UPON SURVEY DATA.
 - 2) TOTAL TRACT AREA IS 41.83 AC. (3,951,140 SQ. FT.).
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 - 4) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
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SITE / ZONING DATA

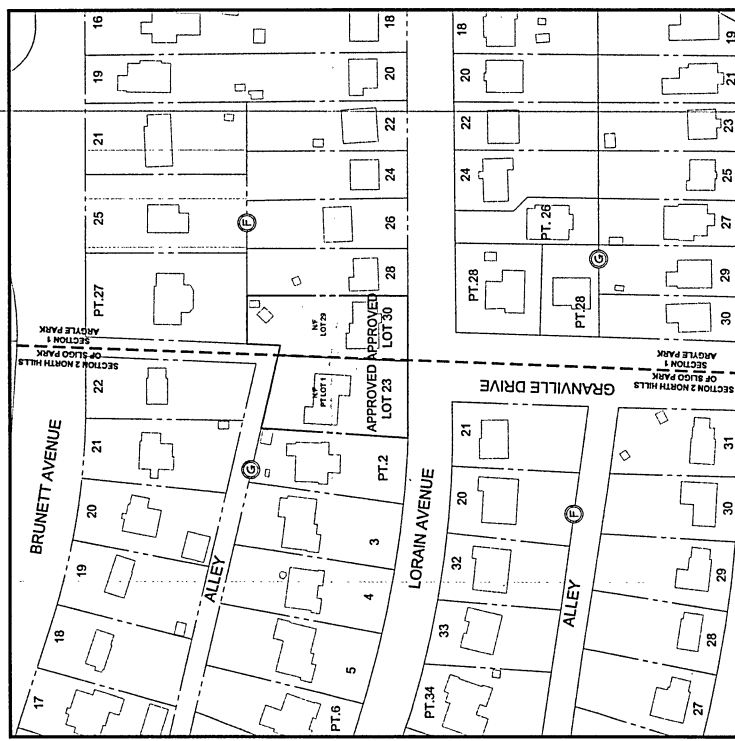
2018.05.15 P.L. 200 MAY 20, 2018 (P.L. 2018)

2018.05.15 P.L. 200 MAY 20, 2018 (P.L. 2018)

CITY OF SLIGO, PA

COUNTY OF ALLEGANY, PA

Parcel ID	Area (Ac.)	Area (Sq. Ft.)	Zoning	Notes
PT. 1	0.000	0.000	RT-1	
PT. 2	0.000	0.000	RT-1	
PT. 3	0.000	0.000	RT-1	
PT. 4	0.000	0.000	RT-1	
PT. 5	0.000	0.000	RT-1	
PT. 6	0.000	0.000	RT-1	
PT. 7	0.000	0.000	RT-1	
PT. 8	0.000	0.000	RT-1	
PT. 9	0.000	0.000	RT-1	
PT. 10	0.000	0.000	RT-1	
PT. 11	0.000	0.000	RT-1	
PT. 12	0.000	0.000	RT-1	
PT. 13	0.000	0.000	RT-1	
PT. 14	0.000	0.000	RT-1	
PT. 15	0.000	0.000	RT-1	
PT. 16	0.000	0.000	RT-1	
PT. 17	0.000	0.000	RT-1	
PT. 18	0.000	0.000	RT-1	
PT. 19	0.000	0.000	RT-1	
PT. 20	0.000	0.000	RT-1	
PT. 21	0.000	0.000	RT-1	
PT. 22	0.000	0.000	RT-1	
PT. 23	0.000	0.000	RT-1	
PT. 24	0.000	0.000	RT-1	
PT. 25	0.000	0.000	RT-1	
PT. 26	0.000	0.000	RT-1	
PT. 27	0.000	0.000	RT-1	
PT. 28	0.000	0.000	RT-1	
PT. 29	0.000	0.000	RT-1	
PT. 30	0.000	0.000	RT-1	
PT. 31	0.000	0.000	RT-1	
PT. 32	0.000	0.000	RT-1	
PT. 33	0.000	0.000	RT-1	
PT. 34	0.000	0.000	RT-1	
PT. 35	0.000	0.000	RT-1	
PT. 36	0.000	0.000	RT-1	
PT. 37	0.000	0.000	RT-1	
PT. 38	0.000	0.000	RT-1	
PT. 39	0.000	0.000	RT-1	
PT. 40	0.000	0.000	RT-1	
PT. 41	0.000	0.000	RT-1	
PT. 42	0.000	0.000	RT-1	
PT. 43	0.000	0.000	RT-1	
PT. 44	0.000	0.000	RT-1	
PT. 45	0.000	0.000	RT-1	
PT. 46	0.000	0.000	RT-1	
PT. 47	0.000	0.000	RT-1	
PT. 48	0.000	0.000	RT-1	
PT. 49	0.000	0.000	RT-1	
PT. 50	0.000	0.000	RT-1	



LOCAL AREA MAP
SCALE 1" = 50'

COS ENGINEERING
 13 South Brant Street
 301-677-0044
 301-677-0045
 www.cosengineering.com
 Engineering • Surveying • Land Planning

CERTIFIED PROFESSIONAL ENGINEER
 C. A. S. (Civil & Surveying)
 L. A. S. (Land Planning)
 DATE: 10/17/2017
 PROJECT: 620170040

INDEX OF DRAWINGS

NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	INDEX OF DRAWINGS
4	SUBDIVISION PLAN
5	LOCAL AREA MAP

VICINITY MAP
 1:50,000 SCALE (1" = 1.57 MILES)

COVER SHEET

PT. LOT 11, LIBER 416 / FOLIO 96, P. 3, PLAT #173 (CIRCA 1925)
 SECTION 2 NORTH HILLS OF SLIGO PARK
 ARGYLE PARK SECTION 1
 TWP. 40 N., R. 12 E., S. 21 T. (CIRCA 1925)
 ALLEGANY COUNTY, PENNSYLVANIA

6222 LORAIN AVE. PROP. LOT 23, BLOCK F (V/P PT. LOT 1)
 9700 LORAIN AVE. PROP. LOT 30, BLOCK F (V/P PT. LOT 1)

DATE: 10/17/2017
 PROJECT: 620170040

PROFESSIONAL ENGINEER CERTIFICATION
 I, C. A. S., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE ENGINEER'S DESIGN, CALCULATIONS AND SPECIFICATIONS SHOWN ON THIS DRAWING ARE THE RESULT OF MY OWN DESIGN AND CALCULATIONS AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF PENNSYLVANIA.

OWNER/APPLICANT:
 6200 LORAIN AVE.
 9700 LORAIN AVE.
 WEST SLIGO, PA 15146

DATE: 10/17/2017

SCALE: 1" = 50'

PP-1

UTILITY INFORMATION

THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SUBDIVISION AND HAS IDENTIFIED THE FOLLOWING UTILITIES:

Utility	Depth (ft.)	Material
Water	48"	Cast Iron
Sewer	48"	Cast Iron
Gas	48"	Cast Iron
Electric	48"	Aluminum
Telephone	18"	Plastic
Cable	18"	Plastic
Other		

THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SUBDIVISION AND HAS IDENTIFIED THE FOLLOWING UTILITIES:

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN No. 620170040



DATE	16-6-11	2017
TIME	1:00	PM
AGENDA	620170040	
CAS	620170040	
EBT	620170040	
COMMENTS	620170040	
APPROVALS	620170040	

Montgomery County Planning Board
620170040
 CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN
 DATE: 6/16/2017
 TIME: 1:00 PM
 AGENDA: 620170040
 CAS: 620170040
 EBT: 620170040
 COMMENTS: 620170040
 APPROVALS: 620170040

APPROVALS:

The following individuals have approved this subdivision plan as shown on the attached plat. The signatures of the individuals are shown on the attached plat. The signatures of the individuals are shown on the attached plat. The signatures of the individuals are shown on the attached plat.

MONTECALVO, ILDRON
 15000 Rockledge Drive, Suite 1000
 Washington, DC 20004
 202-962-6868
 mcalvo@montecalvo.com

PROFESSIONAL ENGINEER CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of and the preparer of the subdivision plan herein submitted for the purpose of this subdivision. I am not aware of any fraud, error or omission in the preparation of this subdivision plan. I am not aware of any fraud, error or omission in the preparation of this subdivision plan.

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9222 LORAIN AVE. PROP. LOT 23, BLOCK G (N/P PT LOT 1) AND ARGYLE PARK SECTION 1
9222 LORAIN AVE. PROP. LOT 30, BLOCK F (N/P PT LOT 1) AND ARGYLE PARK SECTION 1
SECTION 2 NORTH HILLS OF SLIGO PARK AND SECTION 1, ARGYLE PARK, ADMINISTRATIVE SUBDIVISION PLAN MNCPPC #620170040 APPROVALS

620170040

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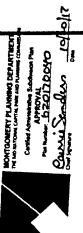
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CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN No. 620170040



LEGEND

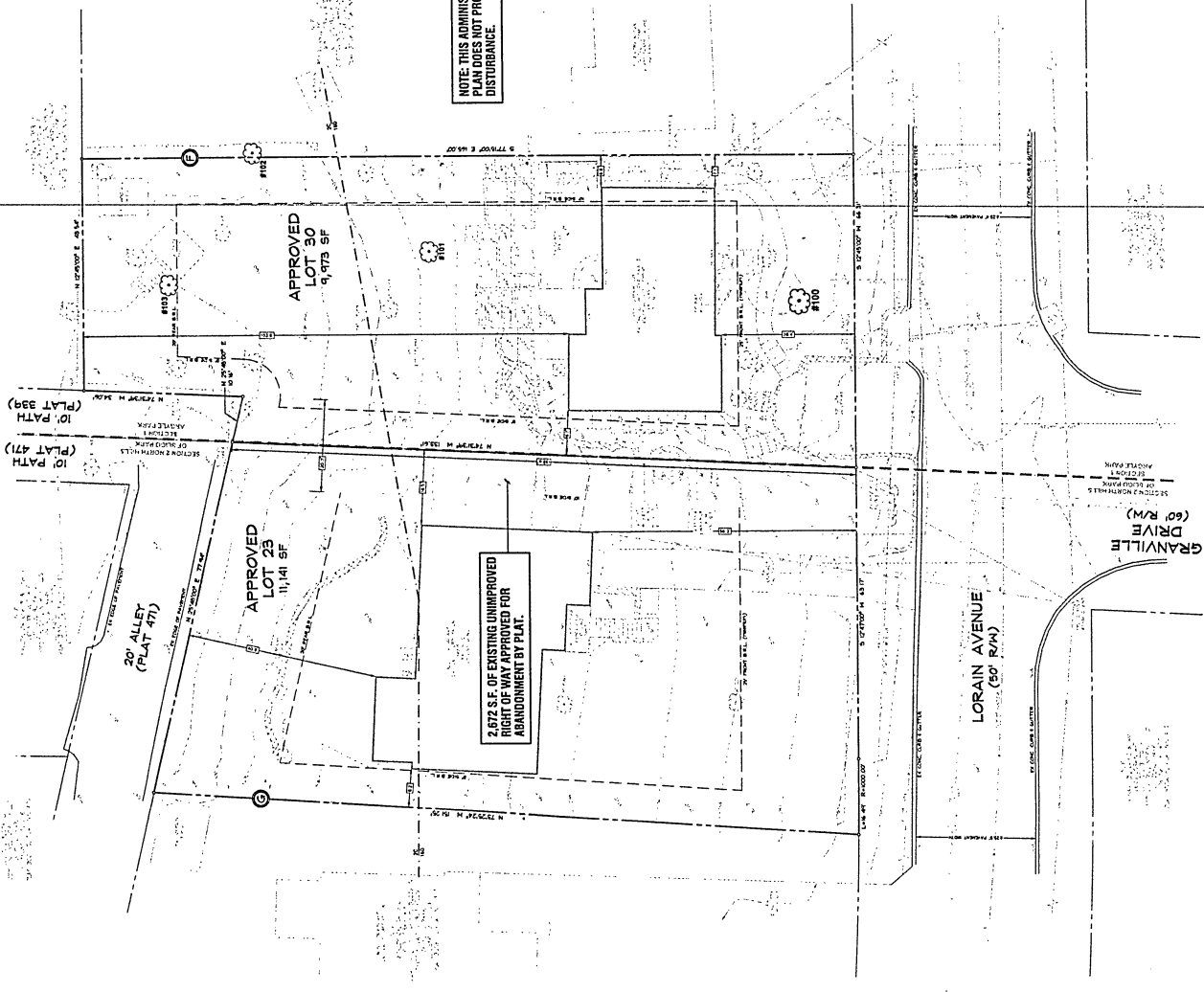
	BOUNDARY MARKERS
	STREET OR ALLEY RIGHT-OF-WAY
	ROAD OR HIGHWAY RIGHT-OF-WAY
	UTILITY LINES
	PROPERTY LINES
	BUILDING FOOTPRINTS
	EXISTING TREES
	PROPOSED TREES
	RIGHT-OF-WAY
	ADJACENT SURVEY LINES
	EASEMENTS
	ZONING DISTRICT BOUNDARY
	SECTION BOUNDARY

NOTE: THIS RIGHT-OF-WAY (PATH) IS NOT SERVING ANY PUBLIC USE, THE RIGHT-OF-WAY AND THERE IS NO EVIDENCE OF PEDESTRIAN USE WITHIN THE RIGHT-OF-WAY.

PRELIMINARY PLAN NOTE:
UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS AND THE PRELIMINARY PLANS ILLUSTRATE THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE. ALL SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. ANY LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

2,872 S.E. OF EXISTING UNIMPROVED RIGHT-OF-WAY APPROVED FOR ABANDONMENT BY PLAT.

NOTE: THIS ADMINISTRATIVE SUBDIVISION PLAN DOES NOT PROPOSE ANY LAND DISTURBANCE.



DATE	REVISION
12/20/17	1
02/14/18	2
05/02/18	3
08/02/18	4
10/18/18	5
11/15/18	6
12/14/18	7
02/08/19	8
02/19/19	9
02/19/19	10
02/19/19	11
02/19/19	12
02/19/19	13
02/19/19	14
02/19/19	15

PT LOT 1, LBER #198 / ROAD #5, PLAT #39 (CIRCA 1992)
 PT LOT 28 #3, PLAT #39 (CIRCA 1992)
 SECTION 2 NORTH HILLS OF SLIGO PARK
 AND ARGYLE PARK SECTION 1
 AND ARGYLE PARK SECTION 1
 PORTLAND COUNTY, MARYLAND
 ADMINISTRATIVE SUBDIVISION PLAN

CS ENGINEERING
 Experience You Can Build On.
 CIVIL • SURVEYING • LAND PLANNING
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 Sparks, Maryland 21151
 301-407-4355
 www.cs-engineering.com
 info@cs-engineering.com

PP-3

9622 & 9700 LORAIN AVENUE
 PROP LOT 23, BLOCK G,
 SECTION 2, NORTH HILLS OF SLIGO PARK
 AND PROP LOT 30, BLOCK F,
 SECTION 1, ARGYLE PARK,
 ADMINISTRATIVE SUBDIVISION PLAN
 MNCPPC #620170040

PROFESSIONAL ENGINEER CERTIFICATION
 I, CURTIS S. STODDARD, A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS PLAN AND I AM QUALIFIED TO DESIGN THIS PLAN IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF PORTLAND COUNTY, MARYLAND.
 DATE: 02/19/19
 CURTIS S. STODDARD, PE
 (Seal)