

#9

LONG ACRES PRESERVE, LLC
c/o Donald S. Franyo
12514 Pennyfield Lock Road
Potomac, Maryland 20854

February 13, 2002

Mr. A. Malcolm Shaneman
Subdivision Supervisor
M-NCP&PC
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Longacres Preserve
Preliminary Plan 1-98077

Dear Malcolm,

Pursuant to our several discussions, we are requesting an extension of the validity of the subject preliminary plan for a period of two (2) years from June 3, 2002 until June 3, 2004.

Longacres Preserve was divided into two (2) phases and encompassed the Hansl property (Phase I) and the Franyo/Hammond properties (Phase II).

Phase I has been recorded, all development work has been completed, and housing construction will begin in April.

Phase II has preliminary plan approval for five (5) lots and the development of Phase I included extension of private road and utilities up the dividing line between the two phases.

Phase II currently has the homes of Mrs. Harold Hammond and Don/Susan Franyo located on the property. Mrs. Hammond is the 90-year-old mother of Susan Franyo and has resided on the property since 1955. Mrs. Hammonds estate planning and ultimate disposition of the property predicated the obtaining of the preliminary plan approval for Phase II of Longacres Preserve. Our intent was not to record the plan and/or begin development of the property until such time as Mrs. Hammond has determined her needs for retaining her long time and cherished residence.

Mr. A. Malcolm Shaneman
February 13, 2002
Page 2

We, therefore, respectfully request a two (2) year extension of the validity of the preliminary plan to allow Mrs. Hammond the opportunity to retain the status quo of her property.

As always, your consideration and attention to this issue is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'D.S. Franyo'. The signature is stylized with a large loop and a horizontal line extending to the left.

D.S. Franyo

DSF:dms

cc: Mrs. H. F. Hammond

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date Mailed: May 3, 1999

Action: Approved Staff Recommendation. Motion of Comm. Bryant, seconded by Comm. Perdue with a vote of 4-0; Comms. Bryant, Perdue, Richardson and Holmes voting in favor. Chairman Hussmann absent.

MONTGOMERY COUNTY PLANNING BOARD**OPINION**

Preliminary Plan 1-98077

NAME OF PLAN: LONGACRES PRESERVE

On 04-03-98, DONALD S. FRANYO submitted an application for the approval of a preliminary plan of subdivision of property in the RE-2 zone. The application proposed to create 10 lots on 39.1 acres of land. The application was designated Preliminary Plan 1-98077. On 04-29-99, Preliminary Plan 1-98077 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-98077 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-98077.

Approval, including approval of a private street, pursuant to Sections 59C-1.34.1 of the Montgomery County Zoning Ordinance and Section 50-25(h) of the Montgomery County Subdivision Regulations, subject to the following:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit
- (2) Record plat to reference area of Montgomery County property conveyance for realigned right of way
- (3) Access and improvements, as required, to be approved by MDSHA prior to record plat
- (4) Dedication of River Road (MD190) as shown on preliminary plan
- (5) No direct new access to Pennyfield Lock Road. Access to Pennyfield Lock Road to be closed at such time as development of the site is complete and MDSHA approves access to River Road (MD190)

Preliminary Plan 1-98077
Page 2 of 2

- (6) Record plat to reference all common ingress/egress easements
- (7) Other necessary easements
- (8) This preliminary plan will remain valid until June 3, 2002 (37 months from date of mailing, which is May 3, 1999). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

Item # 9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: April 5, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for April 11, 2002.

Attached are copies of plan drawings for Items #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on April 11, 2002. The items are further identified as follows:

- Agenda Item #08 - Preliminary Plan 1-02052
Pipkin Property
- Agenda Item #09 - Preliminary Plan 1-98077E
Longacres Preserve
- Agenda Item #10 - Preliminary Plan 1-02090
Trundle Road

Attachment

VICINITY MAP FOR
LONGACRES PRESERVE (1-98077E)



Map compiled on April 06, 2002 at 10:31 AM | Site located on base sheet no - 216NW14

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N

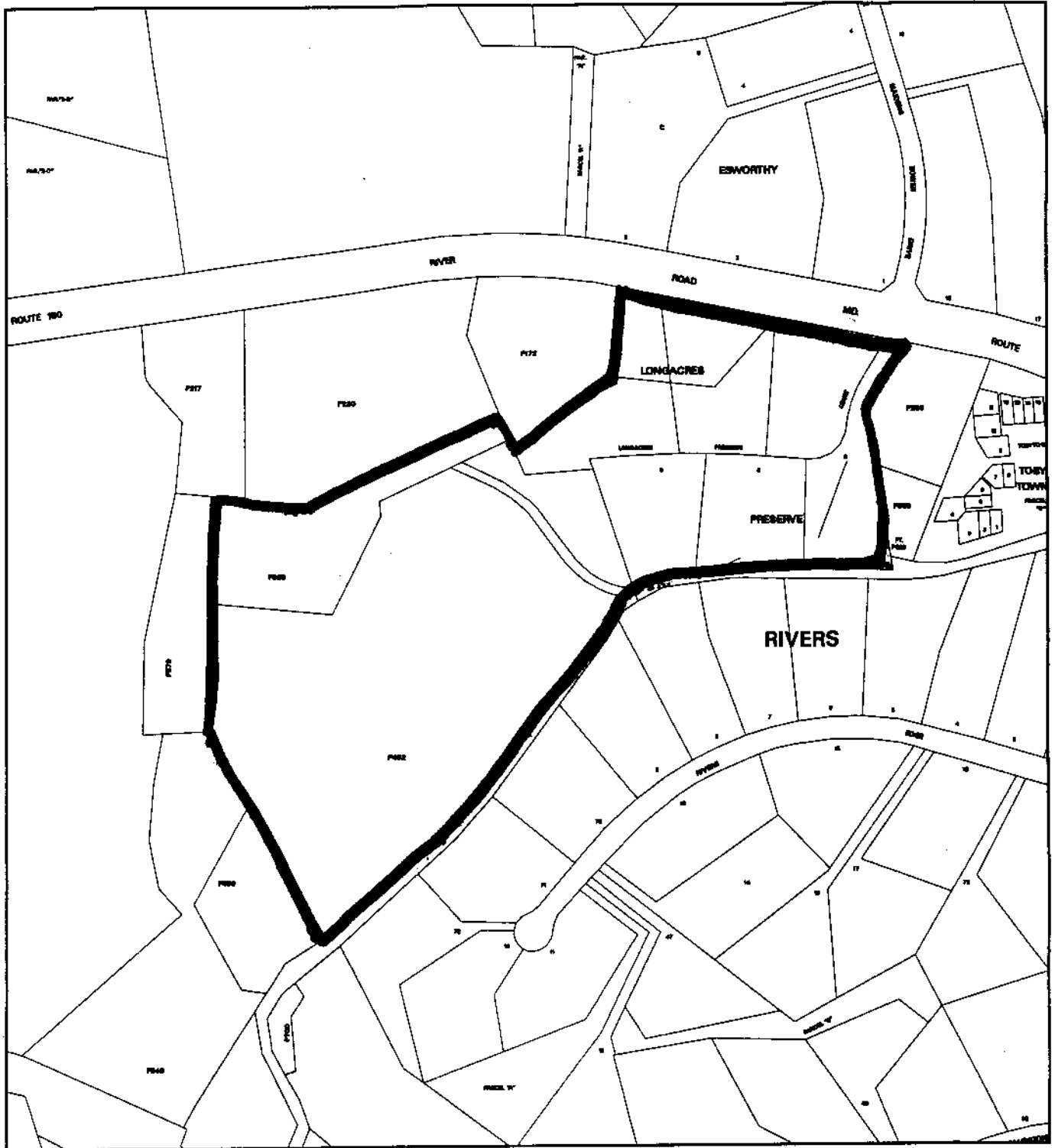


Research & Technology Center



1 : 4800

VICINITY MAP FOR
LONGACRES PRESERVE (1-98077E)



Map compiled on April 06, 2002 at 10:24 AM | Site located on base sheet no - 216NW14

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



