

**ZONING INFORMATION**

ZONING JURISDICTION: COUNTY OF MONTGOMERY  
 ZONING CLASSIFICATION: CRN-0.5 COMMERCIAL/RESIDENTIAL

BUILDING SETBACKS:  
 FRONT: 5' MIN., 6' MAX.  
 REAR: 15' MIN.

MINIMUM LOT WIDTH: 25' AT BUILDING LINE, 10' AT FRONT LOT LINE  
 MINIMUM LOT AREA: 1,000 SQ.FT.  
 MAXIMUM BUILDING COVERAGE: 90%  
 MAXIMUM HEIGHT: 25 FEET, MAY NOT PROTRUDE BEYOND A 45 DEGREE ANGULAR PLANE PROJECTING OVER THE SUBJECT PROPERTY, MEASURED FROM A HEIGHT EQUAL TO THE HEIGHT ALLOWED FOR A DETACHED HOUSE IN THE ABUTTING ZONE AT THE SETBACK LINE

ZONING INFORMATION HAS BEEN PROVIDED BY A ZONING REPORT BY PARTNER ENGINEERING AND SCIENCE, INC., DATED MARCH 26, 2021, JOB NO. 21-307592.3.

SURVEYOR'S NOTE: SETBACK LINES SHOWN HEREON ARE BASED SOLELY UPON THE INFORMATION PROVIDED ABOVE, ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO INTERPRETATION BY THE LOCAL ZONING AUTHORITY.

**MISCELLANEOUS NOTES**

**N1** THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE NORTHERLY PROPERTY LINE AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS S 62°06'49" E.

**N2** THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
52	3	0	0	55

**N3** NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**N4** THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**N5** THE DISTANCE TO THE NEAREST INTERSECTING STREET, GREAT SENECA HIGHWAY, IS 1,050'± AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

**N6** AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF THE PROPERTY BEING USED AS A CEMETERY, BURIAL GROUND OR GRAVE SITE.

**N7** THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA DARNESTOWN ROAD, A PUBLIC RIGHT OF WAY.

**N8** SURVEY PREPARED BY:  
  
 Professional Commercial & Residential Land Surveys  
 P.O. Box 65 • Sharon Center • OH • 44274  
 336.329.6812 / Surveys@LMSurveying.com  
 JOB NO. B-210376

**N9** THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

**N10** THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

**UTILITY NOTE**

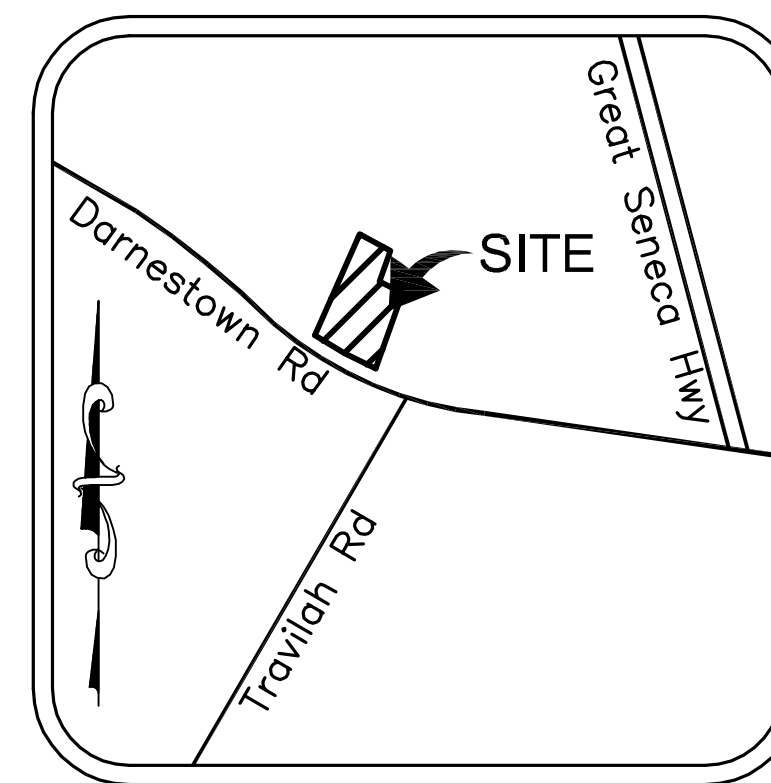
**1** THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

**SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**

- 7** Declaration of Covenants dated December 21, 2001 and recorded January 15, 2002 among the aforesaid Land Records in Liber 20346, folio 263 by RLL & C corporation. AFFECTS THE SUBJECT PROPERTY – NO PLOTTABLE ITEMS
- 8** Declaration of Covenants dated November 8, 2002 and recorded November 25, 2002 among the aforesaid Land Records in Liber 22346, folio 289 by RLL & C corporation. AFFECTS THE SUBJECT PROPERTY – NO PLOTTABLE ITEMS
- 9** Declaration of Covenants dated January 12, 2010 and recorded January 29, 2010 among the aforesaid Land Records in Liber 38759, folio 351 by RLL&C Corp., a Maryland corporation. AFFECTS THE SUBJECT PROPERTY – NO PLOTTABLE ITEMS
- 10** Conveyance dated September 27, 1952 and recorded September 29, 1952 among the aforesaid Land Records in Liber 1712, folio 332 by and between Louis Wm. Schwartzbeck and Emma C. Schwartzbeck and State Roads Commission of Maryland, its successors and assigns. AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON
- 11** Conveyance dated May 13, 1952 and recorded July 31, 1952 among the aforesaid Land Records in Liber 1690, folio 449 by and between Thomas A. Schwartzbeck, Dorothy E. Schwartzbeck and Elva E.M. Davis and State Roads Commission of Maryland, its successors and assigns. AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON
- 12** Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Darnestown and Hunting Hill" and recorded in Plat No. 10075. AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON
- 13** Right of Way dated July 7, 1986 and recorded July 25, 1986 among the aforesaid Land Records in Liber 7220, folio 385 by and between Ralph S. Ryback and Susan K. Ryback, his wife, as to a 1/3 interest, tenants by the entirety, Louis E. Kopolow, as to 1/3 interest, tenant in common, and Harvey L. P. Resnick, as to a 1/3 interest tenant in common and Washington Suburban Sanitary Commission, a public corporation of the State of Maryland, organized and existing under the laws of said State. NO LONGER AFFECTS THE SUBJECT PROPERTY – NOW LIES WITHIN THE PUBLIC RIGHT OF WAY OF DARNESTOWN ROAD
- 14** Right of Way dated July 9, 1986 and recorded July 25, 1986 among the aforesaid Land Records in Liber 7220, folio 379 by and between Thomas Schwartzbeck and Dorothy Schwartzbeck and Washington Suburban Sanitary Commission, a public corporation of the State of Maryland, organized and existing under the laws of said State. NO LONGER AFFECTS THE SUBJECT PROPERTY – NOW LIES WITHIN THE PUBLIC RIGHT OF WAY OF DARNESTOWN ROAD
- 15** Grant of Stormwater Management Easement and Right of Way dated December 21, 2001 and recorded January 15, 2002 among the aforesaid Land Records in Liber 20346, folio 258 by and between RLL&C Corporation and Montgomery County, Maryland, its successors and assigns. AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON
- 16** Grant of Stormwater Management Easement and Right of Way dated November 16, 2009 and recorded November 19, 2009 among the aforesaid Land Records in Liber 38373, folio 53 by and between RLL&C Corp., a Maryland corporation and Montgomery County, Maryland, its successors and assigns. AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON
- 17** Agreement dated September 18, 2002 and recorded November 12, 2002 among the aforesaid Land Records in Liber 22203, folio 236 by and between Academy Child Development Center, Inc. and Washington Suburban Sanitary Commission, a body corporate and an agency of the State of Maryland. AFFECTS THE SUBJECT PROPERTY – NO PLOTTABLE ITEMS
- 18** Agreement dated September 18, 2002 and recorded December 31, 2002 among the aforesaid Land Records in Liber 22674, folio 346 by and between Academy Child Development Center, Inc. and Washington Suburban Sanitary Commission, a body corporate and an agency of the State of Maryland. AFFECTS THE SUBJECT PROPERTY – NO PLOTTABLE ITEMS
- 19** Declaration of Terms and Provisions of certain Public Utility Easements dated October 23, 1968 and recorded February 19, 1969 among the aforesaid Land Records in Liber 3834, folio 457 by and between Potomac Electric Power Company; The Chesapeake and Potomac Telephone Company of Maryland; Washington Gas Light Company and The Potomac Edison Company; Baltimore Gas and Electric Company. AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE
- 20** Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Travilah Heights" and recorded in Plat No. 24116. AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON
- 21** Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Travilah Heights" and recorded in Plat No. 22428. AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 24031C03270 DATED SEPTEMBER 29, 2006 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON MARCH 19, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)



**VICINITY MAP**  
NOT TO SCALE

**TITLE LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Montgomery, State of Maryland, and is described as follows:

BEING KNOWN AND DESIGNATED AS "LOT 2, BLOCK A" AS SHOWN ON THAT SUBDIVISION RECORD PLAT "LOT 2, BLOCK A, TRAVILAH HEIGHTS", DATED AUGUST, 2009, AND RECORDED AUGUST 13, 2010, AMONG THE PLAT RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS PLAT NO. 24116.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-1048046-SA1, AND EFFECTIVE DATE OF DECEMBER 31, 2020.

**ALTA/NSPS LAND TITLE SURVEY**

FOR  
 Academy Primary School and Child

PARTNER PROJECT NUMBER 21-307592.4 SITE NUMBER 1

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER NCS-1048046-SA1, CONTAINING AN EFFECTIVE DATE AND TIME OF DECEMBER 31, 2020 AT 7:30AM

**CERTIFICATION**

TO: PARTNER ENGINEERING AND SCIENCE, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 21, 2021.

DATE OF PLAT OR MAP: APRIL 2, 2021

PROPERTY ADDRESS: 10107 AND 10109 DARNESTOWN ROAD, ROCKVILLE, MD 20850

HARRY A. SMITH JR.  
 PROFESSIONAL LAND SURVEYOR #21082  
 IN THE STATE OF MARYLAND  
 FOR THE BENEFIT AND USE OF LMS SURVEYING,  
 LTD

FIELD DATE OF SURVEY: 3.21.21  
 LATEST REVISION DATE: 4.5.21

**PRELIMINARY**

SIGNATURE

STAMP

COPYRIGHT 2021  
 PARTNER ENGINEERING &  
 SCIENCE, INC.  
 ALL RIGHTS RESERVED. NO  
 PART OF THIS FORM MAY BE  
 REPRODUCED OR TRANSMITTED  
 IN ANY FORM OR BY ANY  
 MEANS, WITHOUT THE  
 WRITTEN PERMISSION  
 OF PARTNER ENGINEERING  
 AND SCIENCE, INC.

CORPORATE OFFICE  
 2154 TORRANCE BLVD.  
 TORRANCE, CA 90501 888-213-7479  
 ALTA@partneresi.com

**STATEMENT OF ENCROACHMENTS**

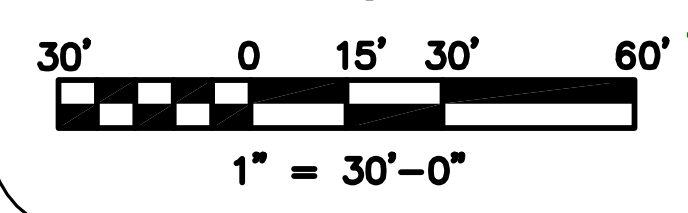
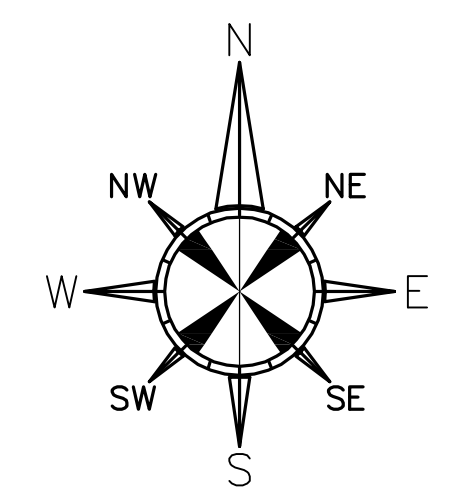
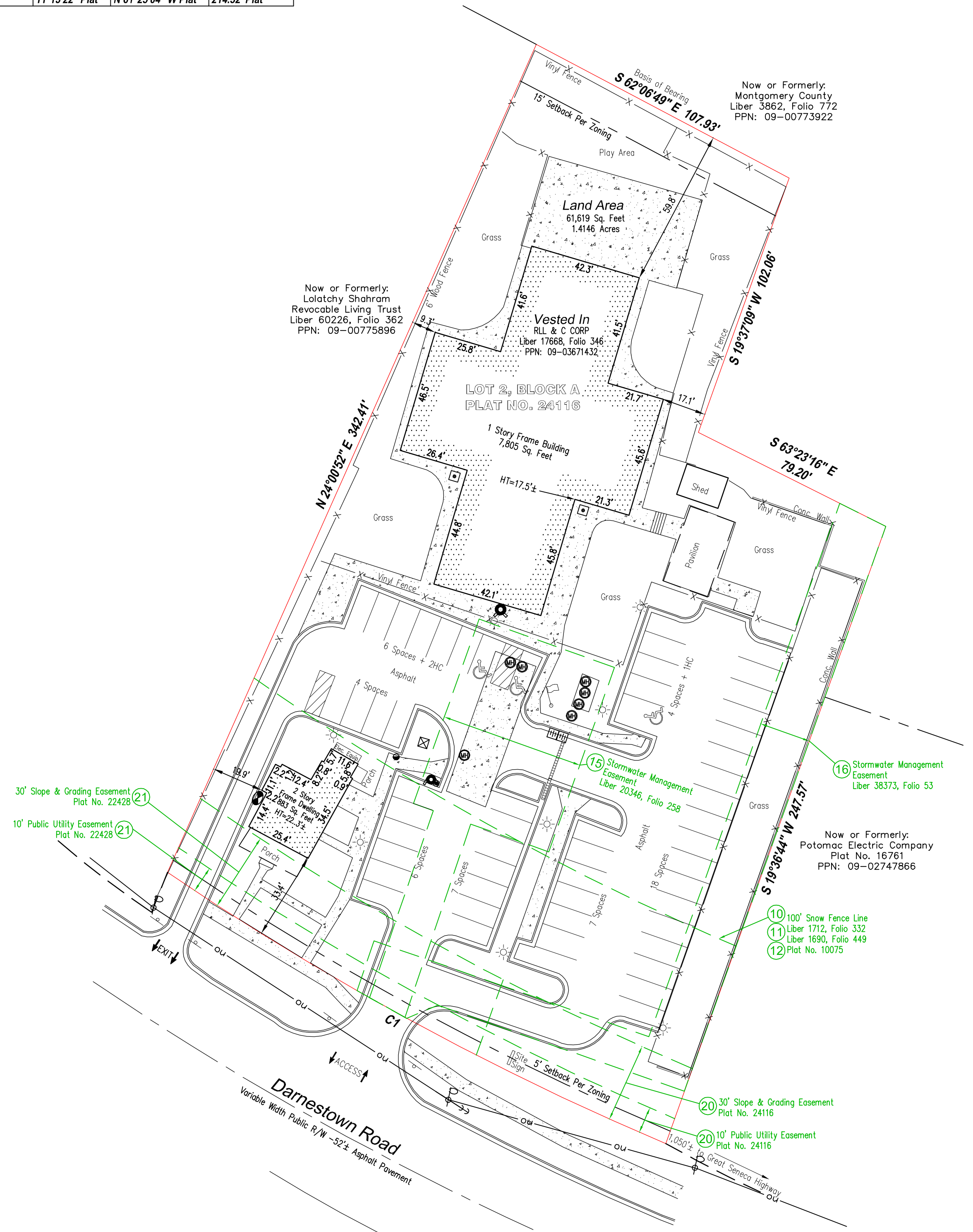
AT THE TIME OF SURVEY THERE WERE NO OBSERVABLE ENCROACHMENTS.

**PARTNER**  
 Engineering and Science, Inc.®

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	214.65'	1,095.92'	11°13'20" Calc.	N 61°25'05" W Calc.	214.31' Calc.
			11°13'22" Plat	N 61°25'04" W Plat	214.32' Plat

R/W	- Right-of-Way		- Handicapped Space
C/L	- Centerline		- Light Pole
P.O.B.	- Point of Beginning		- Guy Wire
P.O.C.	- Point of Commencement		- Fence
●	- Monumentation Found (as noted)		- Hydrant
○	- Concrete Monument Found		- Sign
○	- 5/8" Rebar Set		- Flagpole
△	- Mag Nail Set		- Clean Out
△	- Encroachment		- Gas Meter
⊗	- Schedule B-Section II Item		- Air Conditioning Unit
Calc.	- Calculated		- Telephone Manhole
Msd.	- Measured		- Power Pole
Rec.	- Record		- Manhole
R	- Radius		
A	- Arc Length		
Δ	- Delta Angle		
ChL	- Chord Length		
ChB	- Chord Bearing		

LEGEND



**LMS SURVEYING LTD**  
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 330.329.6812 / Surveys@LMSurveying.com

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