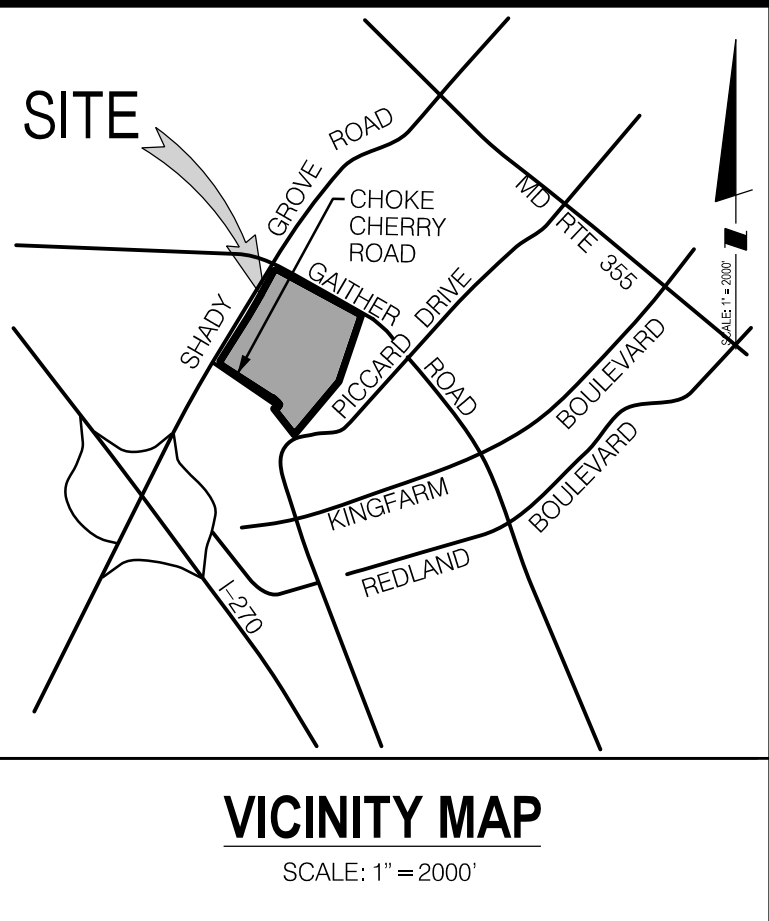


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REFERENCE GRID A B C D E F G H I J K L M N O

PROJECT PLAN FOR SHADY GROVE NEIGHBORHOOD CENTER

SHADY GROVE ROAD, ROCKVILLE, MARYLAND 20850

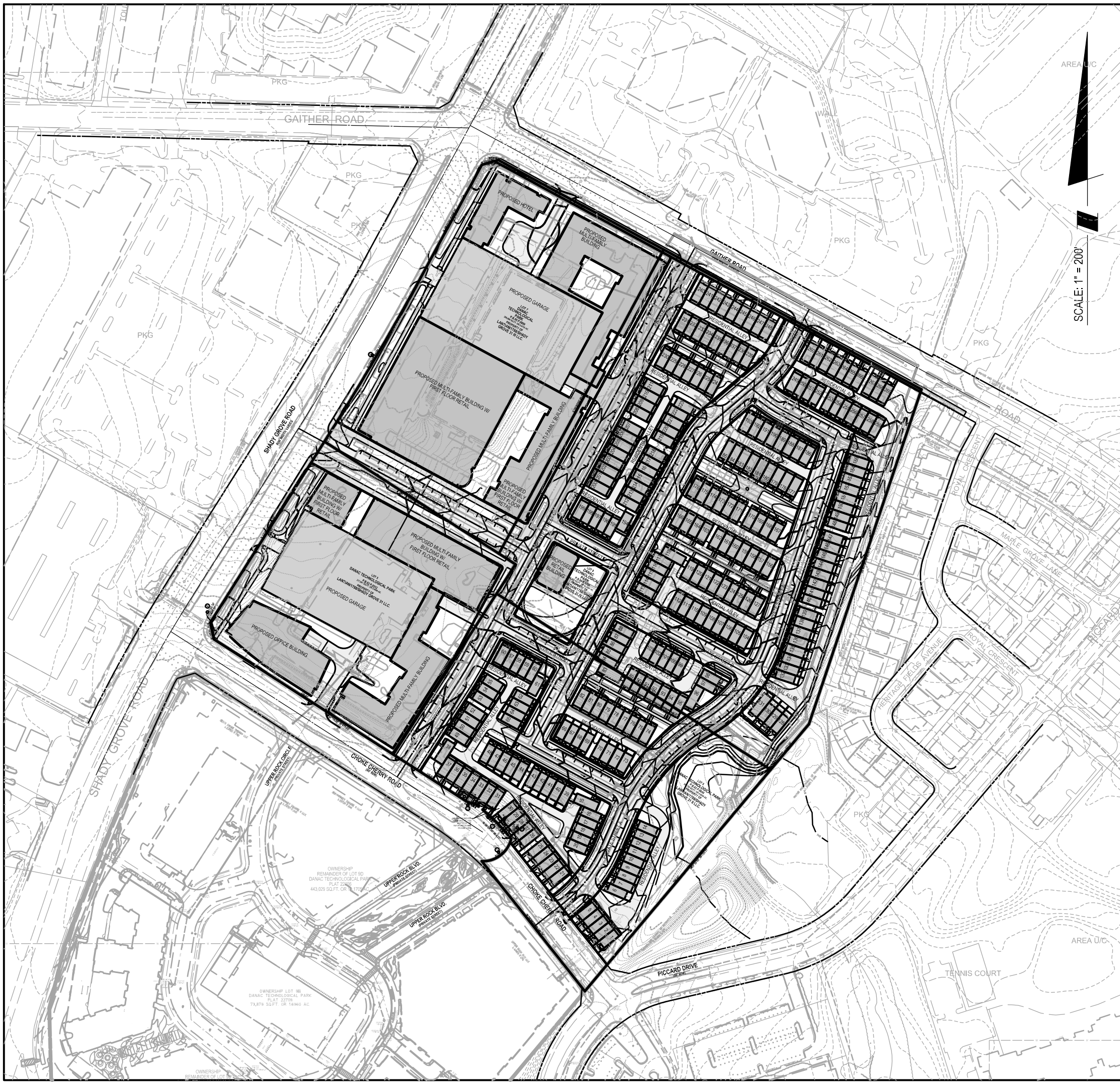


APPLICANT
LANTIAN/1788/SHADY GROVE 31, II, III, IV, LLC
C/O 1788 HOLDINGS LLC
4421 EAST-WEST HIGHWAY
BETHESDA, MD 20814
PHONE: 202-297-8317
ATTN: JOHN FITZGERALD

ATTORNEY
LINOWES AND BLOCHER LLP
7200 WISCONSIN AVENUE, SUITE 800
BETHESDA, MARYLAND 20814
PHONE: 301-654-0504
ATTN: BARBARA A. SEARS

ARCHITECT
TORTI GALLAS AND PARTNERS, INC.
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
PHONE: 301-588-4800
ATTN: ROBERT S. GOODILL

CIVIL ENGINEER
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
PHONE: 301-948-2750
ATTN: DAN PINO



OVERALL PLAN

200 100 0 200 400

PLAN LIST

- COVER SHEET
- PROPOSED STREET CROSS SECTIONS
- PROPOSED STREET CROSS SECTIONS
- OVERALL CONCEPT SITE DEVELOPMENT PLAN
- CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE
- CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE
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Notes:

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- The mix of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 850,000 square feet.
- The mix of residential uses may vary, but shall not exceed 330 townhouse units and 1,600 multiple-unit dwellings.

GENERAL NOTES:

- BOUNDARY INFORMATION BY SOLTESZ, INC., FEBRUARY, 2016, BASED ON AVAILABLE INFORMATION.
- GRID COORDINATES ARE PER MARYLAND STATE PLANE DATUM (NAD 83/91).
- TWO-FOOT CONTOUR INTERVAL AERIAL TOPOGRAPHY PROVIDED BY MCKENZIE SNYDER, INC., IN MAY, 2015.
- SUBJECT PROPERTY IS COMPRISED OF FOUR RECORDED LOTS LOCATED AT 2 CHOKE CHERRY ROAD, 4 CHOKE CHERRY ROAD, 15825 SHADY GROVE ROAD, AND 2092 GAITHER ROAD. LOT 5, 6, 7, 8 OF DANAC TECHNOLOGICAL PARK SUBDIVISION.
- SUBJECT PROPERTY IS ZONED MXE (MIXED USE EMPLOYMENT).
- TOTAL TRACT AREA: 31.1 ACRES.
- SUBJECT PROPERTY IS LOCATED WITH WSSC GRID 221NW09.
- THE SITE IS WITHIN BOTH WATTS BRANCH WATERSHED AND MUDDY BRANCH WATERSHED.
- THERE ARE NO WETLANDS ON THE PROPERTY. A PERENNIAL STREAM DAYLIGHTS AT A STORM DRAIN OUTFALL ALONG THE EASTERN BOUNDARY OF THE SITE.
- THERE IS NO 100-YEAR FLOODPLAIN ON THE PROPERTY.
- THE NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION FOR SUBJECT PROPERTY WAS APPROVED ON APRIL 15, 2016. FTPO # 2016-00013.
- THE SITE IS NOT WITHIN THE DESIGNATED CITY OF ROCKVILLE HISTORIC DISTRICT AND DOES NOT CONTAIN BUILDINGS OR STRUCTURES IN THE CITY OF ROCKVILLE HISTORIC BUILDING CATALOG.
- WATER AND SEWER CATEGORY: W-1, S-1
- ALL TOWNHOUSE CONSTRUCTION WILL BE SLAB ON GRADE.

Shady Grove Neighborhood Center Project Data Table: MXE Zone (Mixed-Use Employment)		
	Required Development Standards	Proposed
Site Area:		
Gross Tract Area	N/A	31.1 ac
Gaither Road right of way dedication		0.14 ac
Choke Cherry Road right of way dedication		0.52 ac
Net Tract Area		30.44 ac
MXE Zone Development Standards (Sec.25.13.05)		
Maximum Building Height ¹	120'	85'±
Min. Lot Width at Front Lot Line	10'	16'
Open Area and Public Use Space Total		
20% (6.09 ac, 265,193.3sf)	33.3% (10.15 ac, 442,134 sf.)	
Public Use Space Required within Open Area	5% (1.52 ac, 66,298.3 sf.)	12.9% (3.94 ac, 171,626.4 sf.)
Building Setbacks: (Minimum)		
Public right-of-way abutting	None or 10' min. if provided	None or 10' min. if provided.
Side setback:		
Residential land abutting:	Greater of 25' or 1/2' height of building	50'±
Non-residential land abutting:	None or 10' min. if provided	18'±
Rear setback:		
Residential land abutting:	Greater of 25' or 1/2' height of building	55'±
Non-residential land abutting:	None or 10' min. if provided	58'±
Proposed Non-Residential Uses: ^{2, 3}		
Office		
Retail		
Grocery		
Cafe		
Hotel		
Housing for Senior Adults and Persons with Disabilities / Nursing Home		Up to 850,000 sq. ft.
Proposed Residential Uses: ^{2, 4}		
Multi-Family		Up to 1,600 Units
Townhouses		Up to 330 Units
MPDU's ⁵		
12.5% of Units	Up to 242 Units (Up to 1,930 Units)	Up to 242 Units

- Layback Slope. Building height cannot penetrate a layback slope line of thirty (30) degrees, beginning from the closest ground point of the lot line of any property in any residential zone where single unit detached, semi-detached, attached, or townhouse development exists or such development is recommended in the plan, without regard to intervening roads or other transportation facilities. The project will comply with this regulation on the property's eastern boundary as applicable.
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- The mix of residential uses may vary, but shall not exceed 330 townhouse units and 1,600 multiple-unit dwellings.
- The project will comply with the applicable City of Rockville MPDU requirements. The affordable units will be proportionally distributed. Senior living will be handled in accordance with applicable law.
- Parking will be determined based on Zoning Ordinance requirements for final mix, number, and square footage of uses.



LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

1788 HOLDINGS



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2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
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www.solteszco.com

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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BETHESDA, MD 20814
PHONE: 202-297-8317
ATTN: JOHN FITZGERALD

MAP 5164 GRID A2 B2	
TAX MAP FS 62	ZONING CATEGORY: MXE
WSSC 200' SHEET 221 NW 9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 11194 EXPIRATION DATE: 11/21/2018



COVER SHEET

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

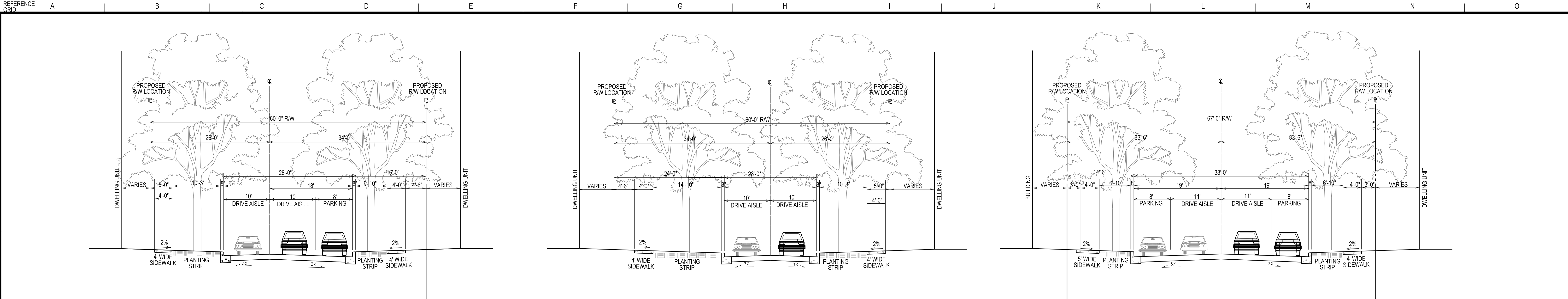


1" = 200'

SHEET 1 OF 10

PROJECT NO. 3559-02-00

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PRIVATE STREET ROAD
CROSS SECTION
(MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45)

PRIVATE STREET A TYPICAL SECTION

SCALE: 1"= 30'

PRIVATE STREET ROAD
CROSS SECTION
(MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45)

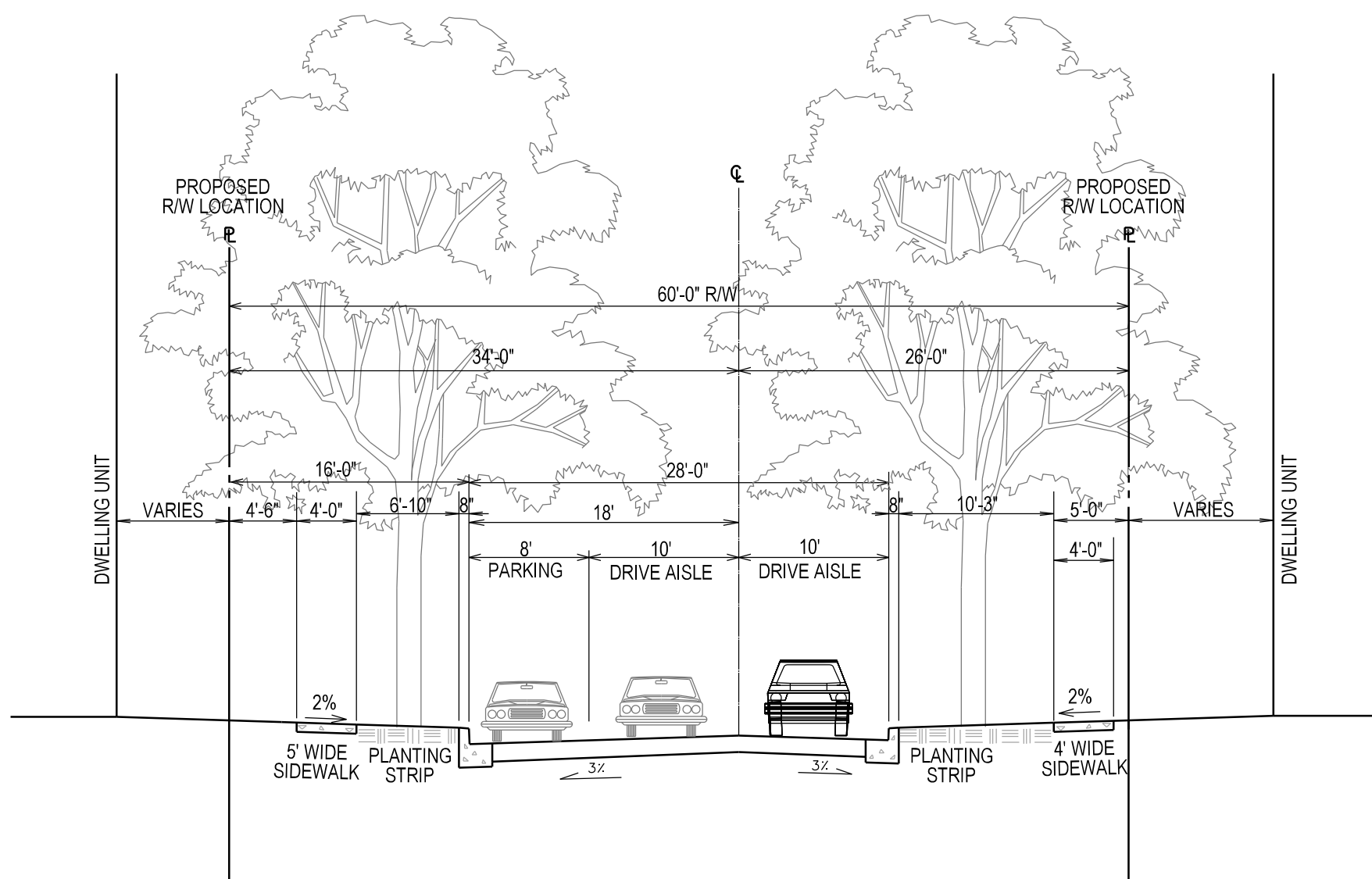
PRIVATE STREET B TYPICAL SECTION WITHOUT PARKING

SCALE: 1"= 10'

PRIVATE STREET ROAD
CROSS SECTION
(MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 44)

PRIVATE STREET C TYPICAL SECTION WITH TWO-SIDED PARKING

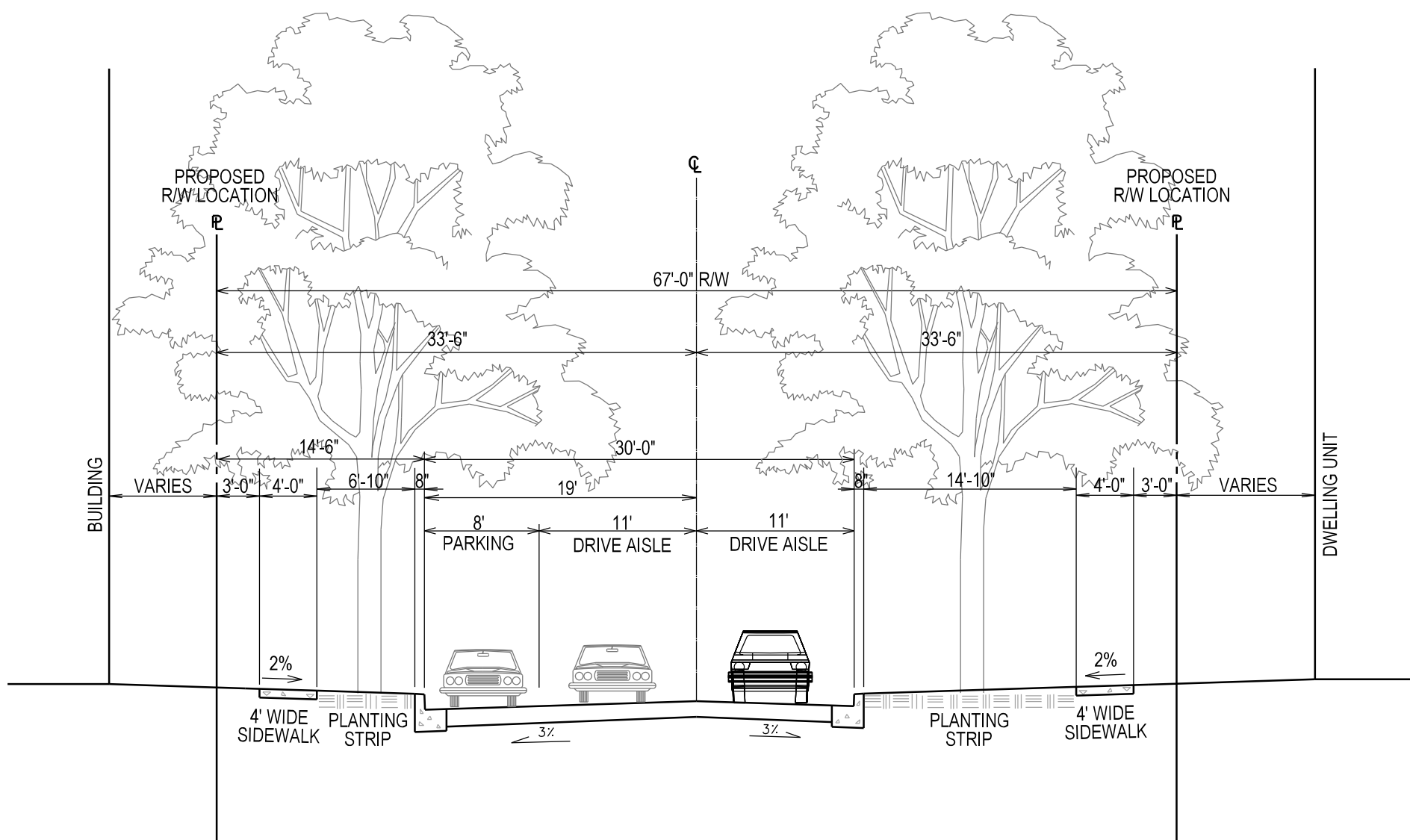
SCALE: 1"= 10'



PRIVATE STREET ROAD
CROSS SECTION
(MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45)

PRIVATE STREET B TYPICAL SECTION WITH PARKING

SCALE: 1"= 10'



PRIVATE STREET ROAD
CROSS SECTION
(MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 44)

PRIVATE STREET C TYPICAL SECTION WITH ONE-SIDED PARKING

SCALE: 1"= 10'

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2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
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1788 HOLDINGS

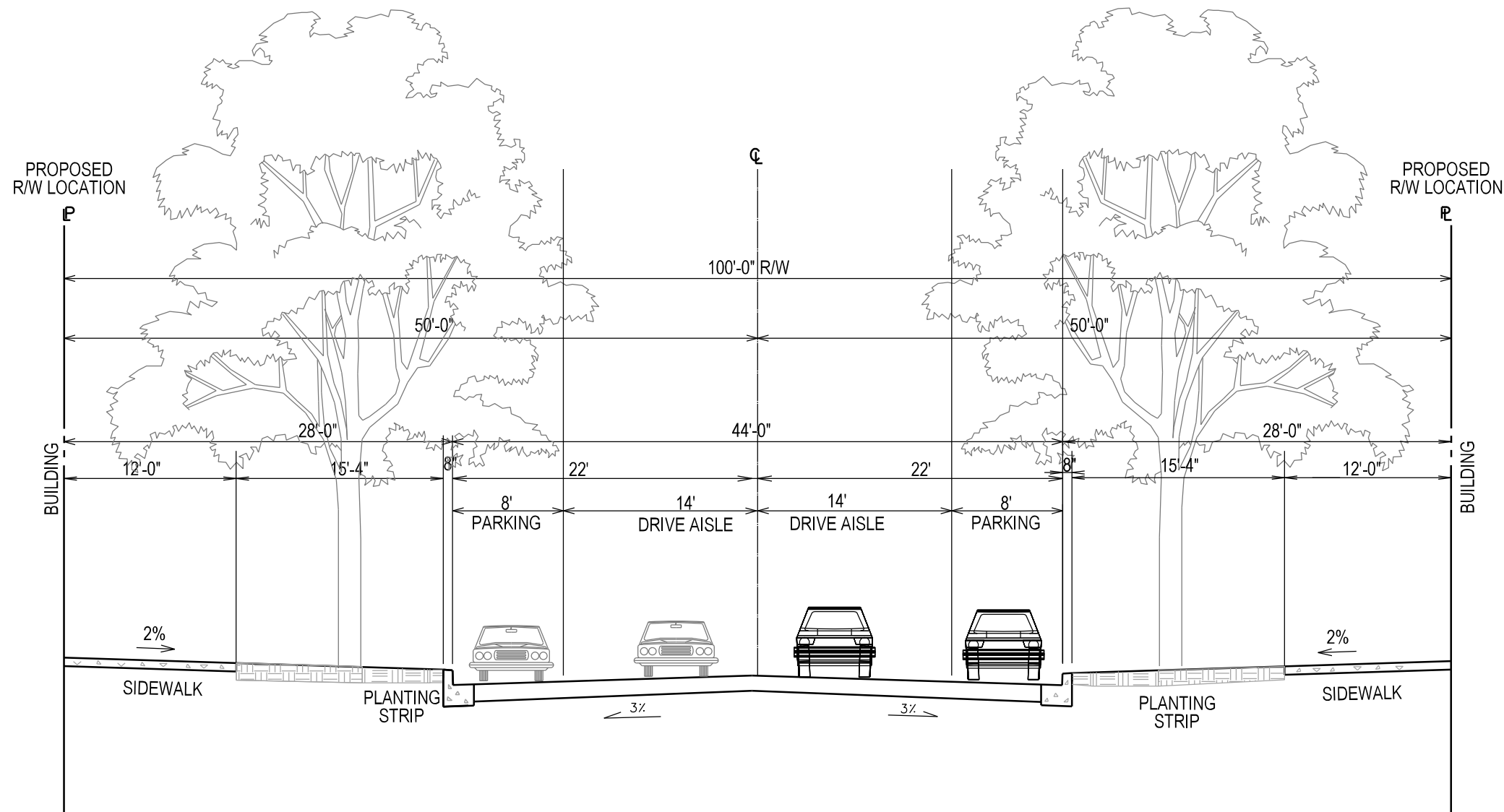
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT	
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TAX MAP		ZONING CATEGORY:	
FS 62		MXE	
WSSC 200' SHEET			
221 NW 9			
SITE DATUM			
HORIZONTAL: NAD 83/91			
VERTICAL: NGVD 29			

PROFESSIONAL CERTIFICATION	
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LICENSE NO. 11194 EXPIRATION DATE: 11/21/2018	

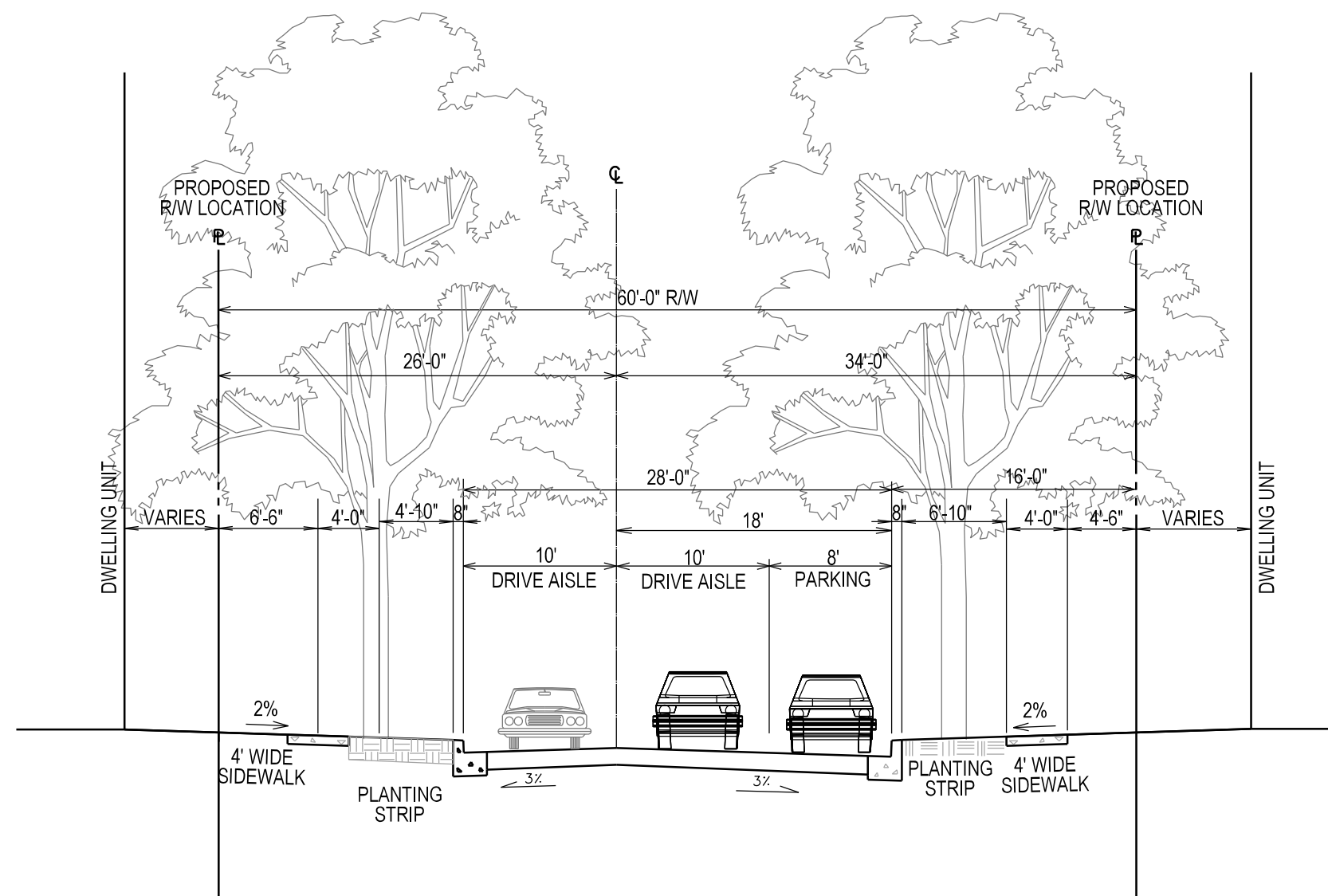
PROPOSED STREET CROSS SECTIONS	
PROJECT PLAN SHADY GROVE NEIGHBORHOOD CENTER DANAC TECHNOLOGICAL PARK	
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND	

1" = 10'	
SHEET	2
OF	10
PROJECT NO.	3559-02-00

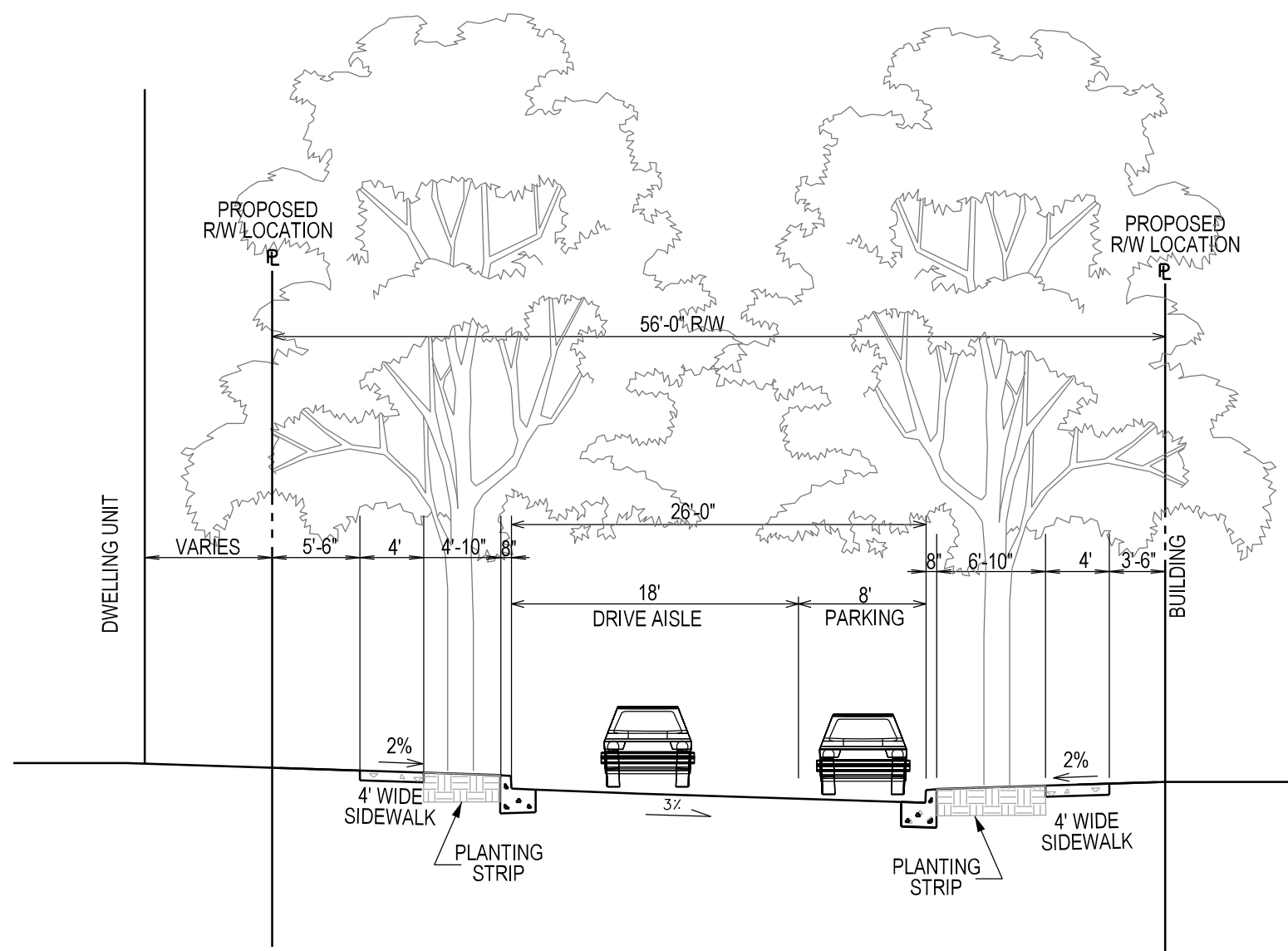
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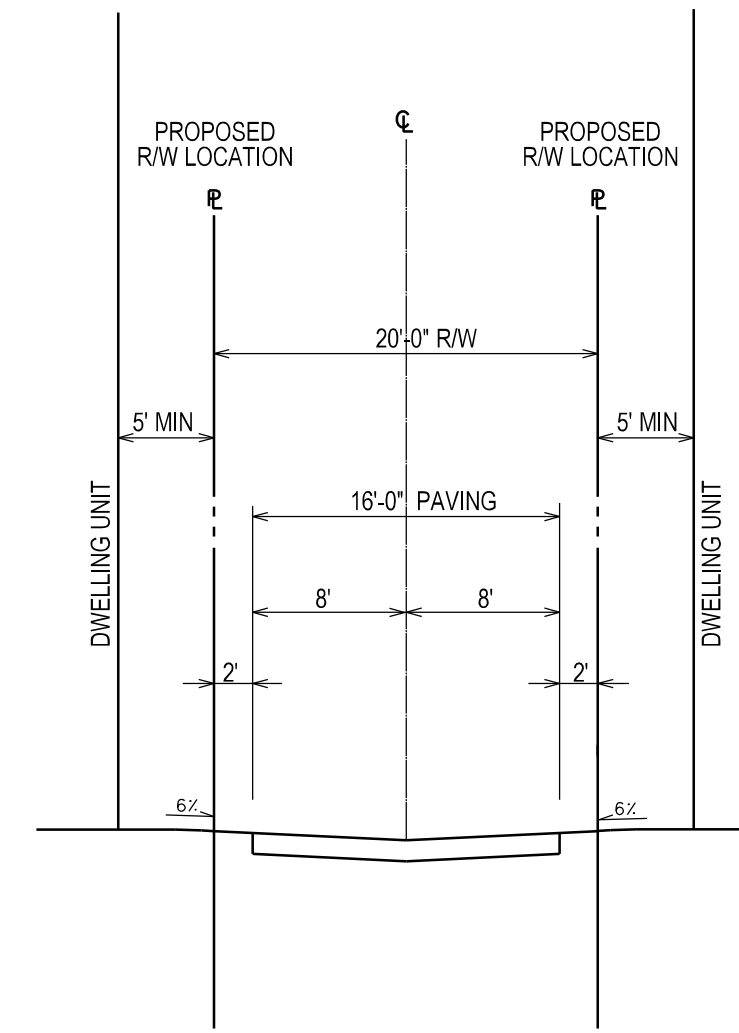
PRIVATE STREET ROAD
CROSS SECTION
(MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 43)
PRIVATE STREET D TYPICAL SECTION WITH TWO-SIDED PARKING SCALE: 1"= 10'



PRIVATE STREET ROAD
CROSS SECTION
(MODIFIED CITY OF ROCKVILLE STANDARD DETAIL 45)
PRIVATE STREET D TYPICAL SECTION SCALE: 1"= XX'



PRIVATE STREET ROAD
CROSS SECTION
PRIVATE STREET D ONE-WAY TYPICAL SECTION SCALE: 1"= XX'



RESIDENTIAL ALLEY
CROSS SECTION
(CITY OF ROCKVILLE STANDARD DETAIL 47)
RESIDENTIAL ALLEY TYPICAL SECTION WITHOUT PARKING SCALE: 1"= 10'

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DEVELOPMENT

**LINOWES
AND BLOCHER LLP**
ATTORNEYS AT LAW



**TORTI
GALLAS +
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ROCKVILLE OFFICE
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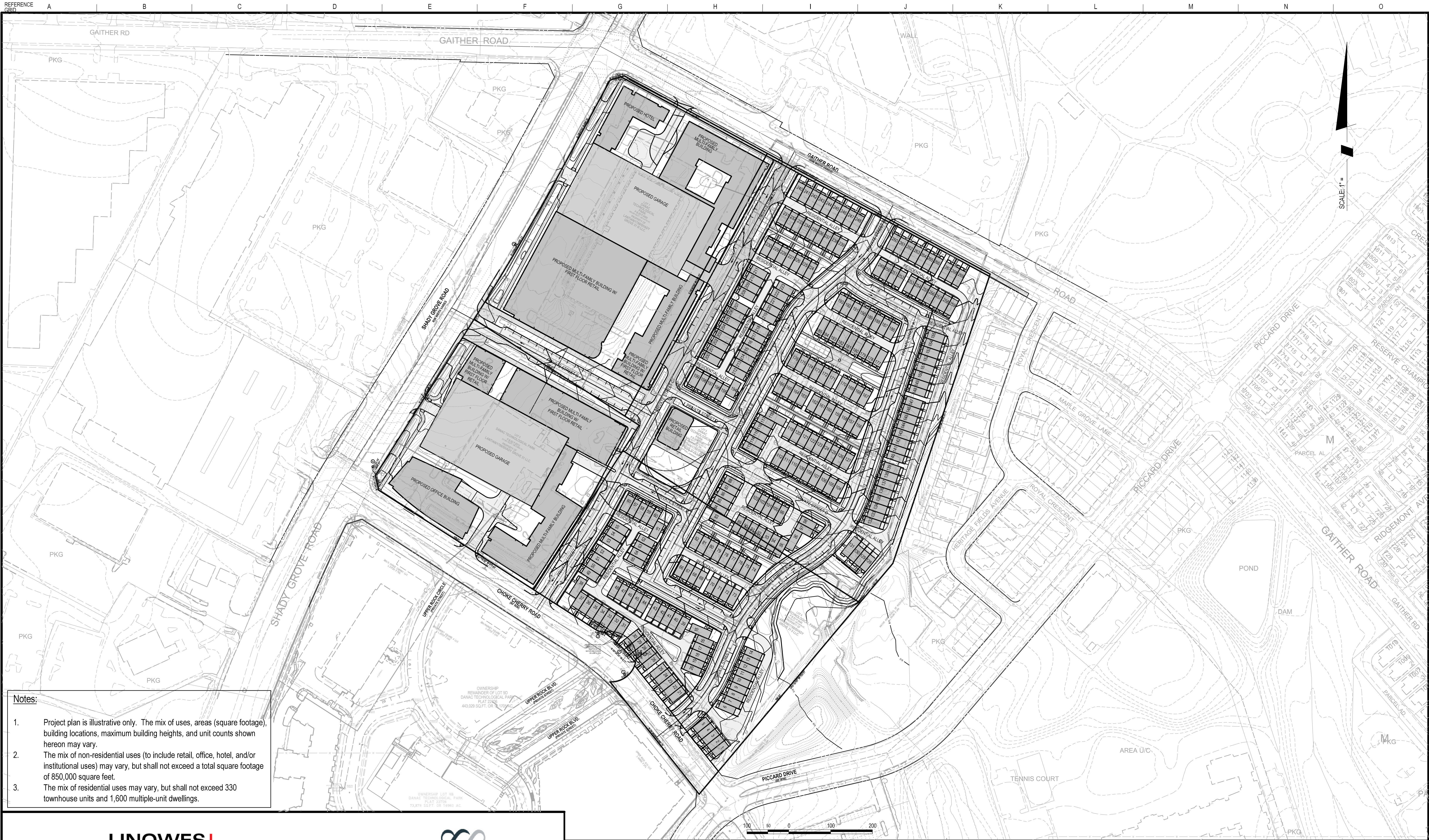
1788 HOLDINGS

NO.		REVISIONS				BY		DATE			
DATE:		JANUARY 20, 2017		CAD STANDARDS VERSION:		V8 - 2000		TECHNICIAN: AZ			
						CHECKED:		DEP			
MISS UTILITY NOTE				OWNER/DEVELOPER/APPLICANT							
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.				LANTIAN/1788/SHADY GROVE 31, II, III, IV, LLC C/O 1788 HOLDINGS LLC 4421 EAST-WEST HIGHWAY BETHESDA, MD 20814 PHONE: 202-297-8317 ATTN: JOHN FITZGERALD							
				MAP		5164		GRID		A2, B2	
				TAX MAP		FS 62		ZONING CATEGORY:		MXE	
				WSSC 200' SHEET		221 NW 9					
				SITE DATUM							
HORIZONTAL: NAD 83/91		VERTICAL: NGVD 29									

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 11194 , EXPIRATION DATE: 11/21/2018	

PROPOSED STREET CROSS SECTIONS	
PROJECT PLAN SHADY GROVE NEIGHBORHOOD CENTER DANAC TECHNOLOGICAL PARK CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND	

1" = 10'	
SHEET 3	
OF 10	
PROJECT NO. 3559-02-00	



Notes:

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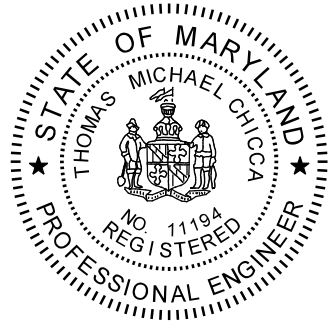
1788 HOLDINGS

REVISIONS				BY		DATE	
NO.	DATE	DESCRIPTION	REVISIONS	DATE	BY	DATE	BY
1	JANUARY 20, 2017	CAD STANDARDS VERSION: V8 - 2000	TECHNICIAN: AZ	CHECKED: DEP			

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MAP: 5164	GRID: A2, B2
TAX MAP: FS 62	ZONING CATEGORY: MXE
WSSC 200' SHEET: 221 NW 9	
SITE DATUM: HORIZONTAL: NAD 83/91	VERTICAL: NGVD 29

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OVERALL CONCEPT SITE DEVELOPMENT PLAN

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

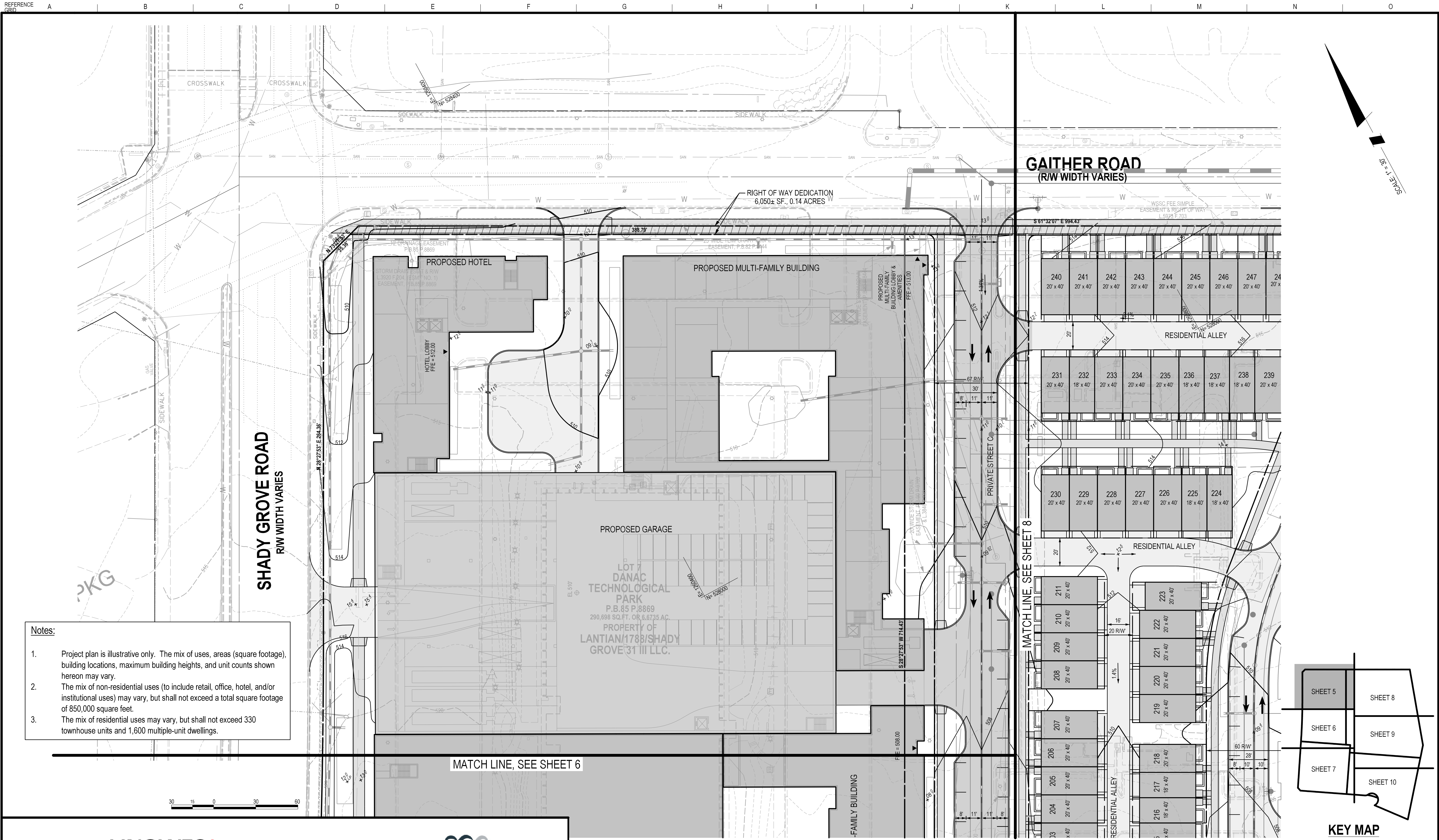
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



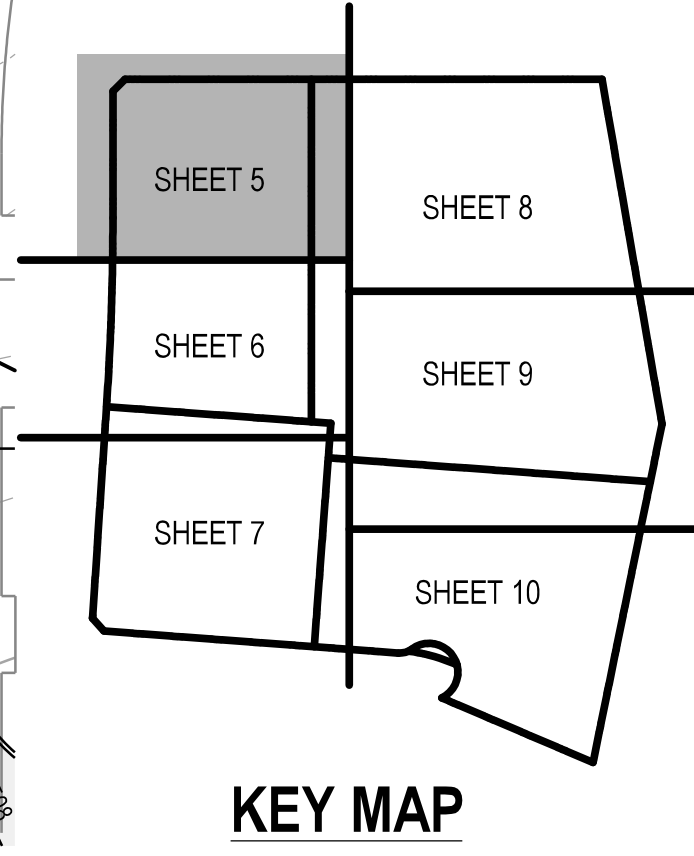
1" = 100'

SHEET 4
OF 10

PROJECT NO.
3559-02-00



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NO.		REVISIONS				BY	
DATE:		CAD STANDARDS VERSION:		TECHNICIAN:		CHECKED:	
JANUARY 20, 2017		V8 - 2000		AZ		DEP	

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MAP	5164	GRID	A2, B2
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WSSC 200' SHEET			
	221 NW 9		
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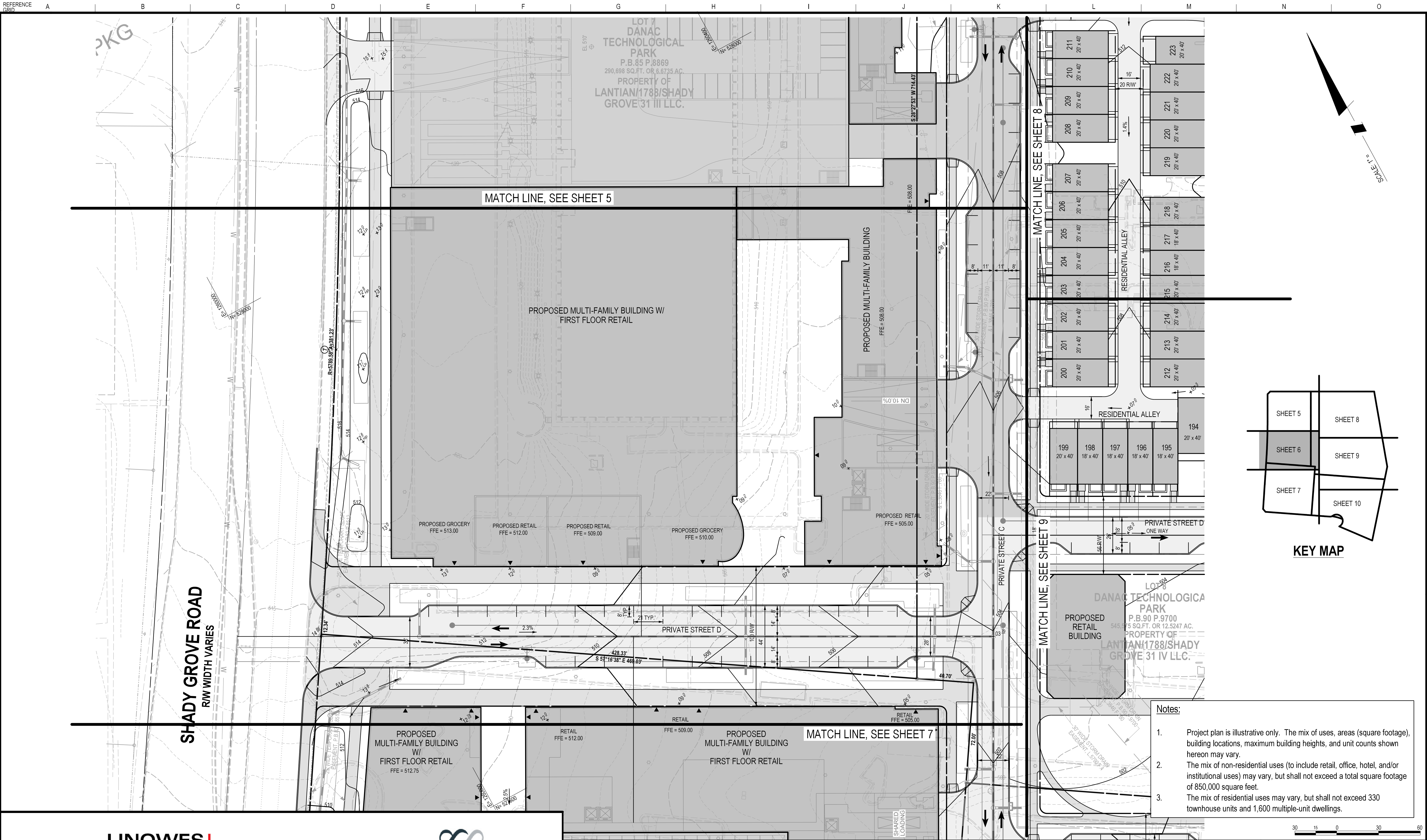
CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

SHEET 5 OF 10
PROJECT NO. 3559-02-00

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1788 HOLDINGS



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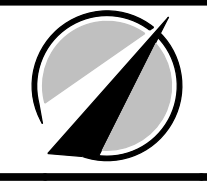


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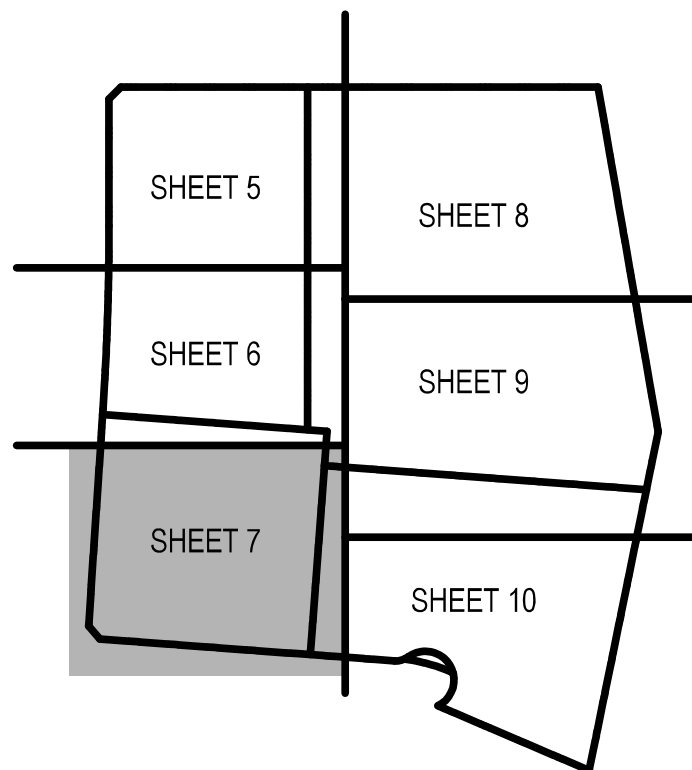
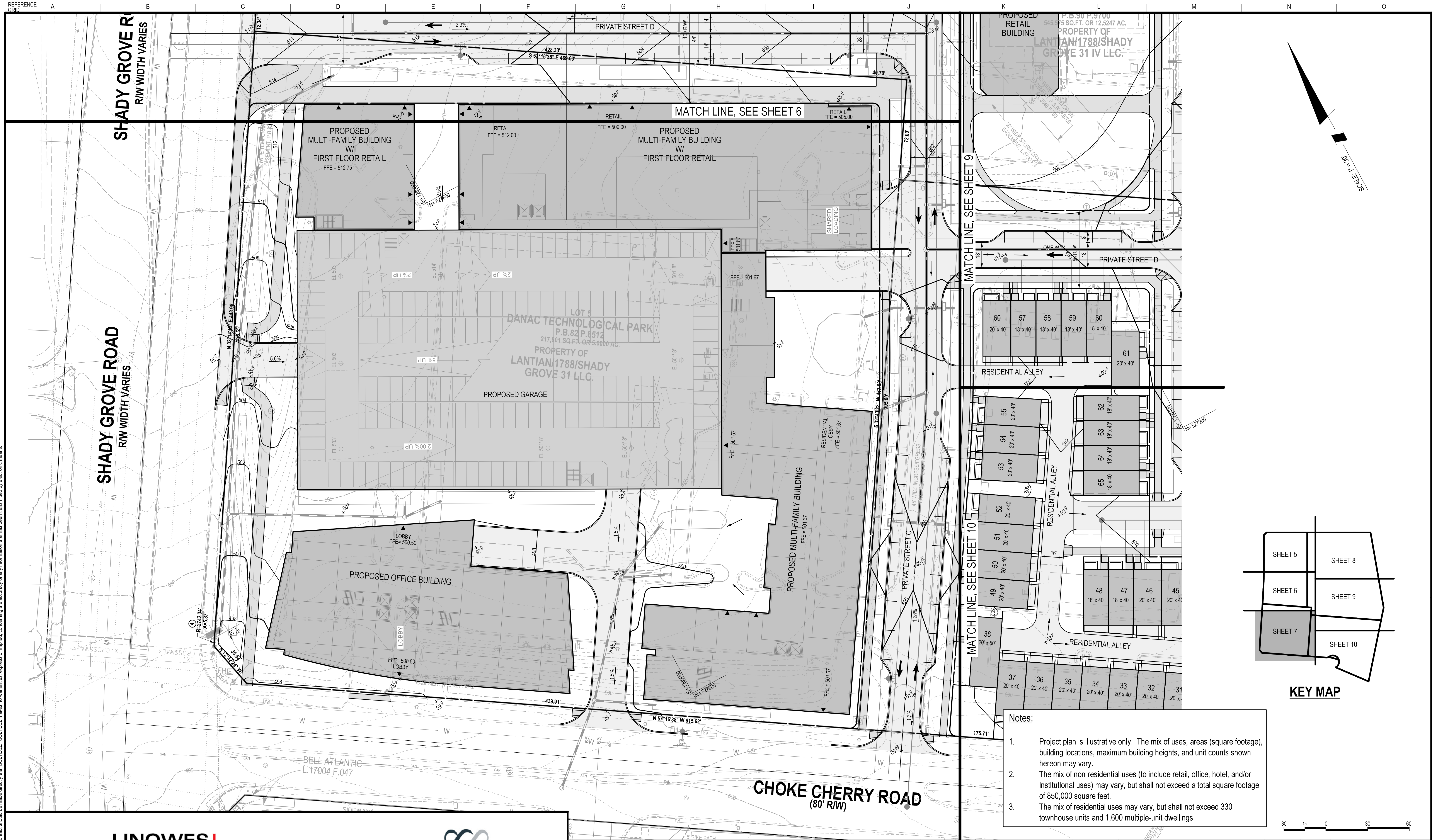
MISS UTILITY NOTE		OWNER/DEVELOPER/APPLICANT		PROFESSIONAL CERTIFICATION	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY. BEFORE PROCEEDING WITH CONSTRUCTION, CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.		LANTIAN/1788/SHADY GROVE 31, II, III, IV, LLC C/O 1788 HOLDINGS LLC 4421 EAST-WEST HIGHWAY BETHESDA, MD 20814 PHONE: 202-297-8317 ATTN: JOHN FITZGERALD		I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 11194 EXPIRATION DATE: 11/21/2018	
NO. _____		REVISIONS		BY _____ DATE _____	
DATE: JANUARY 20, 2017		CAD STANDARDS VERSION: V8 - 2000		TECHNICIAN: AZ	
TAX MAP		ZONING CATEGORY:		CHECKED: DEP	
FS 62		MXE			
WSSC 200' SHEET					
221 NW 9					
SITE DATUM					
HORIZONTAL: NAD 83/91					
VERTICAL: NGVD 29					

CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK
CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND


1" = 30'
SHEET **6**
OF **10**
PROJECT NO.
3559-02-00

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KEY MAP

Notes:

1. Project plan is illustrative only. The mix of uses, areas (square footage), building locations, maximum building heights, and unit counts shown hereon may vary.
2. The mix of non-residential uses (to include retail, office, hotel, and/or institutional uses) may vary, but shall not exceed a total square footage of 850,000 square feet.
3. The mix of residential uses may vary, but shall not exceed 330 townhouse units and 1,600 multiple-unit dwellings.



LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

1788 HOLDINGS



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OWNER/DEVELOPER/APPLICANT

LANTIAN/1788/SHADY GROVE 31, II, III, IV, LLC
C/O 1788 HOLDINGS LLC
4421 EAST-WEST HIGHWAY
BETHESDA, MD 20814
PHONE: 202-297-8317
ATTN: JOHN FITZGERALD

MAP 5164 GRID A2 B2

TAX MAP FS 62 ZONING CATEGORY: MXE
WSSC 200' SHEET 221 NW 9
SITE DATUM
HORIZONTAL: NAD 83/91
VERTICAL: NGVD 29

PROFESSIONAL CERTIFICATION

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CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

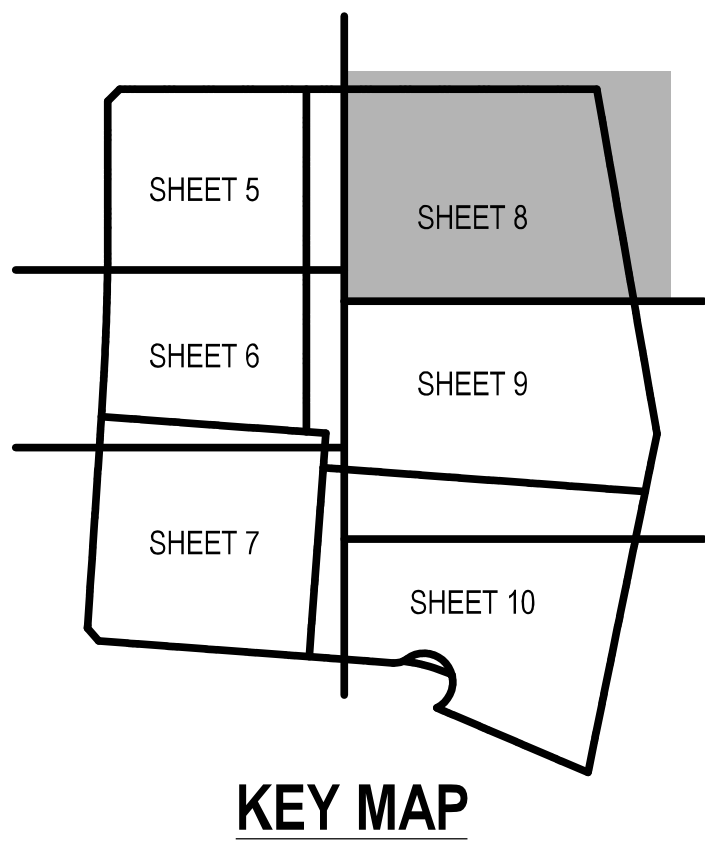
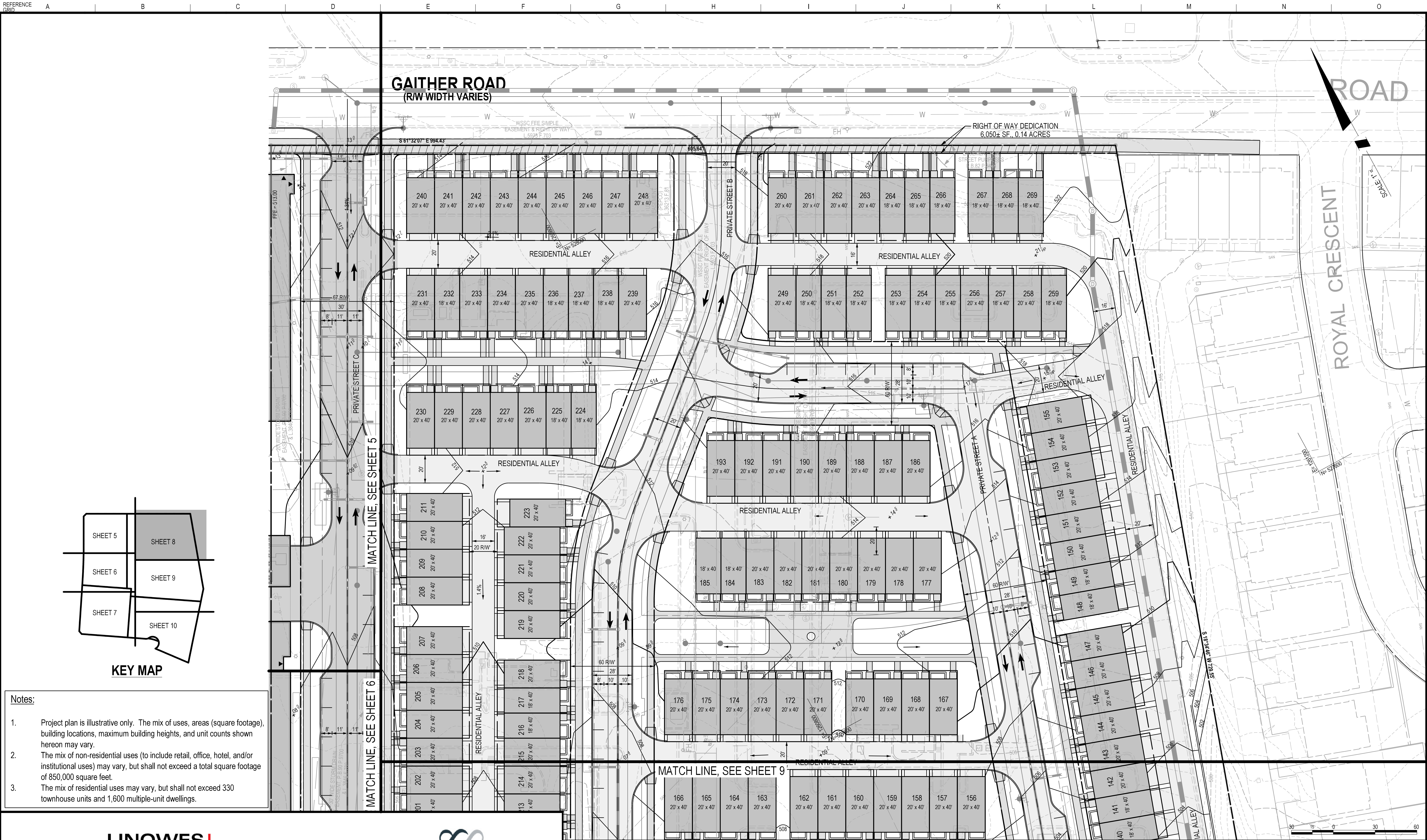


1" = 30'

SHEET 7 OF 10

PROJECT NO.
3559-02-00

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1788 HOLDINGS

TORTI GALLAS + PARTNERS

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LANTIAN DEVELOPMENT

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REVISIONS NO. _____ DATE: JANUARY 20, 2017 CADD STANDARDS VERSION: V8 - 2000 TECHNICIAN: AZ CHECKED: DEP		MAP 5164 TAX MAP FS 62 WSSC 200' SHEET 221 NW 9 SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29		ZONING CATEGORY: MXE		PROJECT PLAN SHADY GROVE NEIGHBORHOOD CENTER DANAC TECHNOLOGICAL PARK CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND	
						SHEET 8 OF 10 PROJECT NO. 3559-02-00	

ions were not made by others.



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GALLAS +
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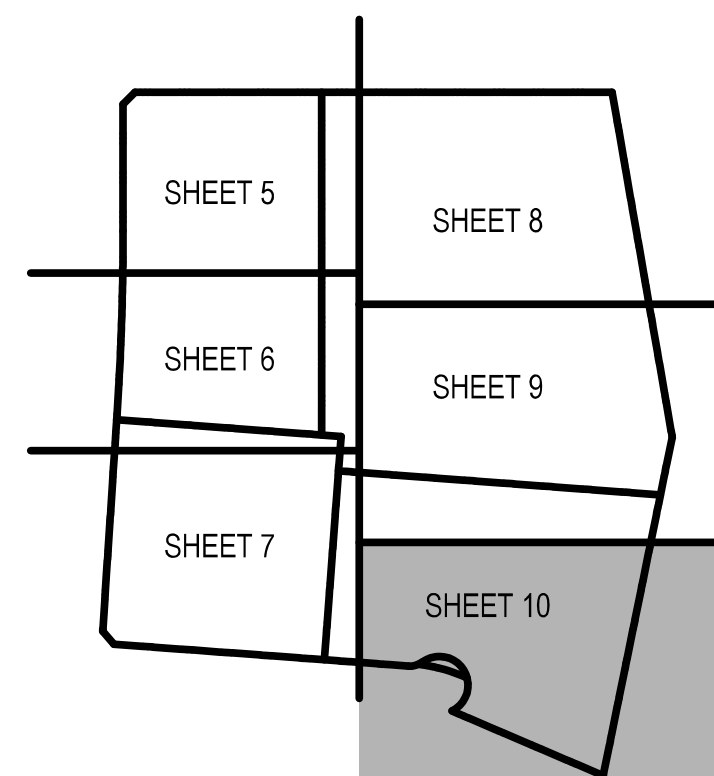


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CONCEPT SITE DEVELOPMENT PLAN - 30 SCALE

PROJECT PLAN
SHADY GROVE NEIGHBORHOOD CENTER
DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



KEY MAP

CHOKY CHERRY ROAD

MATCH LINE, SEE SHEET 7

MATCH LINE, SEE SHEET 9

AREA ABANDONED PER
ORDINANCE NO. 17-03
ADOPTED BY THE
MAYOR AND COUNCIL
ON JUNE 9, 2003.

UPPER ROCK BLVD.
(PRIVATE STREET)

UPPER ROCK BLVD.
(PRIVATE STREET)

CHOKY CHERRY ROAD

PICCARD DRIVE
(80' R/W)

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LANTIAN
DEVELOPMENT



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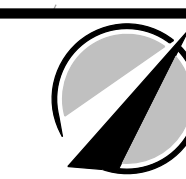
1788 HOLDINGS

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DANAC TECHNOLOGICAL PARK

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND



1" = 30'

SHEET 10
OF 10

PROJECT NO.
3559-02-00