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## CERTIFICATION

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

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6/29/21

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Date

*Carrie Sanders*

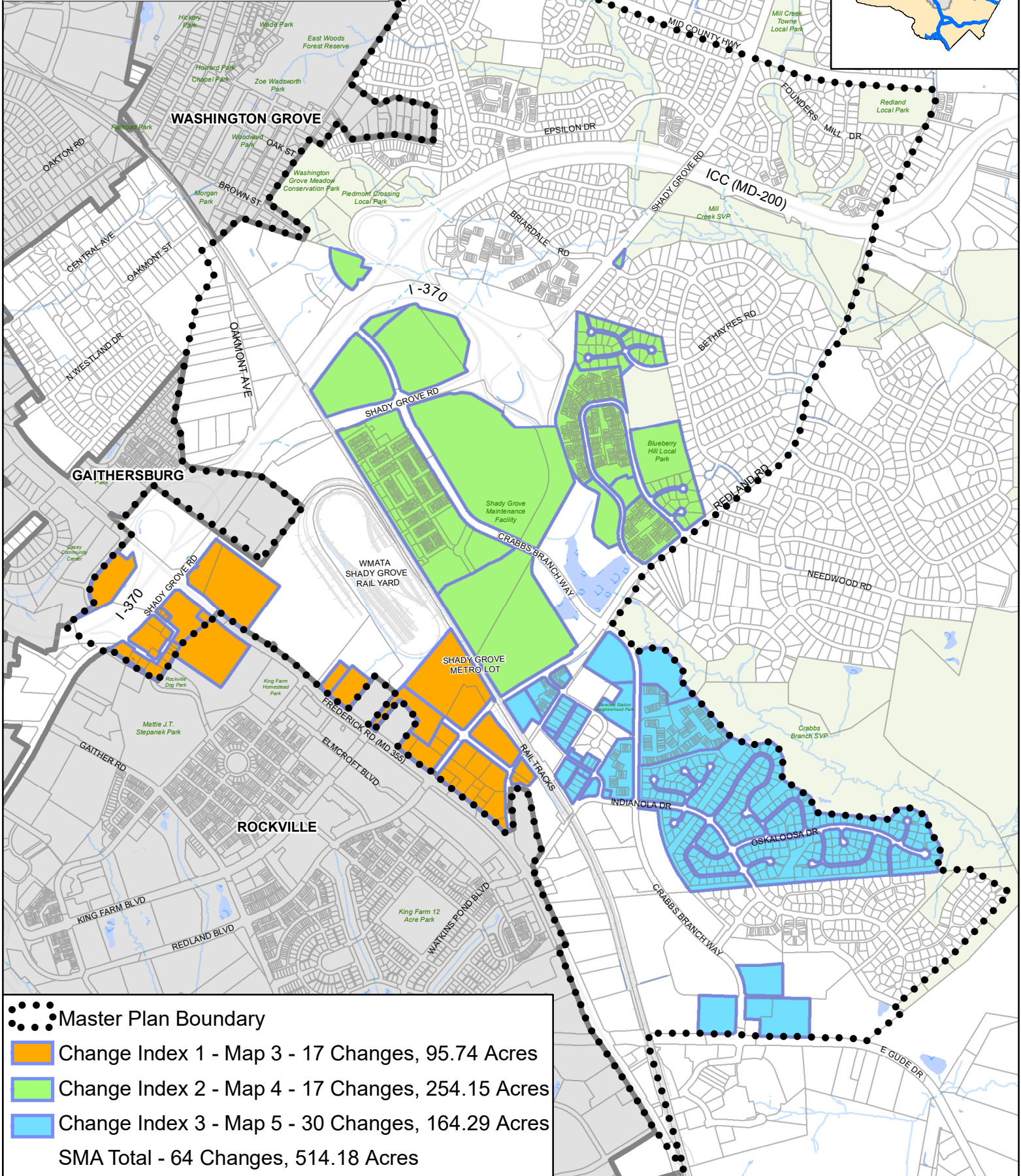
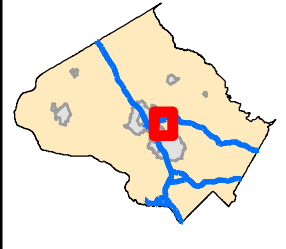
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



Carrie Sanders  
Division Chief  
Mid-County Planning Division

# Attachment 1 - Map 2

## SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet

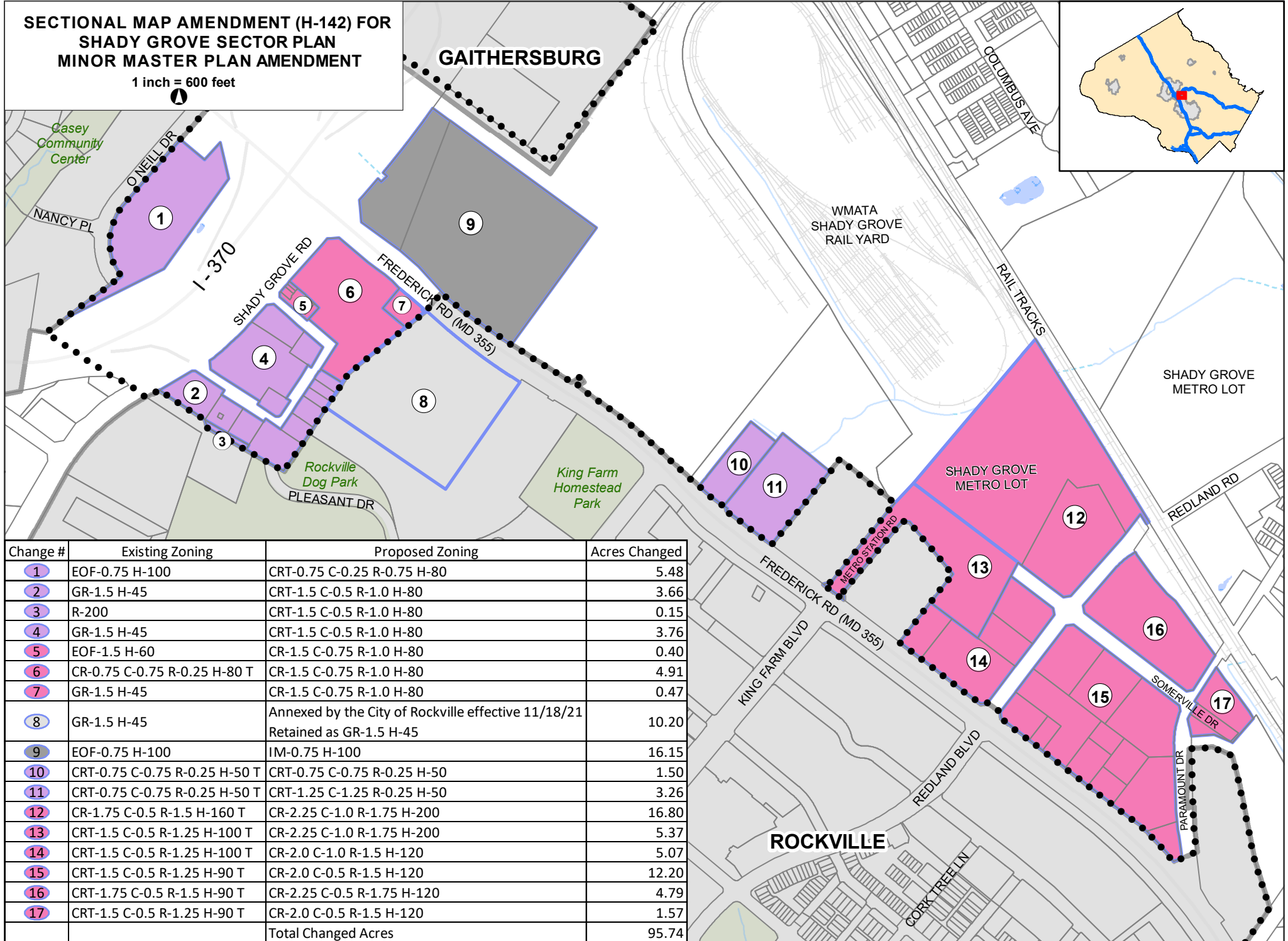


-  Master Plan Boundary
-  Change Index 1 - Map 3 - 17 Changes, 95.74 Acres
-  Change Index 2 - Map 4 - 17 Changes, 254.15 Acres
-  Change Index 3 - Map 5 - 30 Changes, 164.29 Acres
- SMA Total - 64 Changes, 514.18 Acres

# Attachment 1 - Map 3 (Change Index 1 of 4)

## SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 600 feet



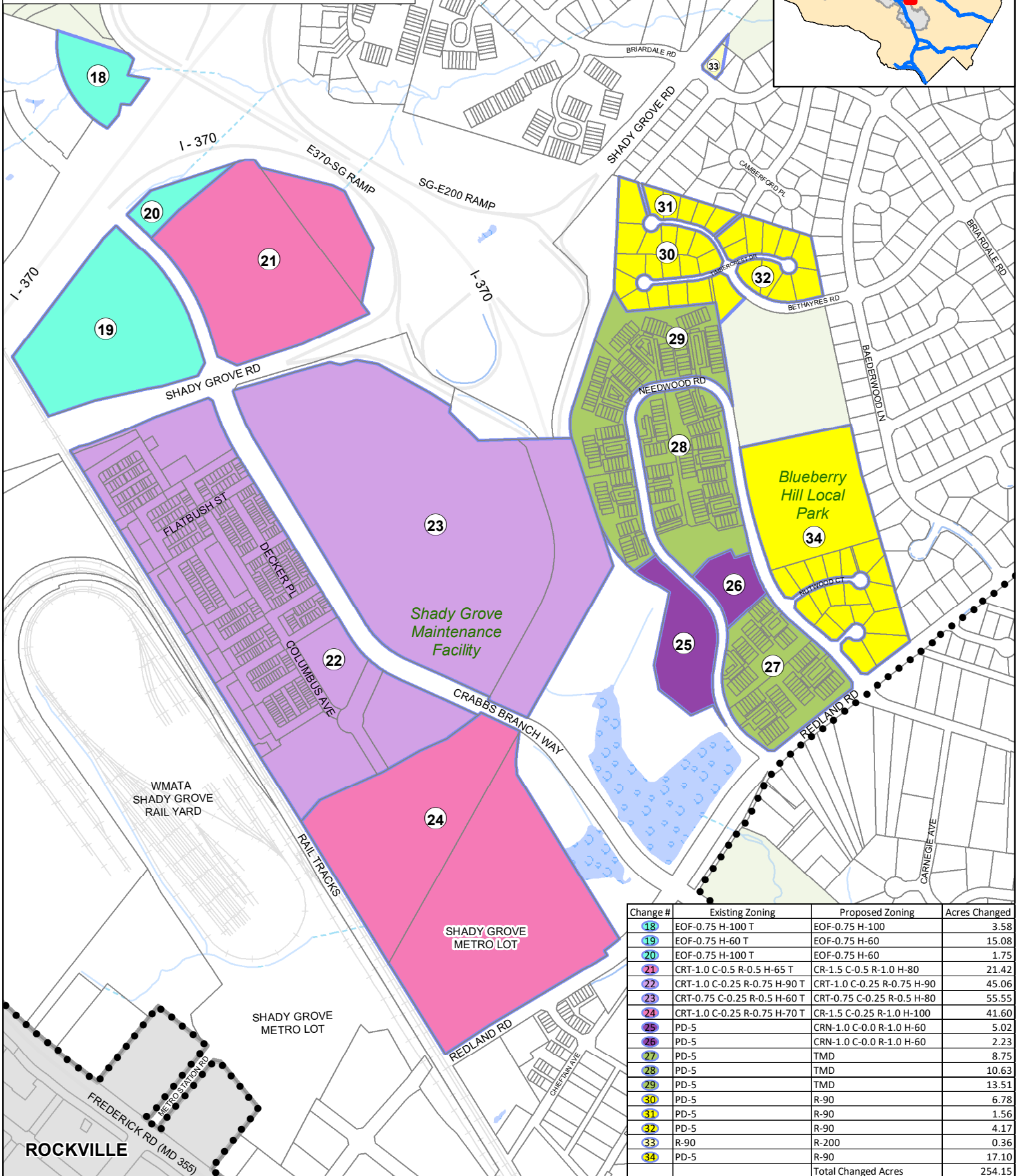
Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	EOF-0.75 H-100	CRT-0.75 C-0.25 R-0.75 H-80	5.48
2	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.66
3	R-200	CRT-1.5 C-0.5 R-1.0 H-80	0.15
4	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.76
5	EOF-1.5 H-60	CR-1.5 C-0.75 R-1.0 H-80	0.40
6	CR-0.75 C-0.75 R-0.25 H-80 T	CR-1.5 C-0.75 R-1.0 H-80	4.91
7	GR-1.5 H-45	CR-1.5 C-0.75 R-1.0 H-80	0.47
8	GR-1.5 H-45	Annexed by the City of Rockville effective 11/18/21 Retained as GR-1.5 H-45	10.20
9	EOF-0.75 H-100	IM-0.75 H-100	16.15
10	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-0.75 C-0.75 R-0.25 H-50	1.50
11	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-1.25 C-1.25 R-0.25 H-50	3.26
12	CR-1.75 C-0.5 R-1.5 H-160 T	CR-2.25 C-1.0 R-1.75 H-200	16.80
13	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.25 C-1.0 R-1.75 H-200	5.37
14	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.0 C-1.0 R-1.5 H-120	5.07
15	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	12.20
16	CRT-1.75 C-0.5 R-1.5 H-90 T	CR-2.25 C-0.5 R-1.75 H-120	4.79
17	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	1.57
		Total Changed Acres	95.74



# Attachment 1 - Map 4 (Change Index 2 of 4)

## SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 700 feet

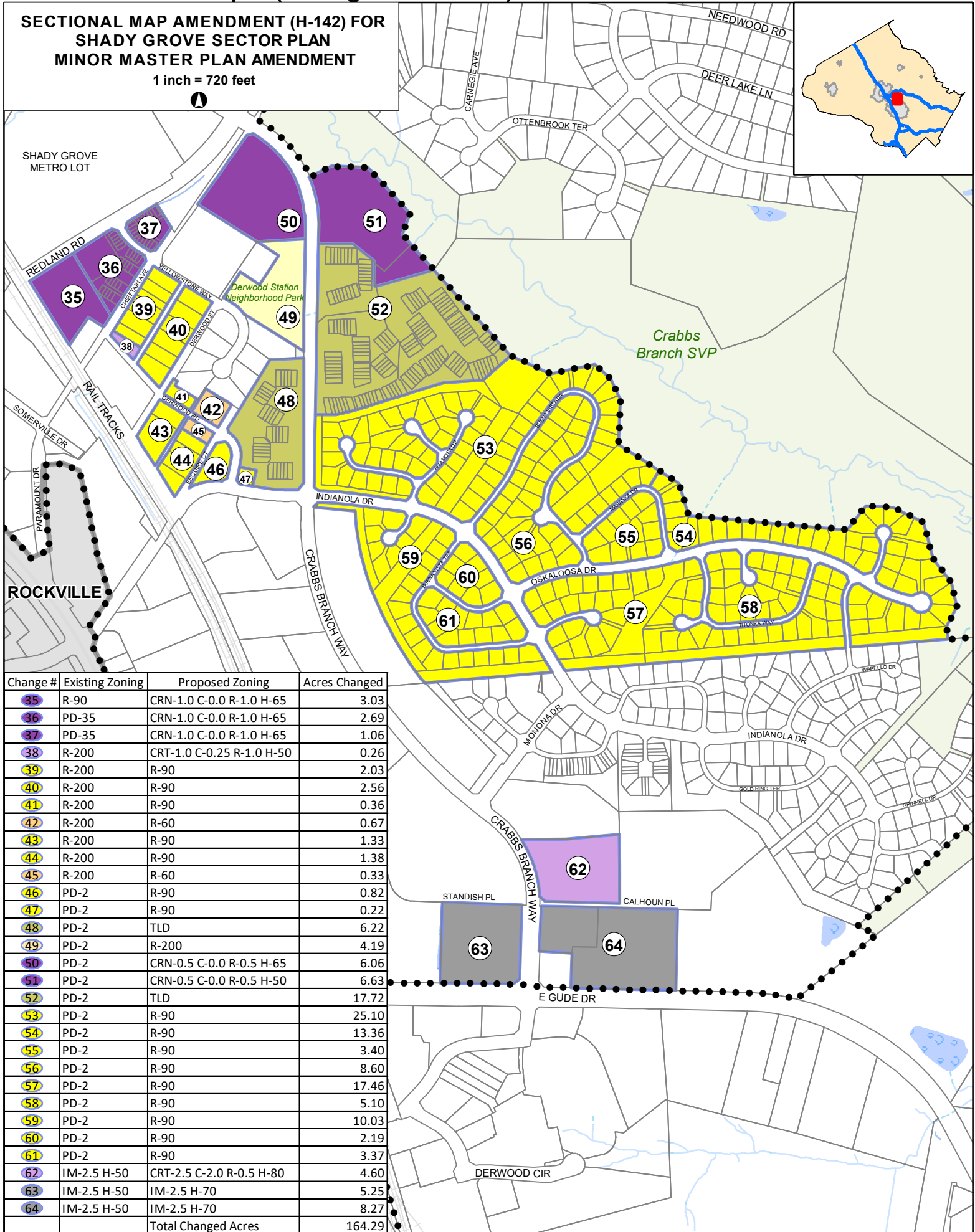




# Attachment 1 - Map 5 (Change Index 3 of 4)

## SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 720 feet

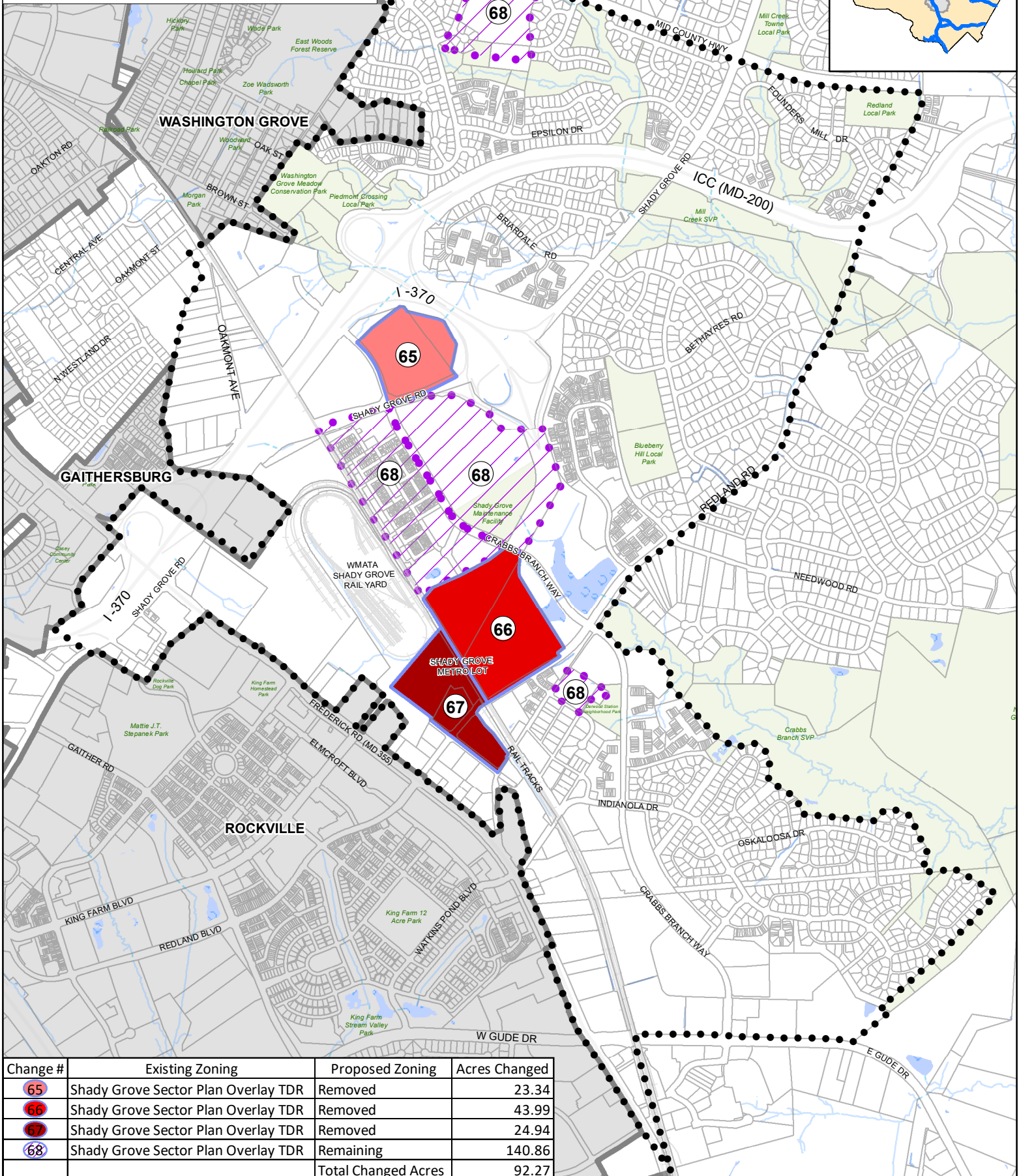
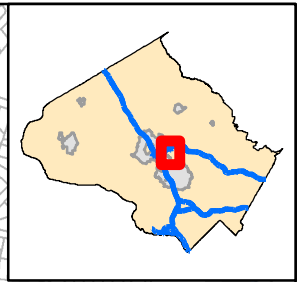


Change #	Existing Zoning	Proposed Zoning	Acres Changed
35	R-90	CRN-1.0 C-0.0 R-1.0 H-65	3.03
36	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	2.69
37	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	1.06
38	R-200	CRT-1.0 C-0.25 R-1.0 H-50	0.26
39	R-200	R-90	2.03
40	R-200	R-90	2.56
41	R-200	R-90	0.36
42	R-200	R-60	0.67
43	R-200	R-90	1.33
44	R-200	R-90	1.38
45	R-200	R-60	0.33
46	PD-2	R-90	0.82
47	PD-2	R-90	0.22
48	PD-2	TLD	6.22
49	PD-2	R-200	4.19
50	PD-2	CRN-0.5 C-0.0 R-0.5 H-65	6.06
51	PD-2	CRN-0.5 C-0.0 R-0.5 H-50	6.63
52	PD-2	TLD	17.72
53	PD-2	R-90	25.10
54	PD-2	R-90	13.36
55	PD-2	R-90	3.40
56	PD-2	R-90	8.60
57	PD-2	R-90	17.46
58	PD-2	R-90	5.10
59	PD-2	R-90	10.03
60	PD-2	R-90	2.19
61	PD-2	R-90	3.37
62	IM-2.5 H-50	CRT-2.5 C-2.0 R-0.5 H-80	4.60
63	IM-2.5 H-50	IM-2.5 H-70	5.25
64	IM-2.5 H-50	IM-2.5 H-70	8.27
		Total Changed Acres	164.29

# Attachment 1 - Map 6 (Change Index 4 of 4)

## SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet



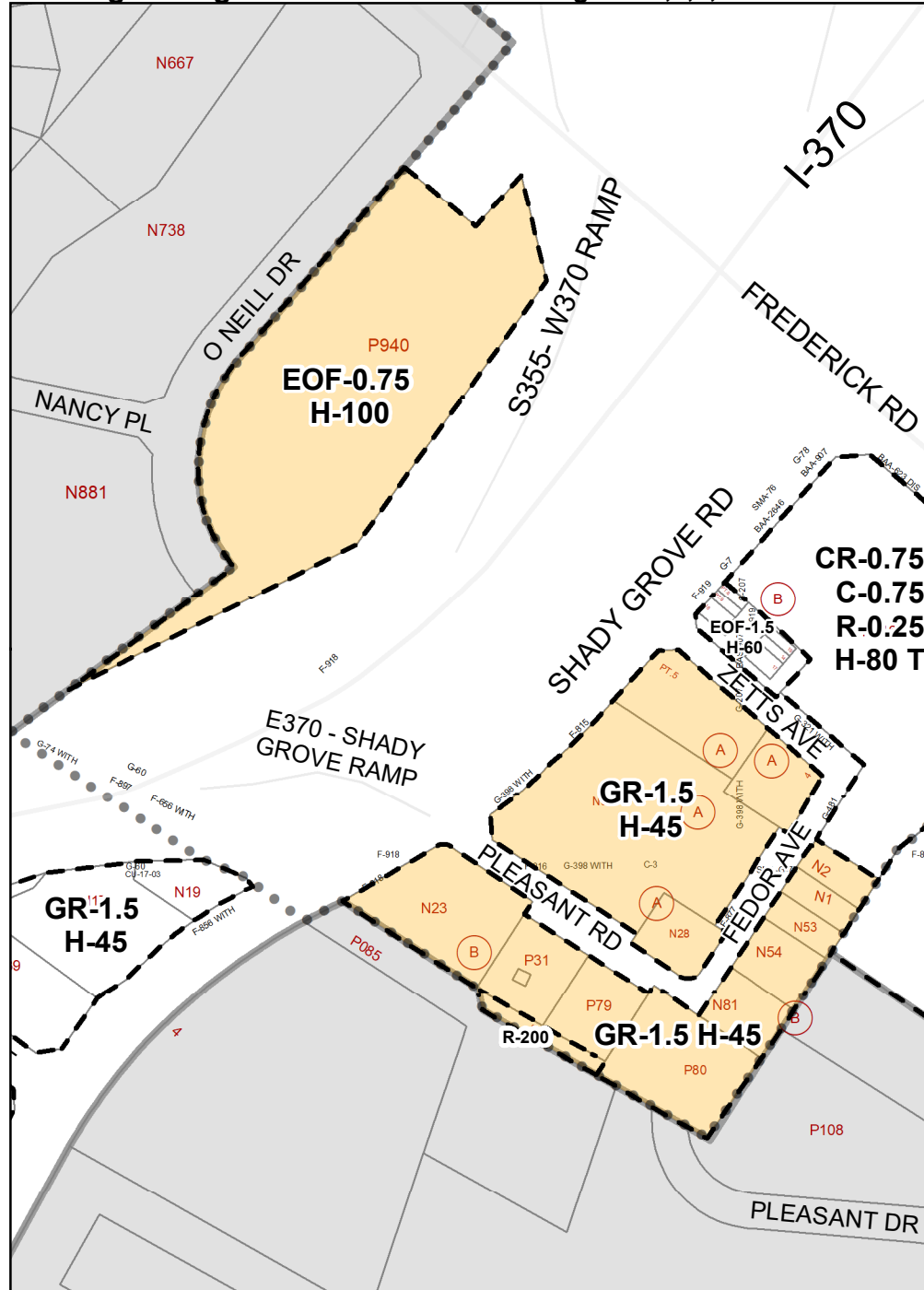
Change #	Existing Zoning	Proposed Zoning	Acres Changed
65	Shady Grove Sector Plan Overlay TDR	Removed	23.34
66	Shady Grove Sector Plan Overlay TDR	Removed	43.99
67	Shady Grove Sector Plan Overlay TDR	Removed	24.94
68	Shady Grove Sector Plan Overlay TDR	Remaining	140.86
		Total Changed Acres	92.27



# Attachment 1 - Map 7

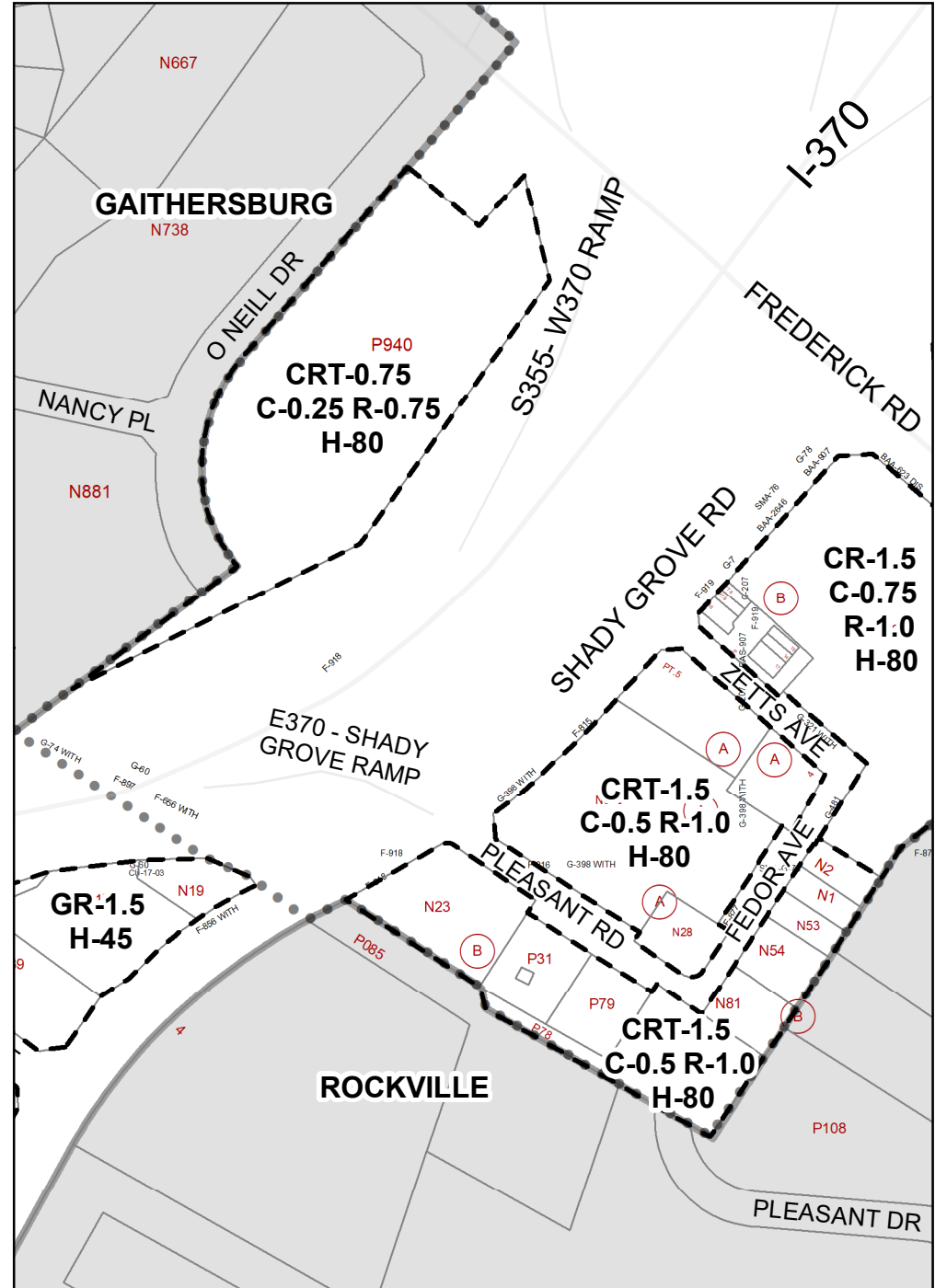
## Existing Zoning

Changes # 1,2,3,4



Map Grids: 221NW08, 221NW09, 222NW08, 222NW09

## Proposed Zoning



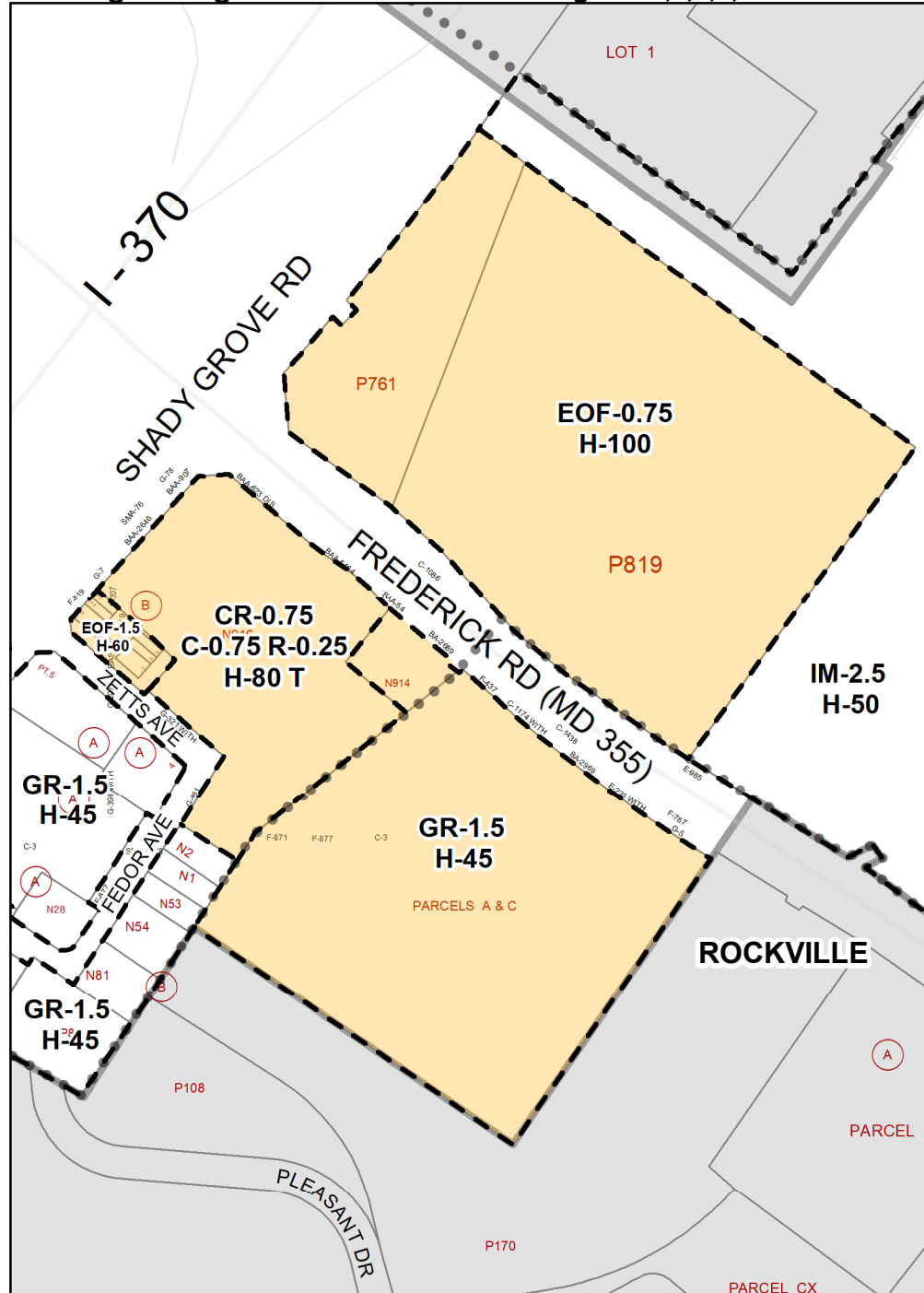
Master Plan Boundary

1 in = 300 ft

# Attachment 1 - Map 8

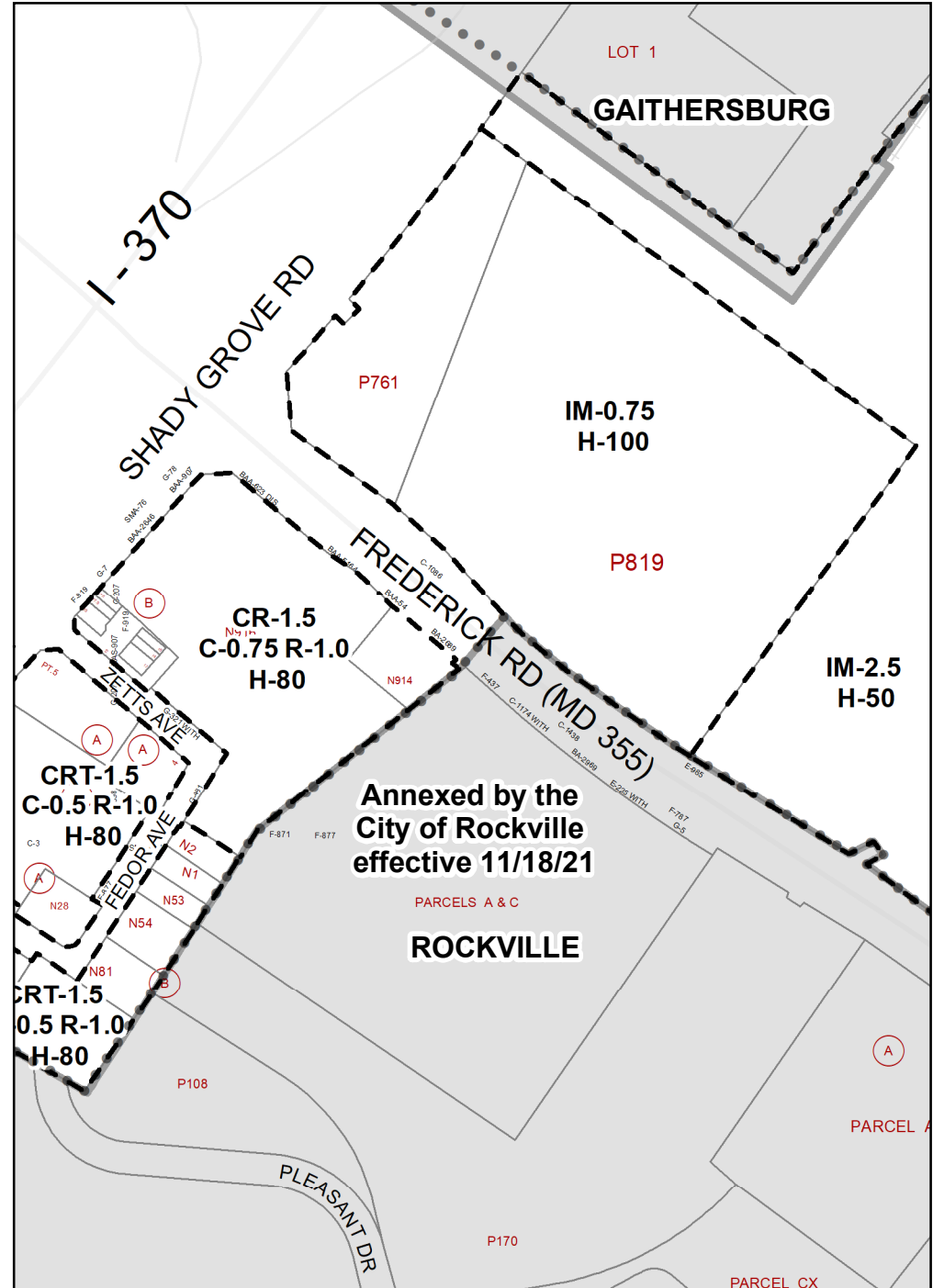
## Existing Zoning

Changes # 5,6,7,8,9



Map Grids: 221NW08, 221NW09, 222NW08, 222NW09

## Proposed Zoning



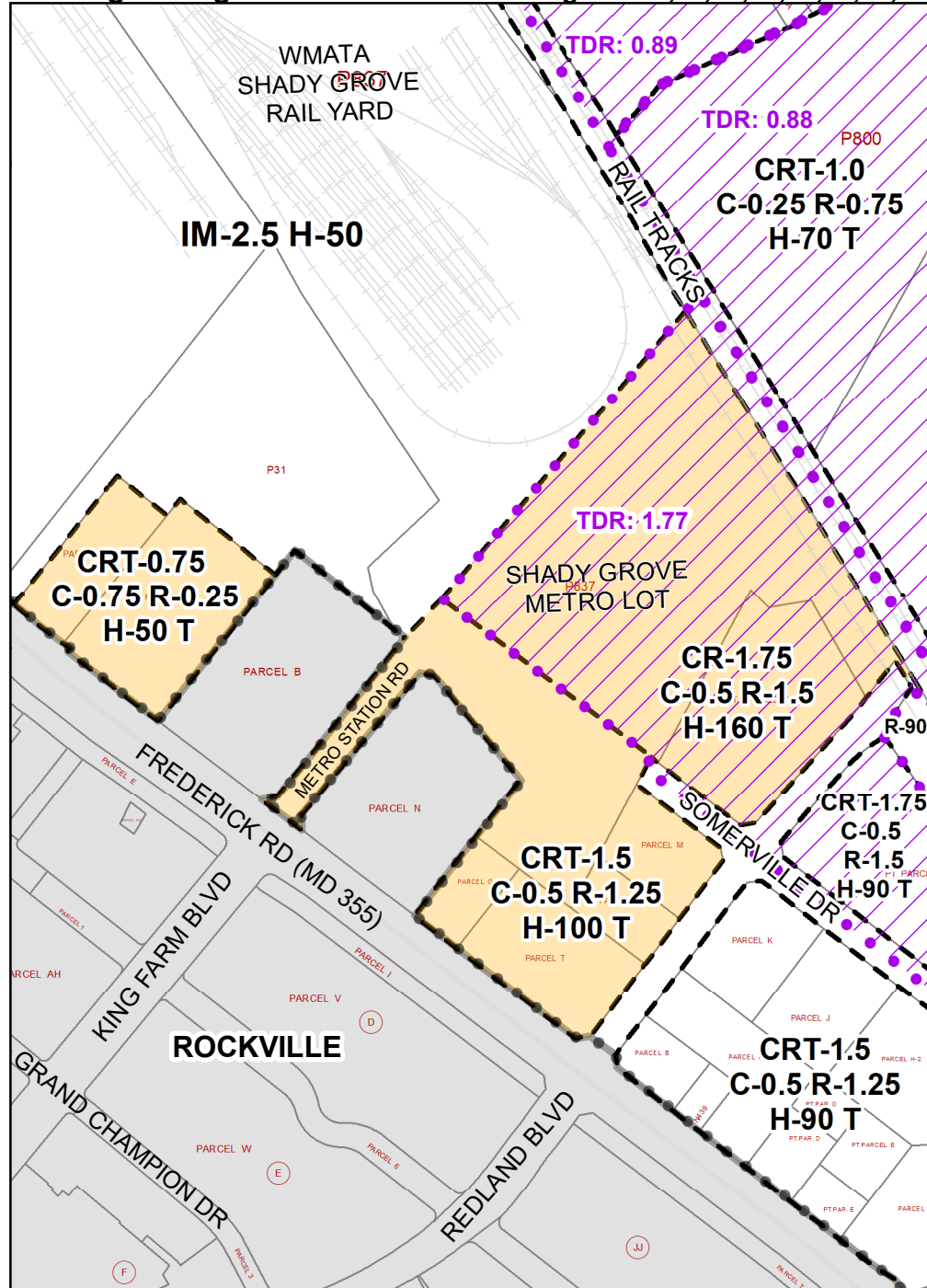
Master Plan Boundary

1 in = 330 ft



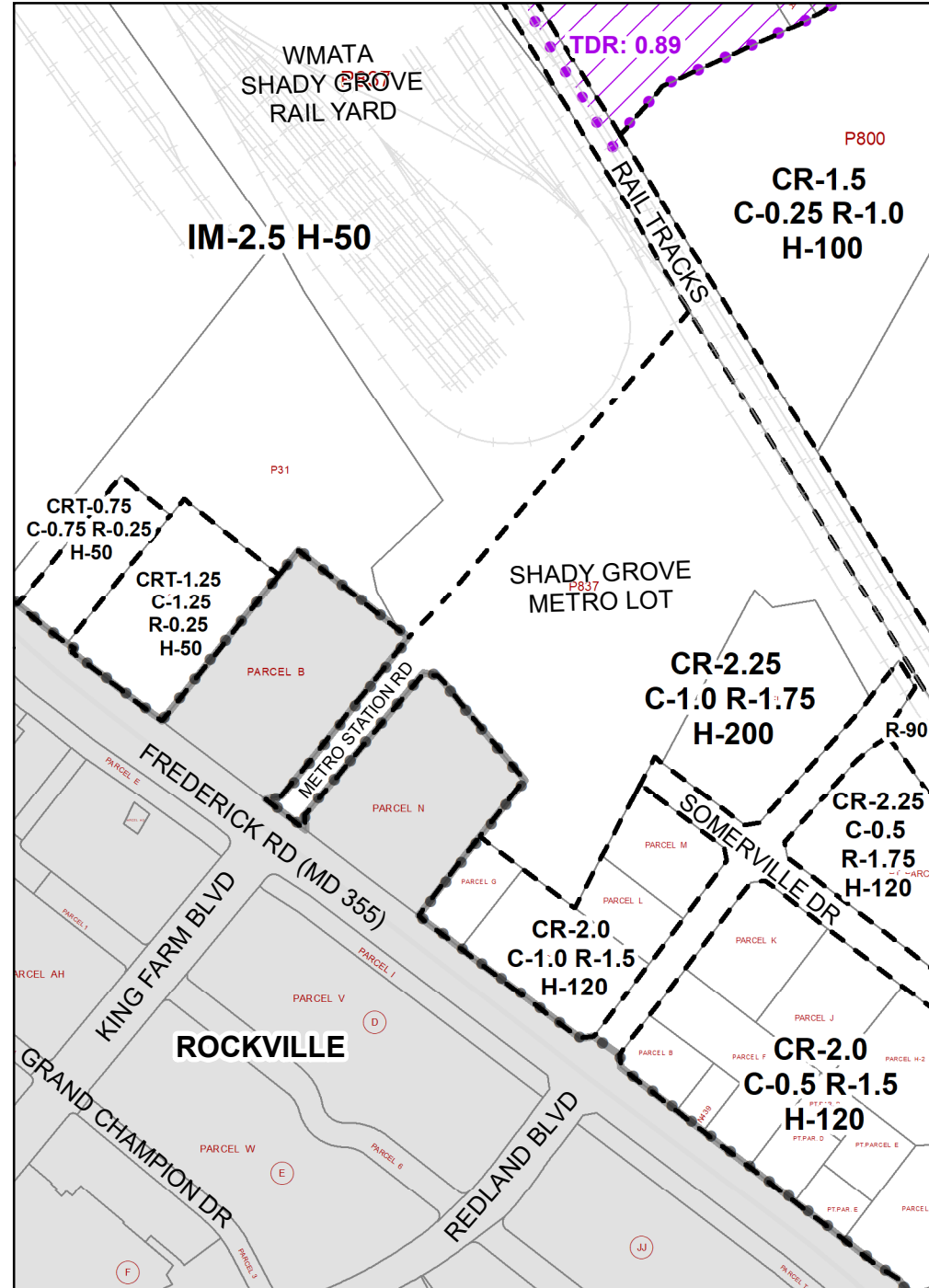
# Attachment 1 - Map 9

## Existing Zoning



Map Grids: 221NW08, 222NW08

## Proposed Zoning

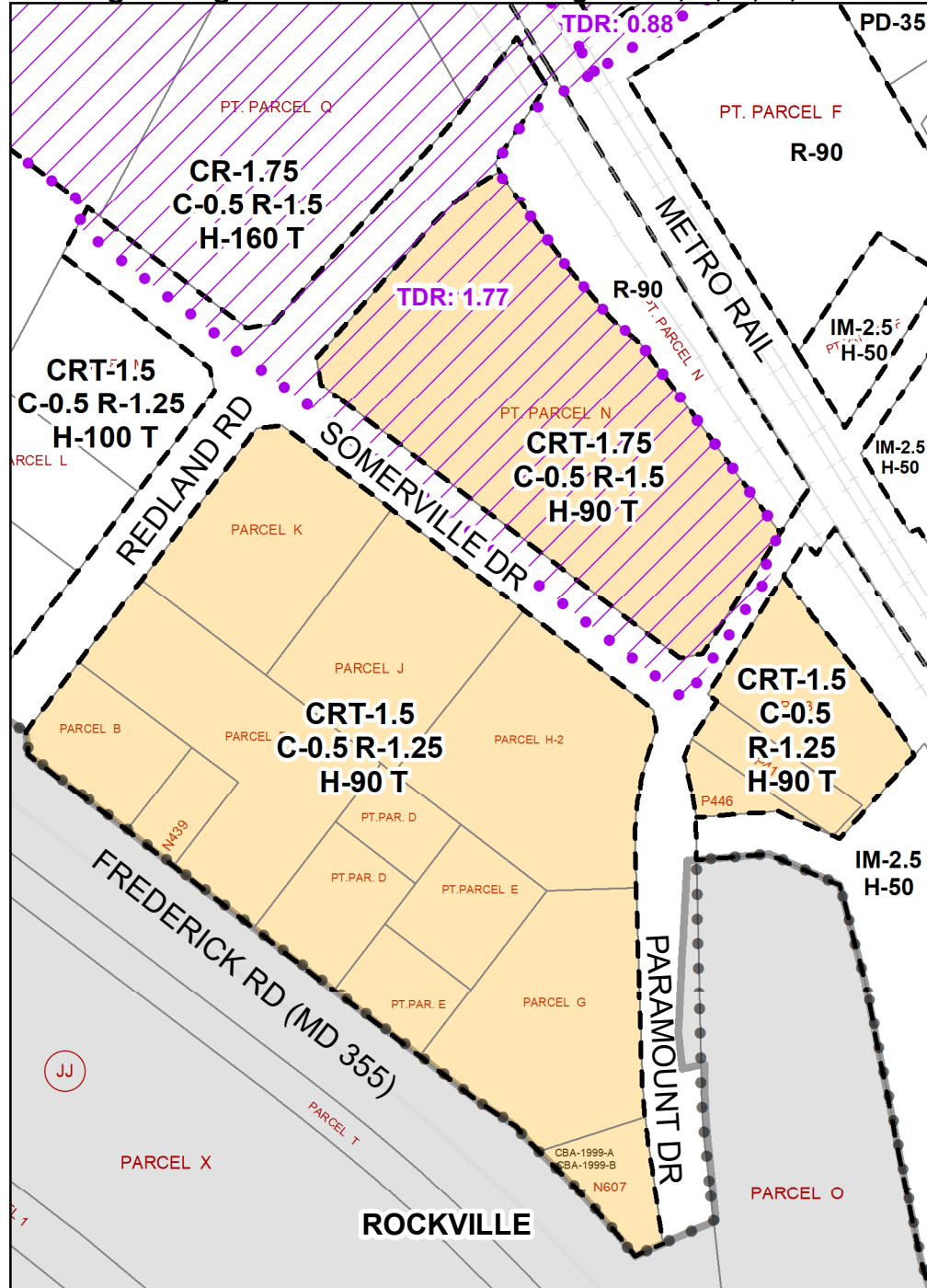


Master Plan Boundary TDR Overlay

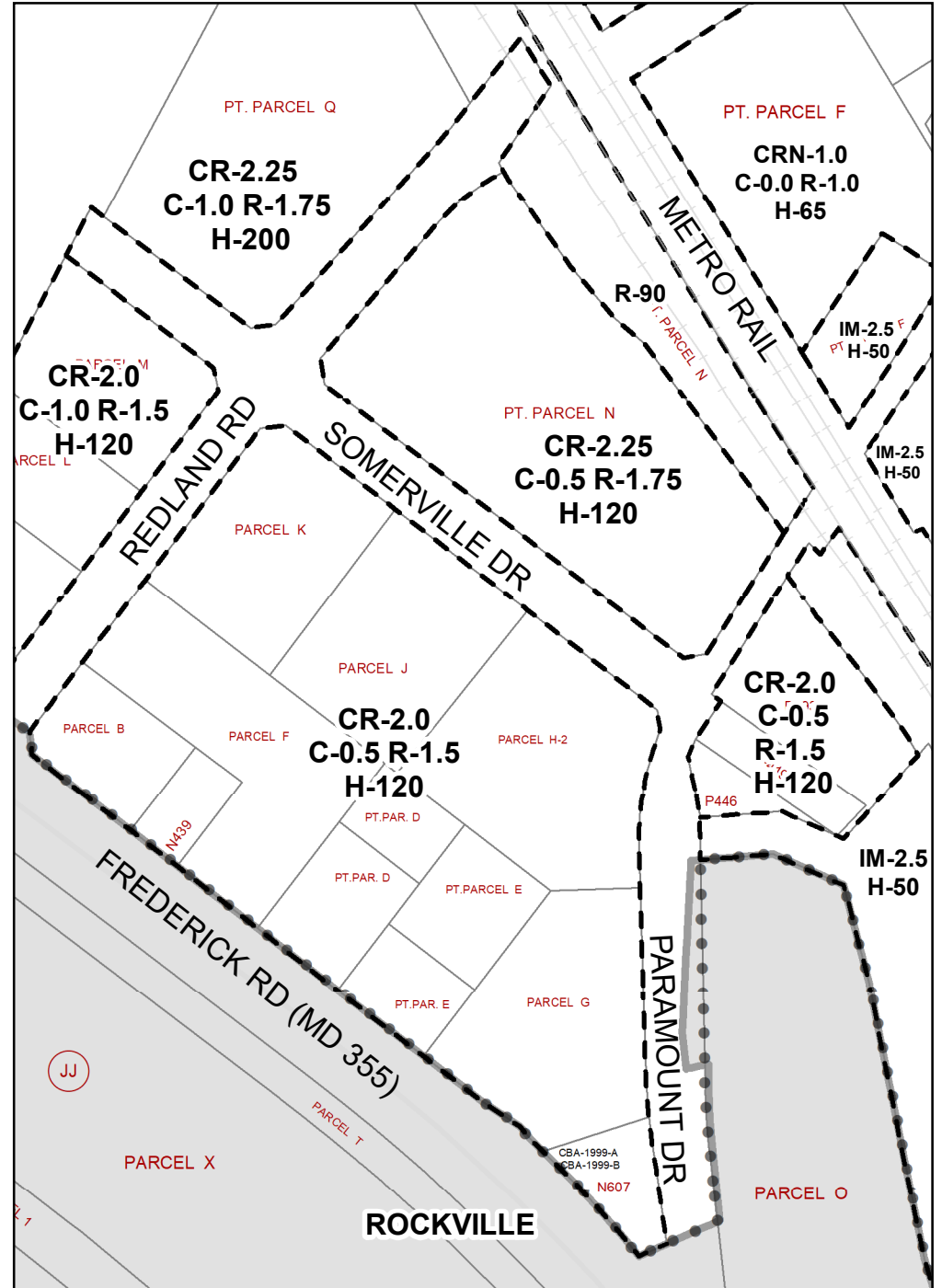
1 in = 440 ft

# Attachment 1 - Map 10

## Existing Zoning



## Proposed Zoning

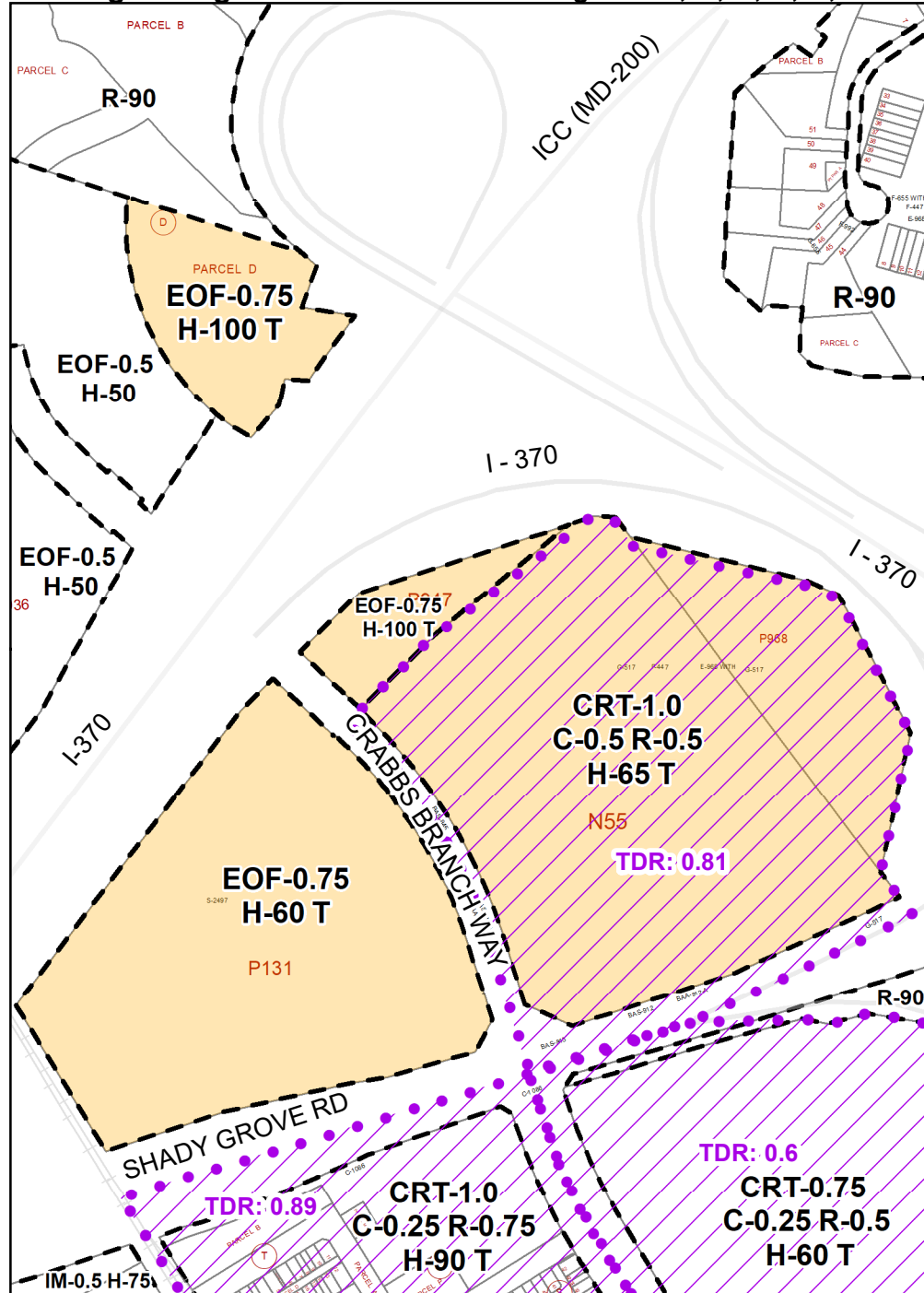




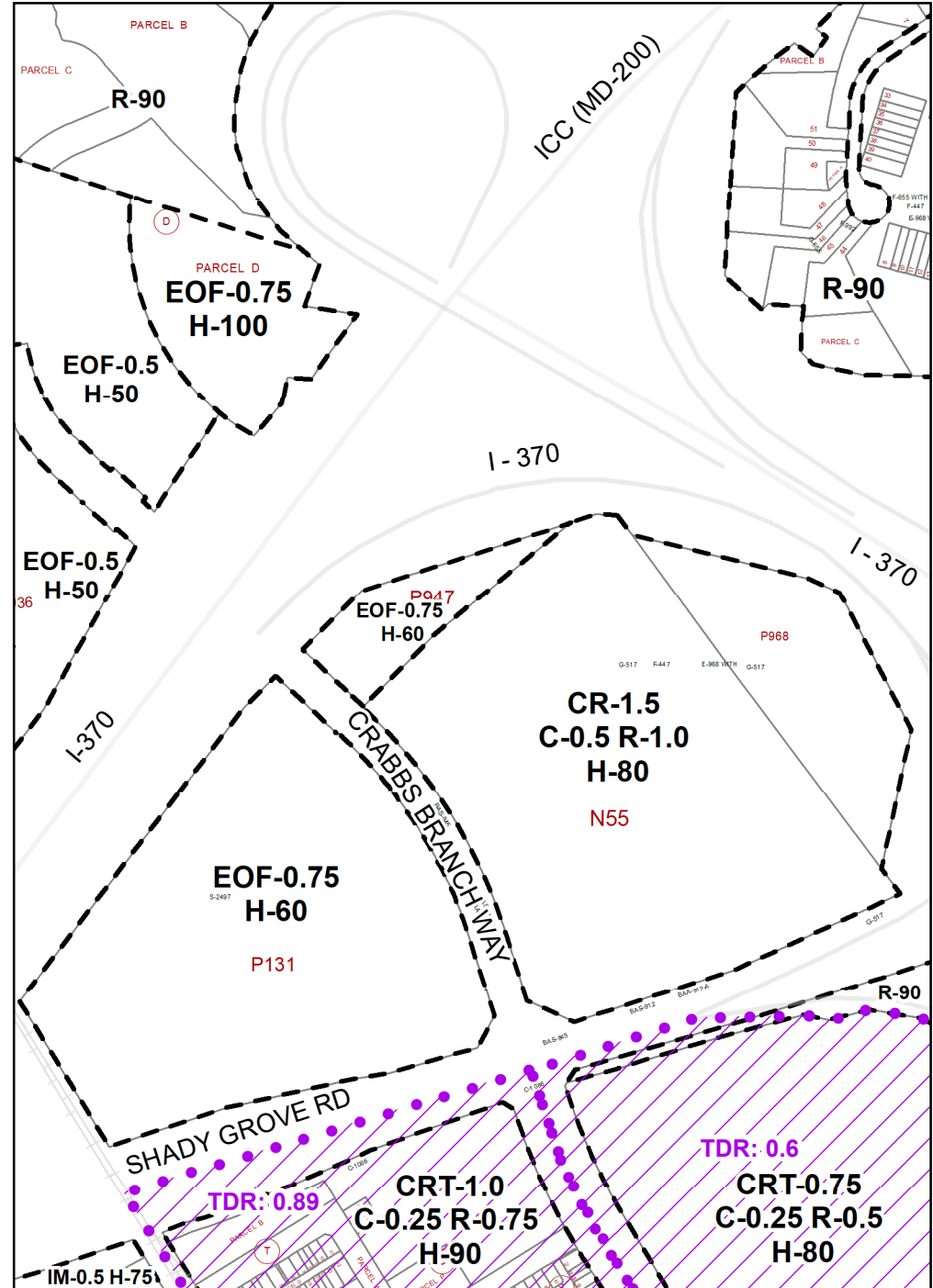
# Attachment 1 - Map 11

## Existing Zoning

Changes # 18,19,20,21,65,68



## Proposed Zoning



Map Grids: 222NW08, 223NW08

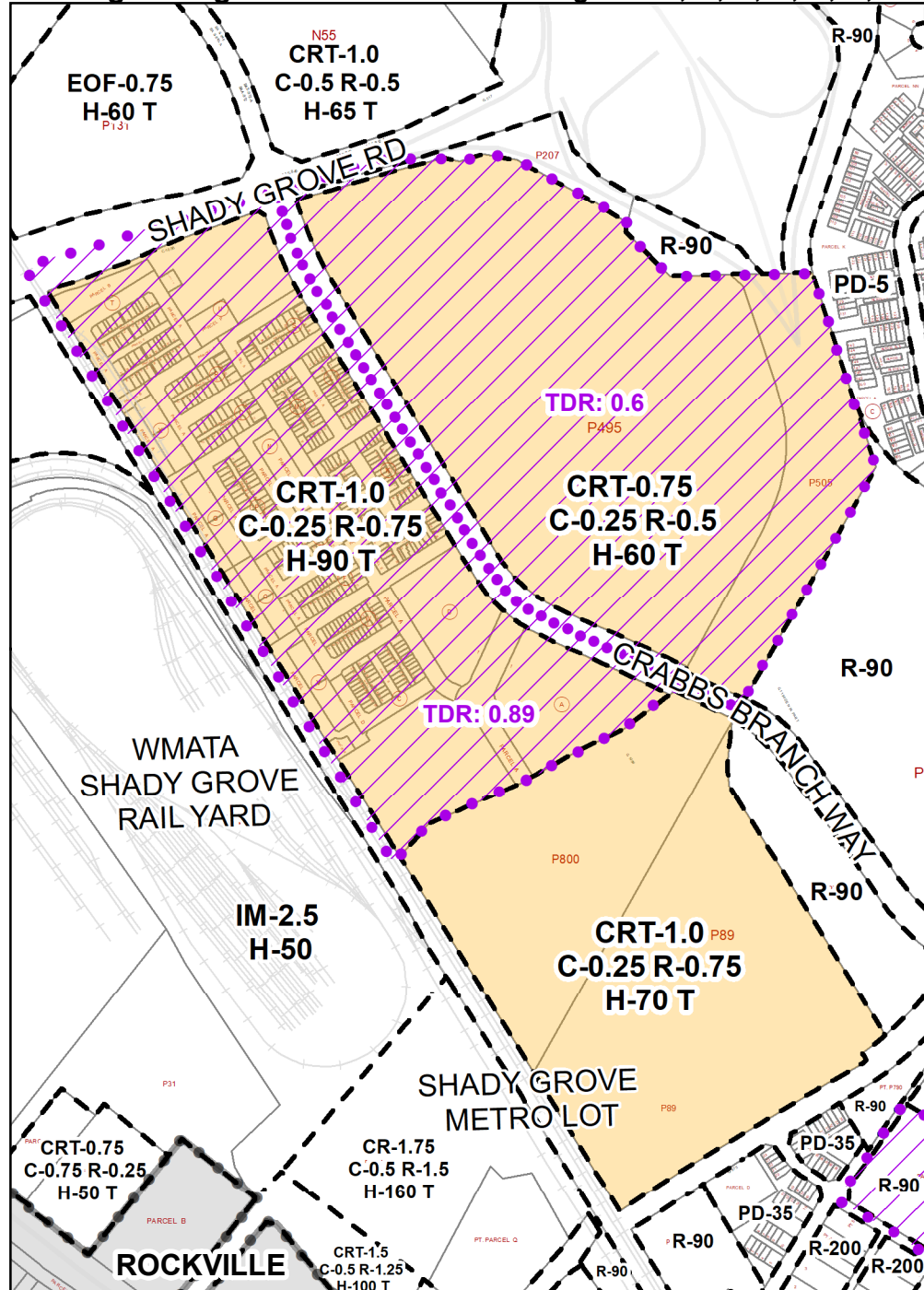
 TDR Overlay

1 in = 400 ft

# Attachment 1 - Map 12

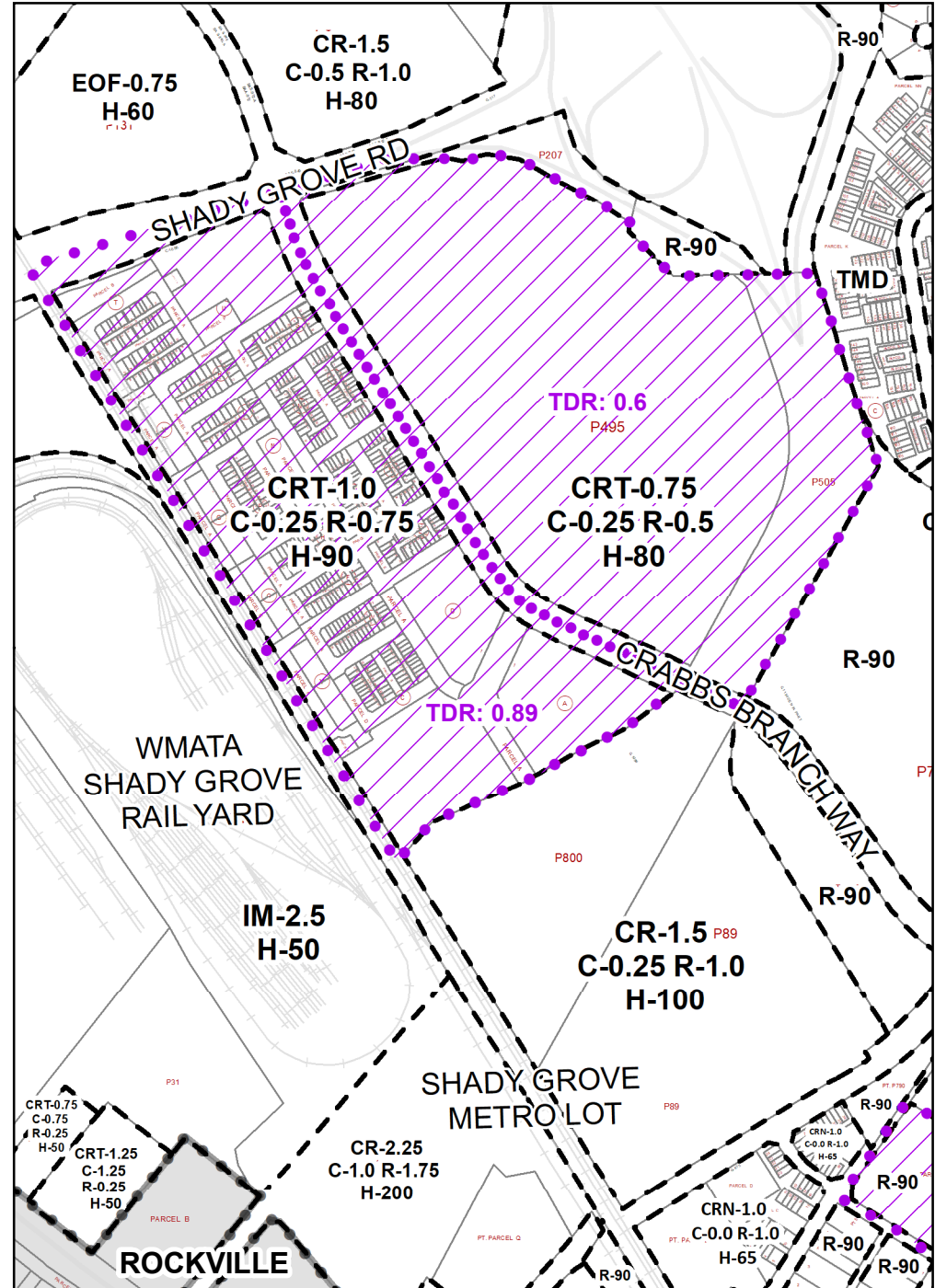
## Existing Zoning

Changes # 22,23,24,65,66,67,68



Map Grids: 221NW08, 222NW08

## Proposed Zoning



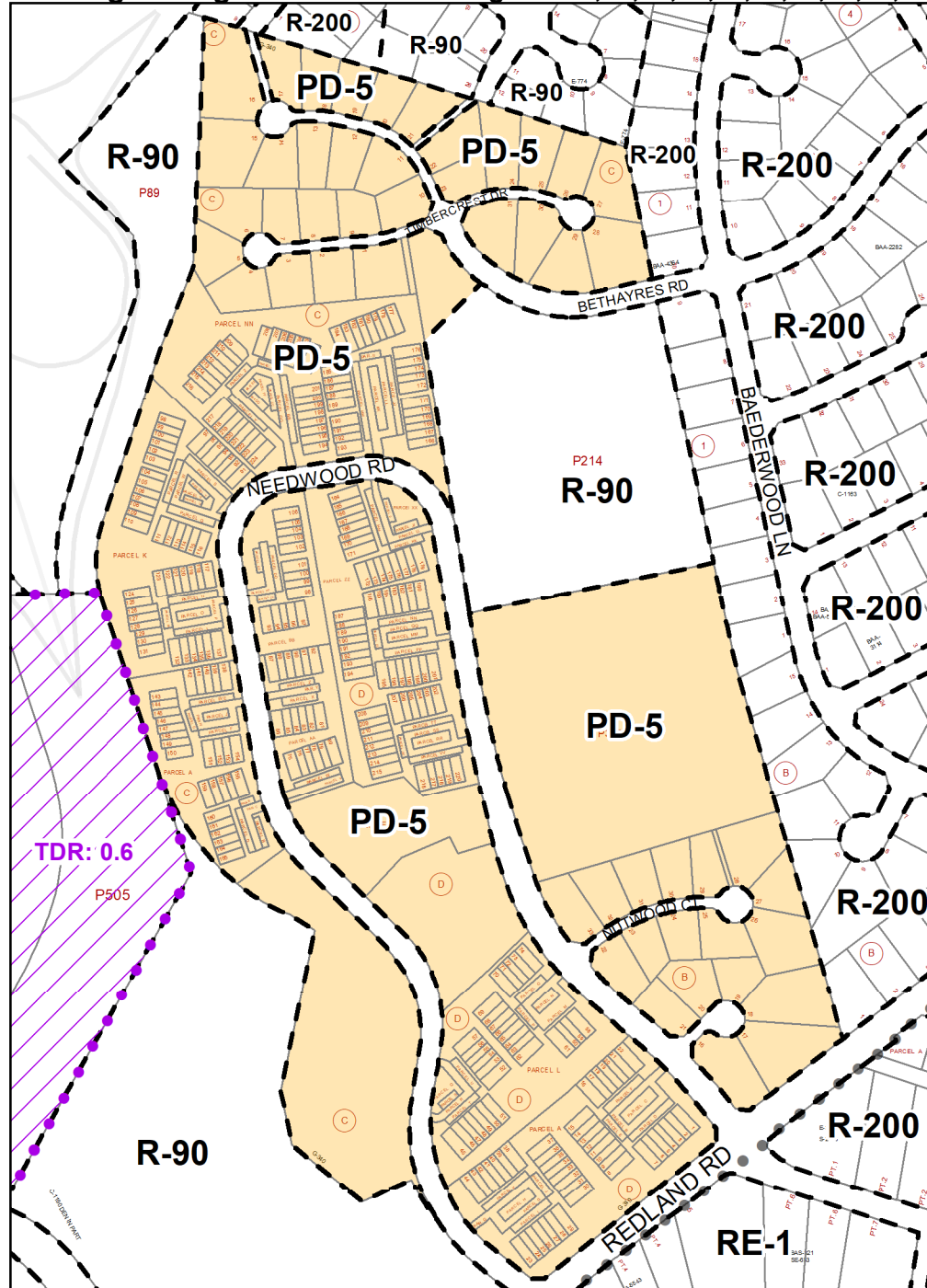
Master Plan Boundary TDR Overlay

1 in = 650 ft

# Attachment 1 - Map 13

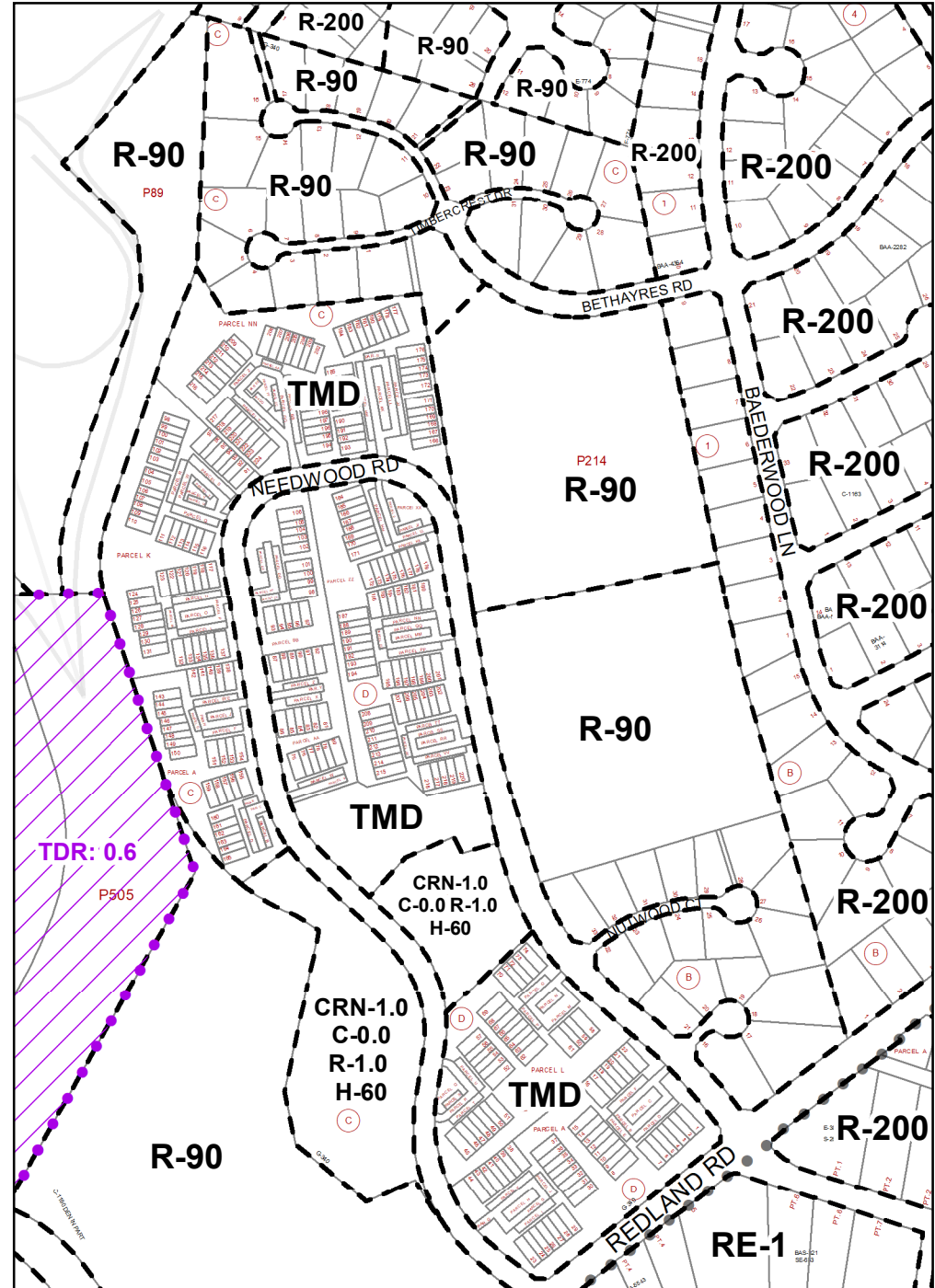
## Existing Zoning

Changes # 25,26,27,28,29,30,31,32,34,68



Map Grids: 222NW07, 222NW08, 223NW07, 223NW08

## Proposed Zoning



Master Plan Boundary TDR Overlay

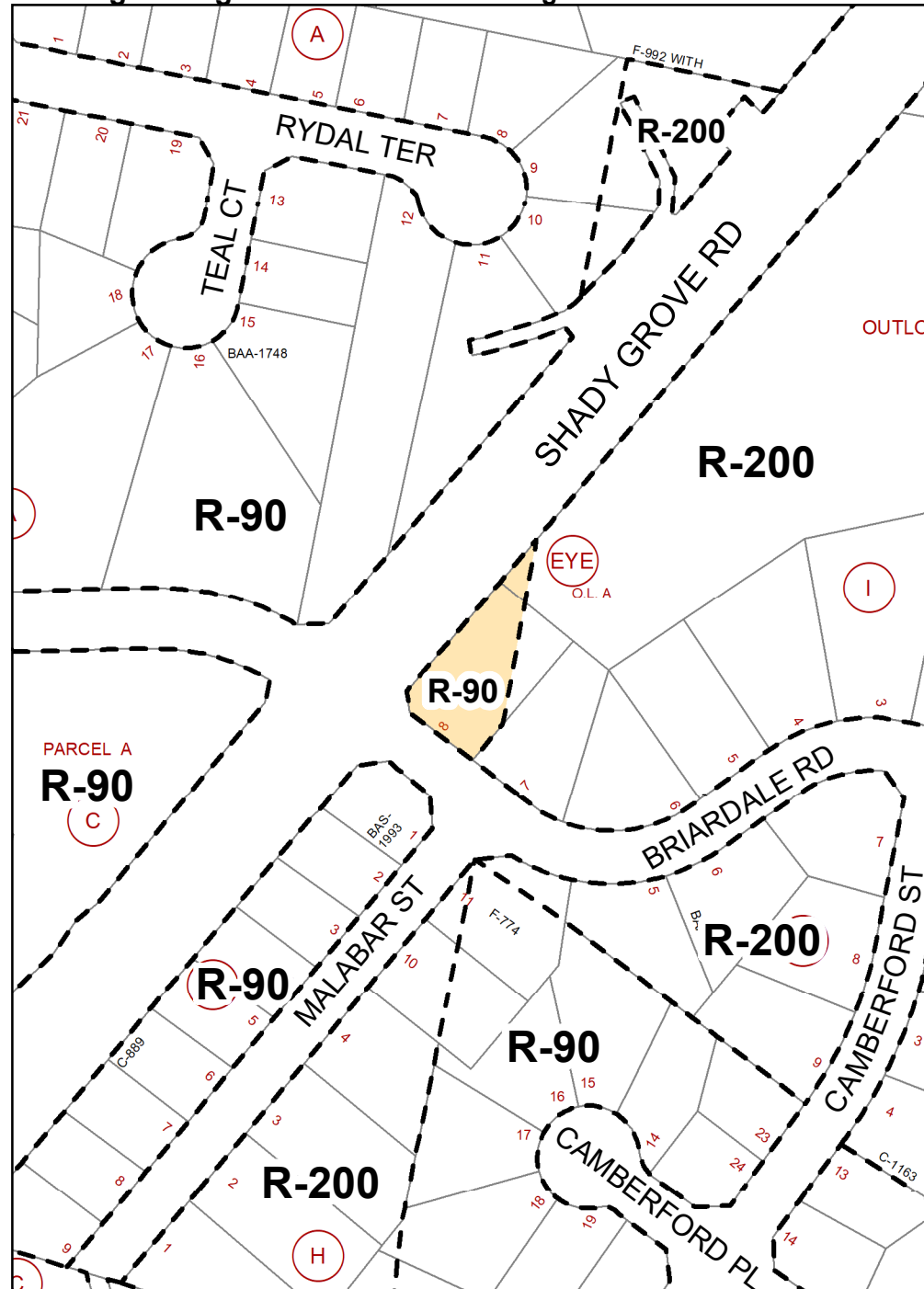
1 in = 450 ft



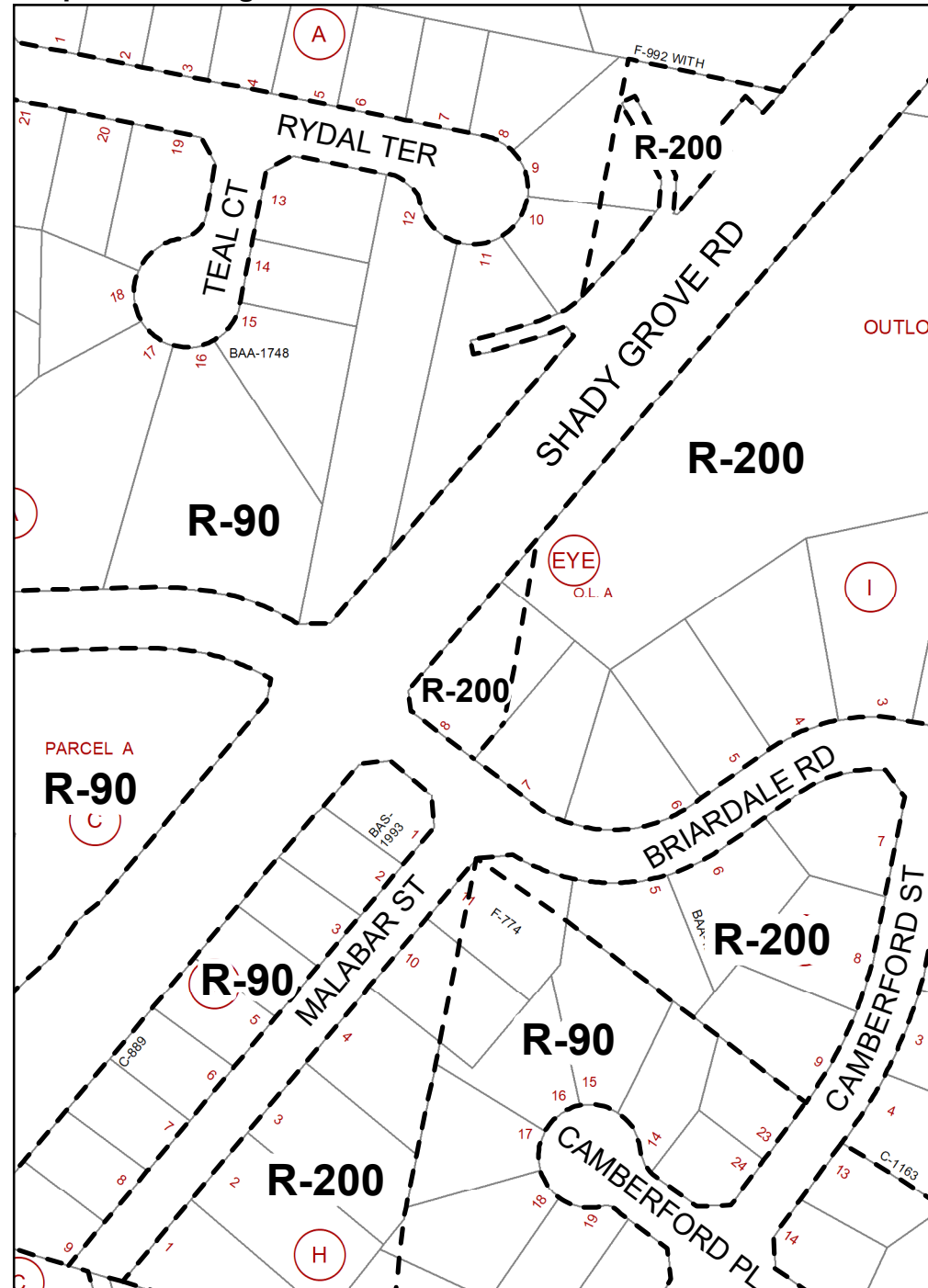
# Attachment 1 - Map 14

## Existing Zoning

Change # 33



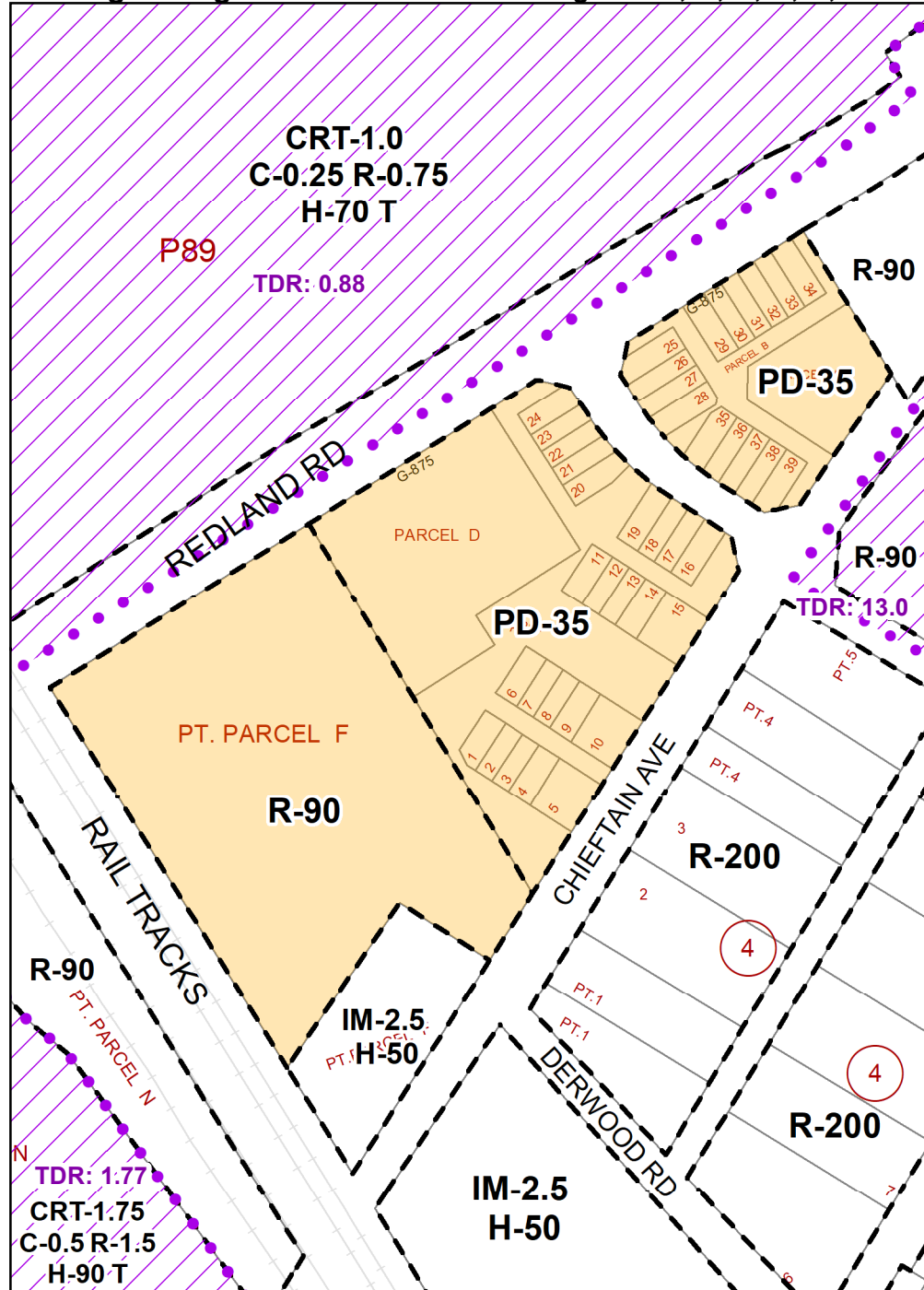
## Proposed Zoning



# Attachment 1 - Map 15

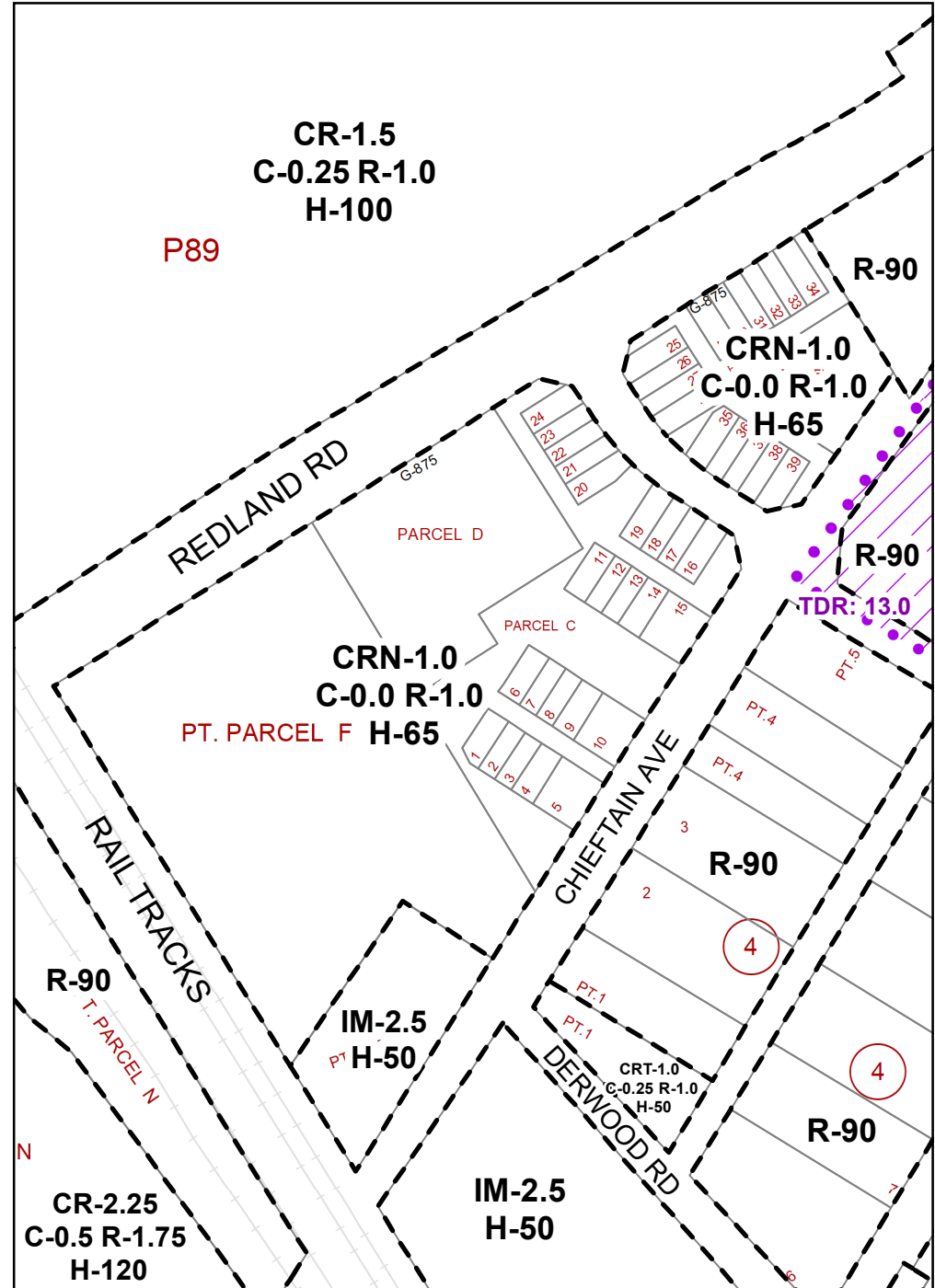
## Existing Zoning

Changes # 35,36,37,66,67,68



Map Grid: 221NW08

## Proposed Zoning



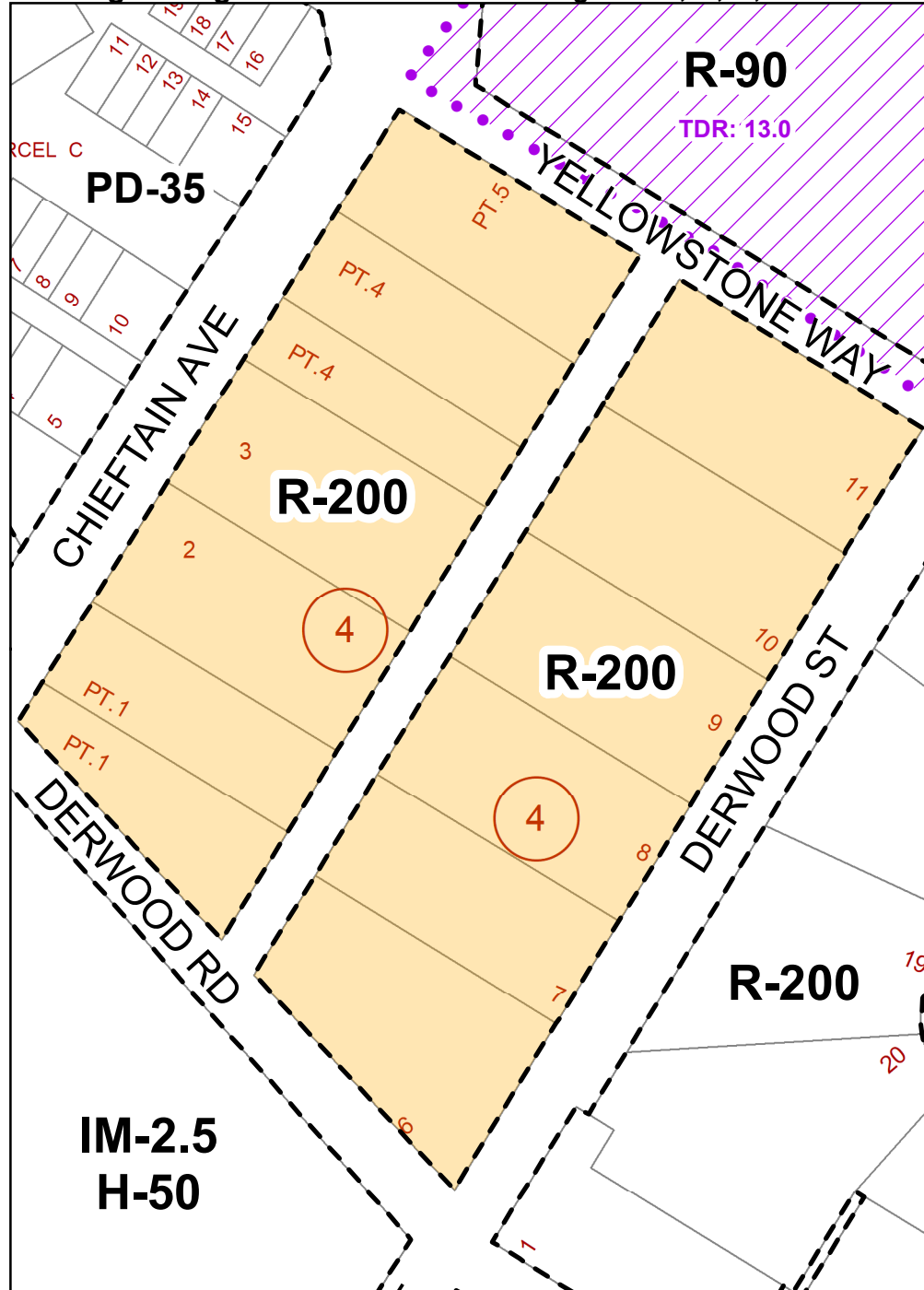
TDR Overlay

1 in = 180 ft

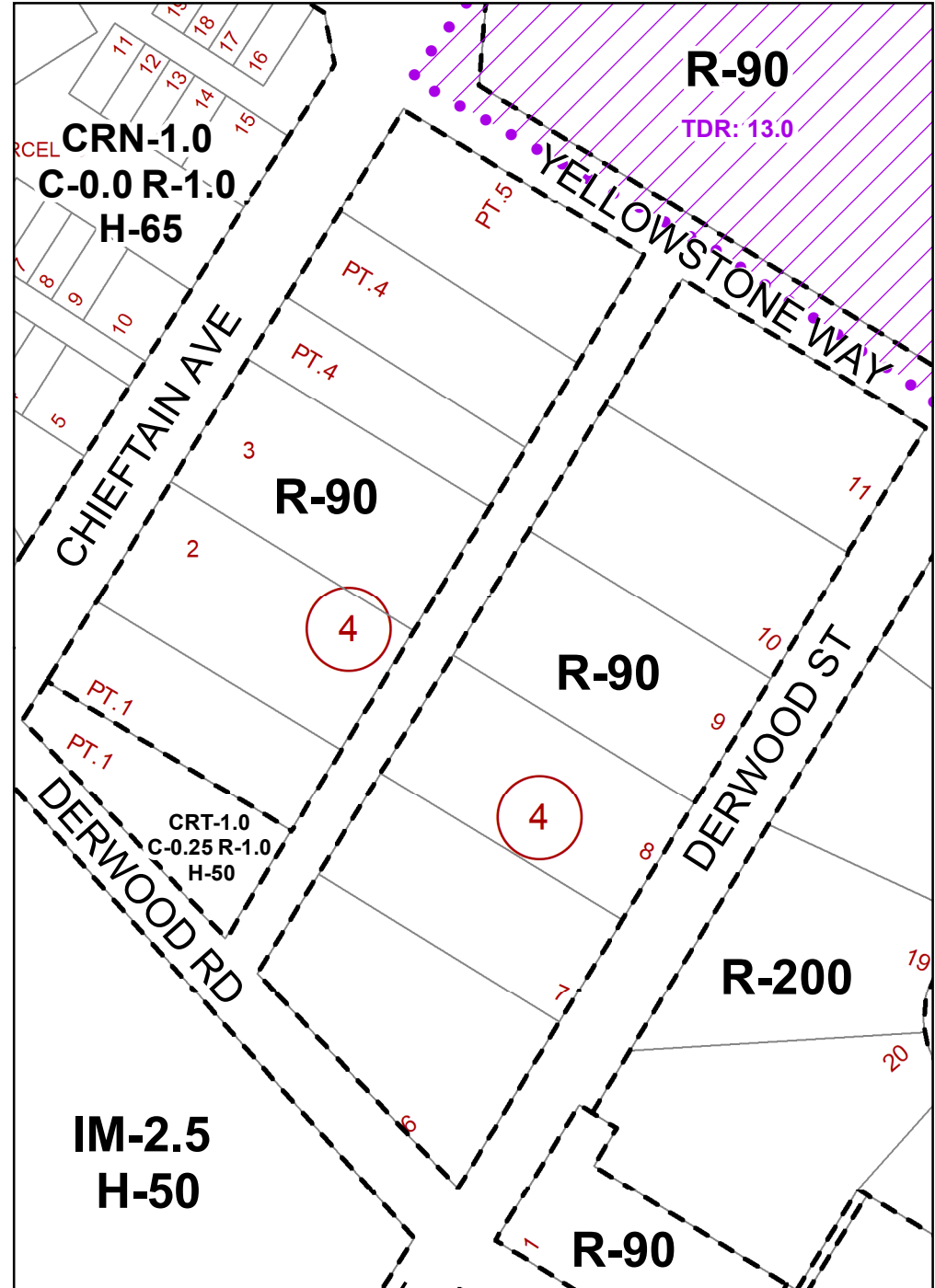
# Attachment 1 - Map 16

## Existing Zoning

Changes # 38,39,40,68



## Proposed Zoning

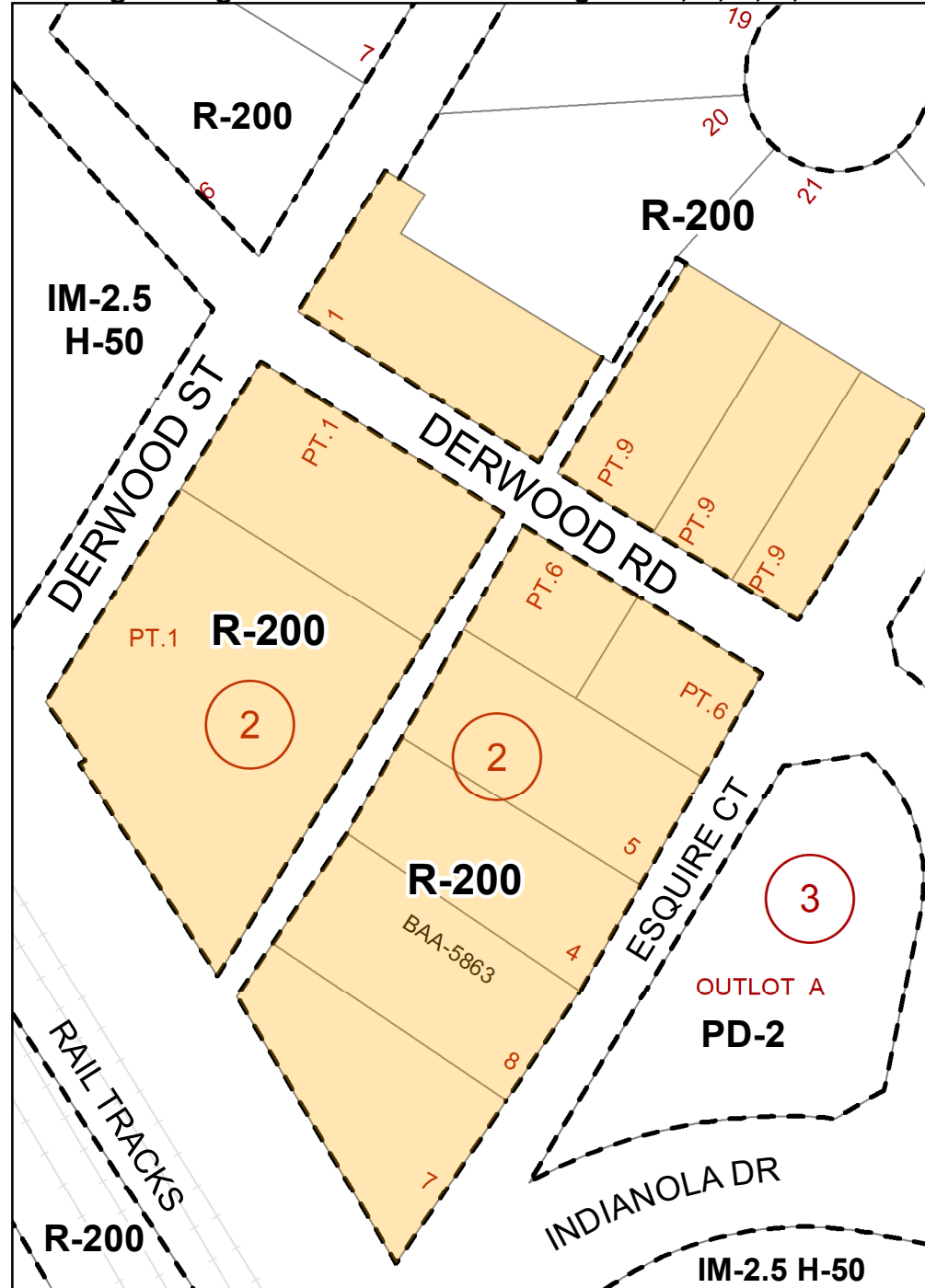




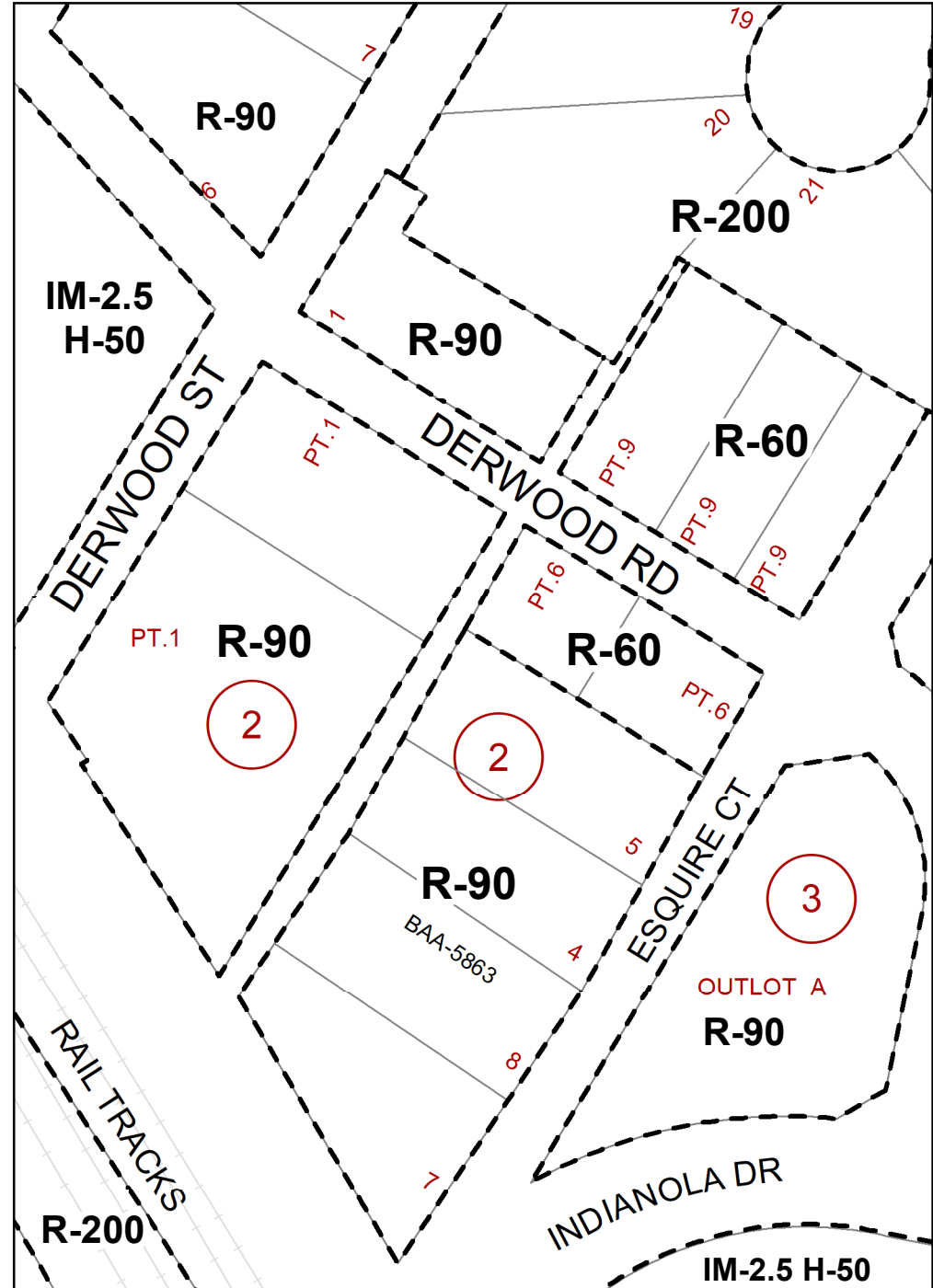
# Attachment 1 - Map 17

## Existing Zoning

Changes # 41,42,43,44,45



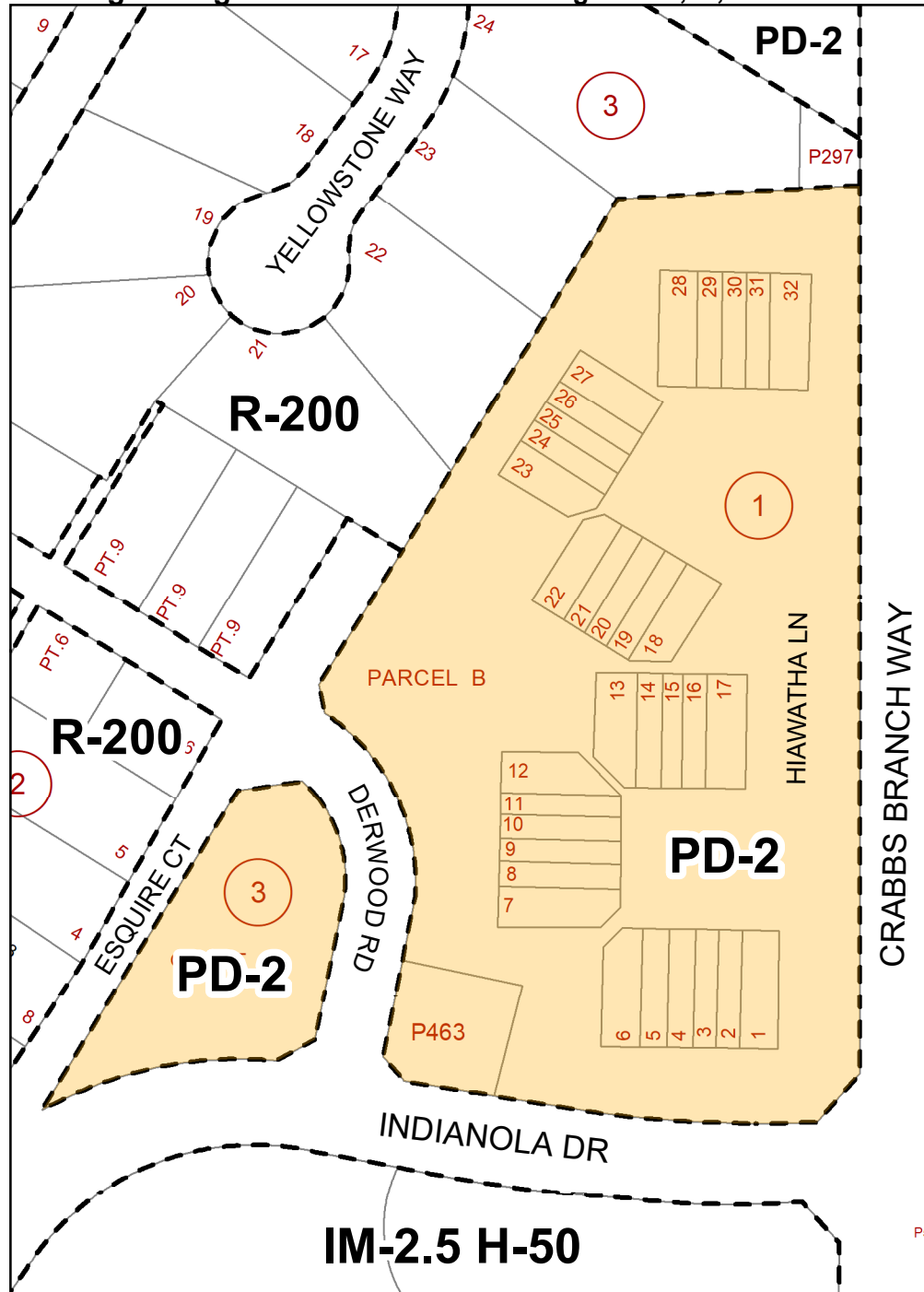
## Proposed Zoning



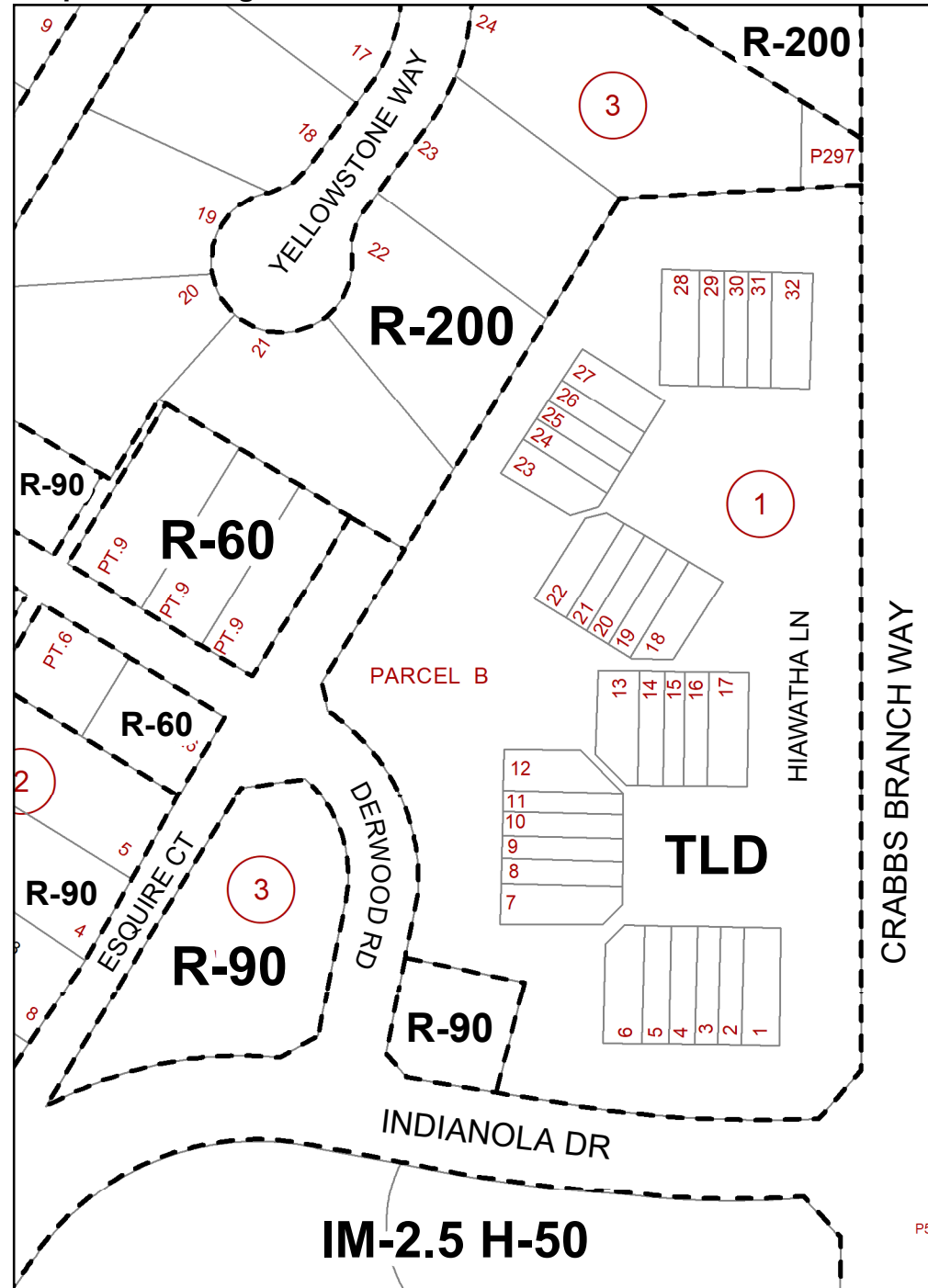
# Attachment 1 - Map 18

## Existing Zoning

Changes # 46,47,48



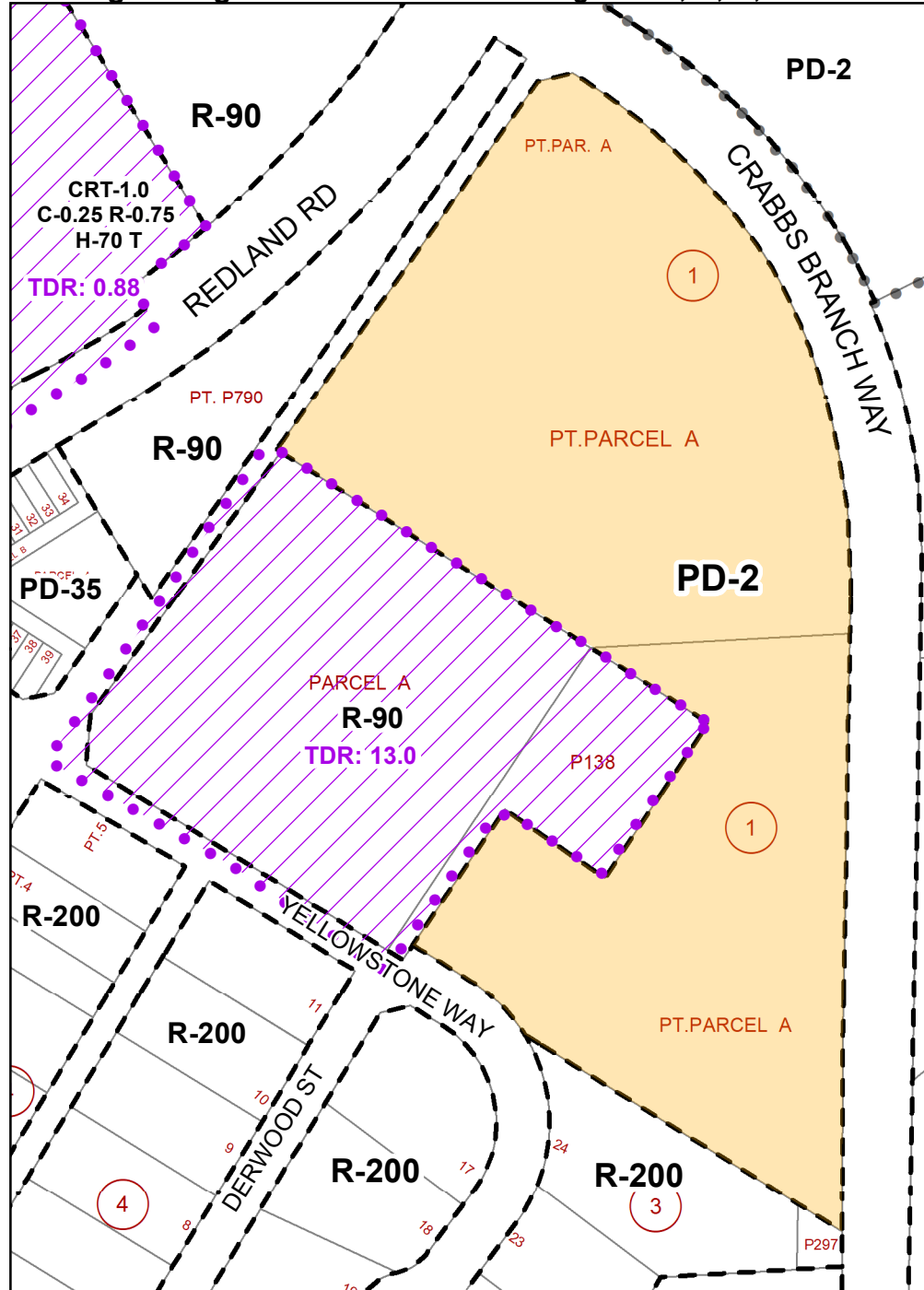
## Proposed Zoning



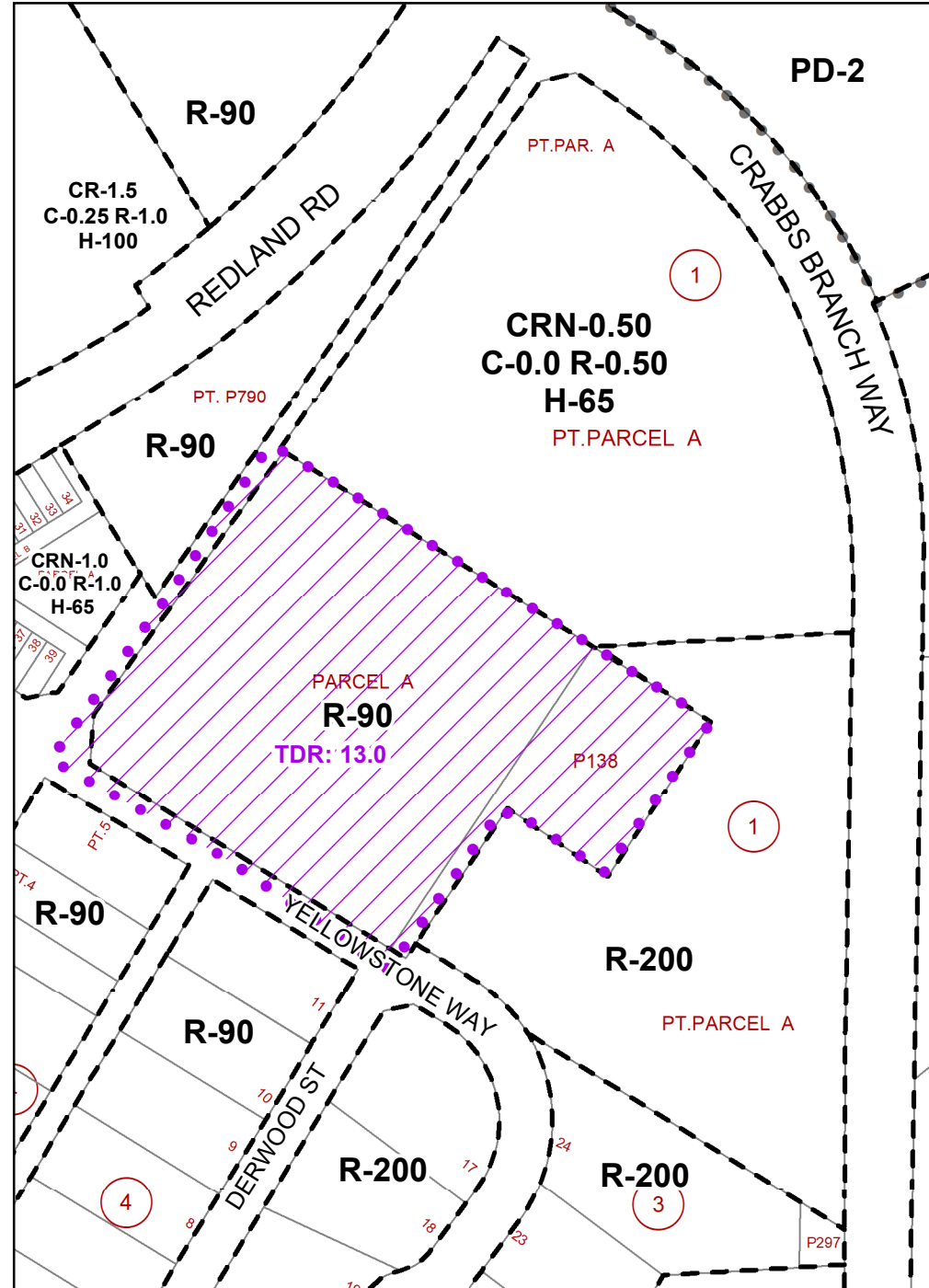
# Attachment 1 - Map 19

## Existing Zoning

Changes # 49,50,66,68



## Proposed Zoning

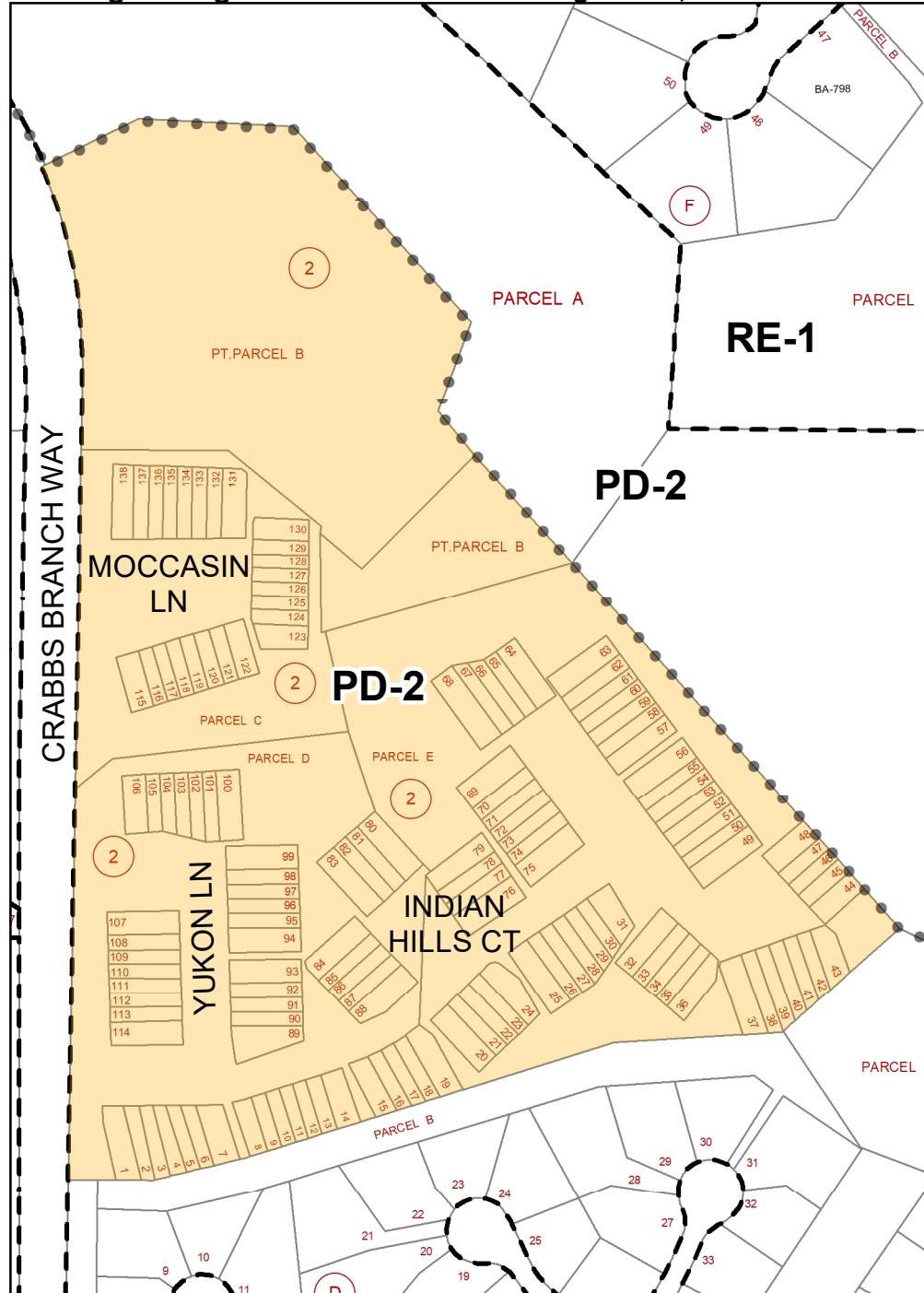




# Attachment 1 - Map 20

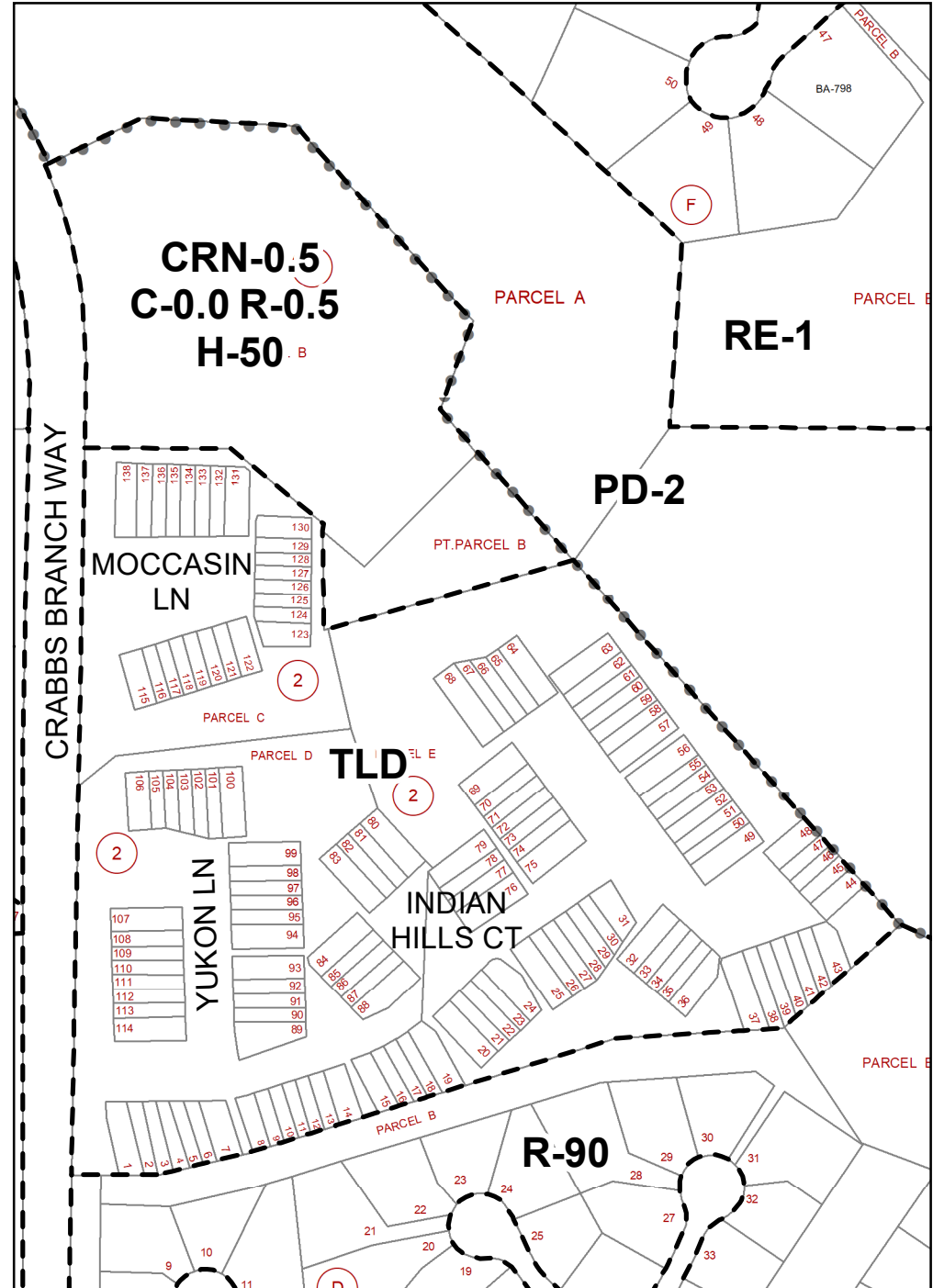
## Existing Zoning

Changes # 51,52



Map Grid: 221NW07

## Proposed Zoning



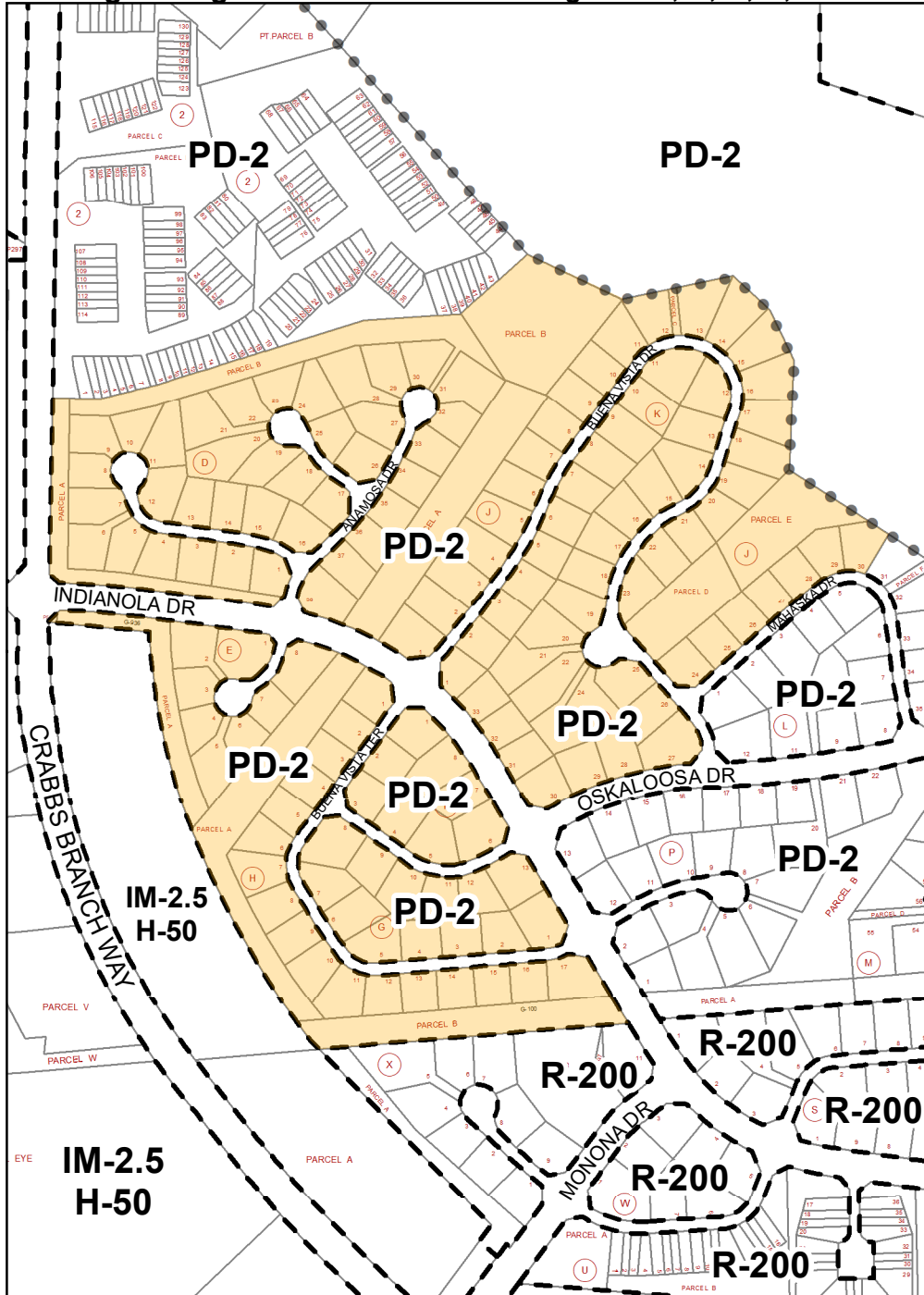
●●● Master Plan Boundary

1 in = 250 ft

# Attachment 1 - Map 21

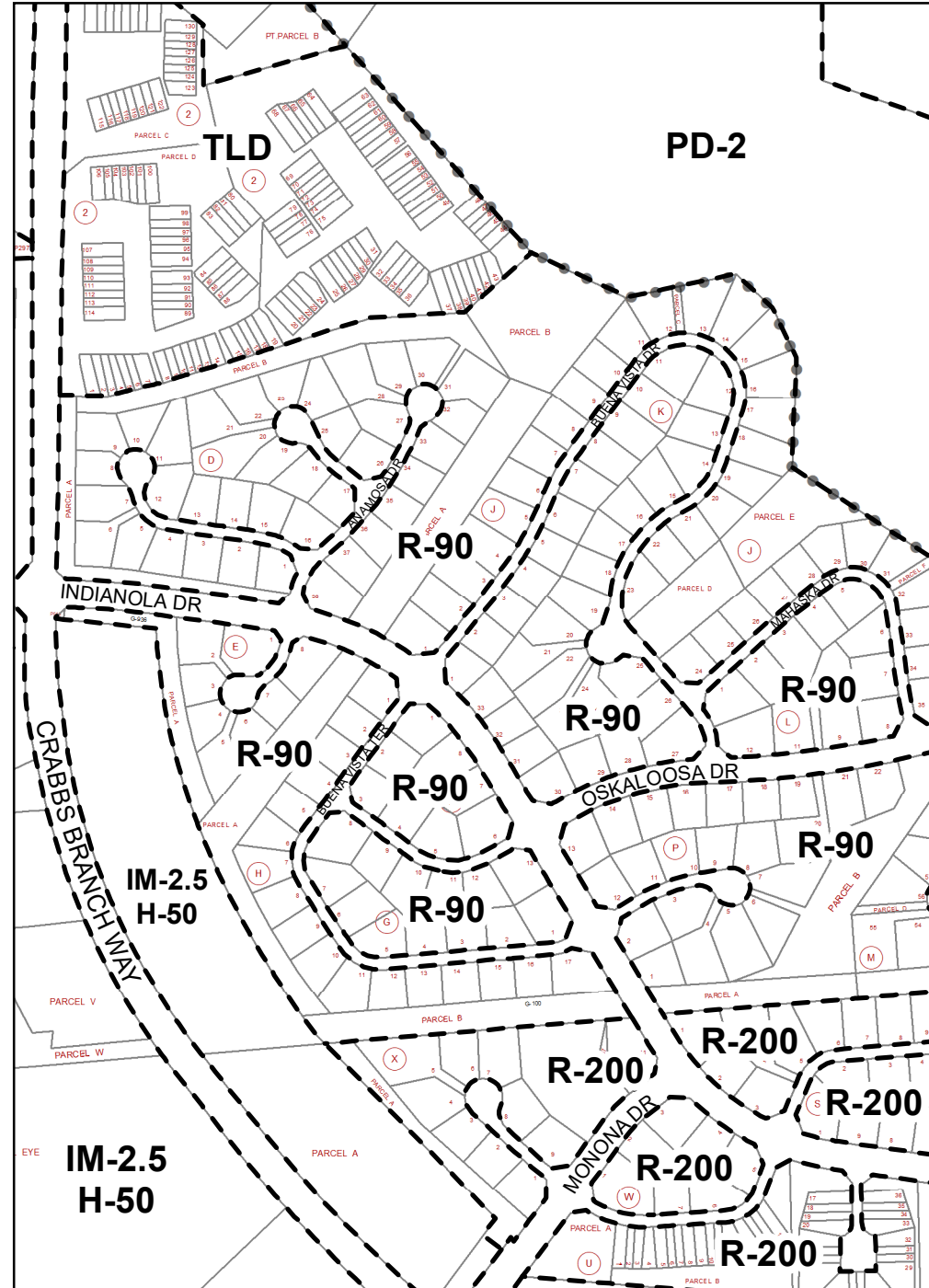
## Existing Zoning

Changes # 53,56,59,60,61



Map Grid: 221NW07

## Proposed Zoning



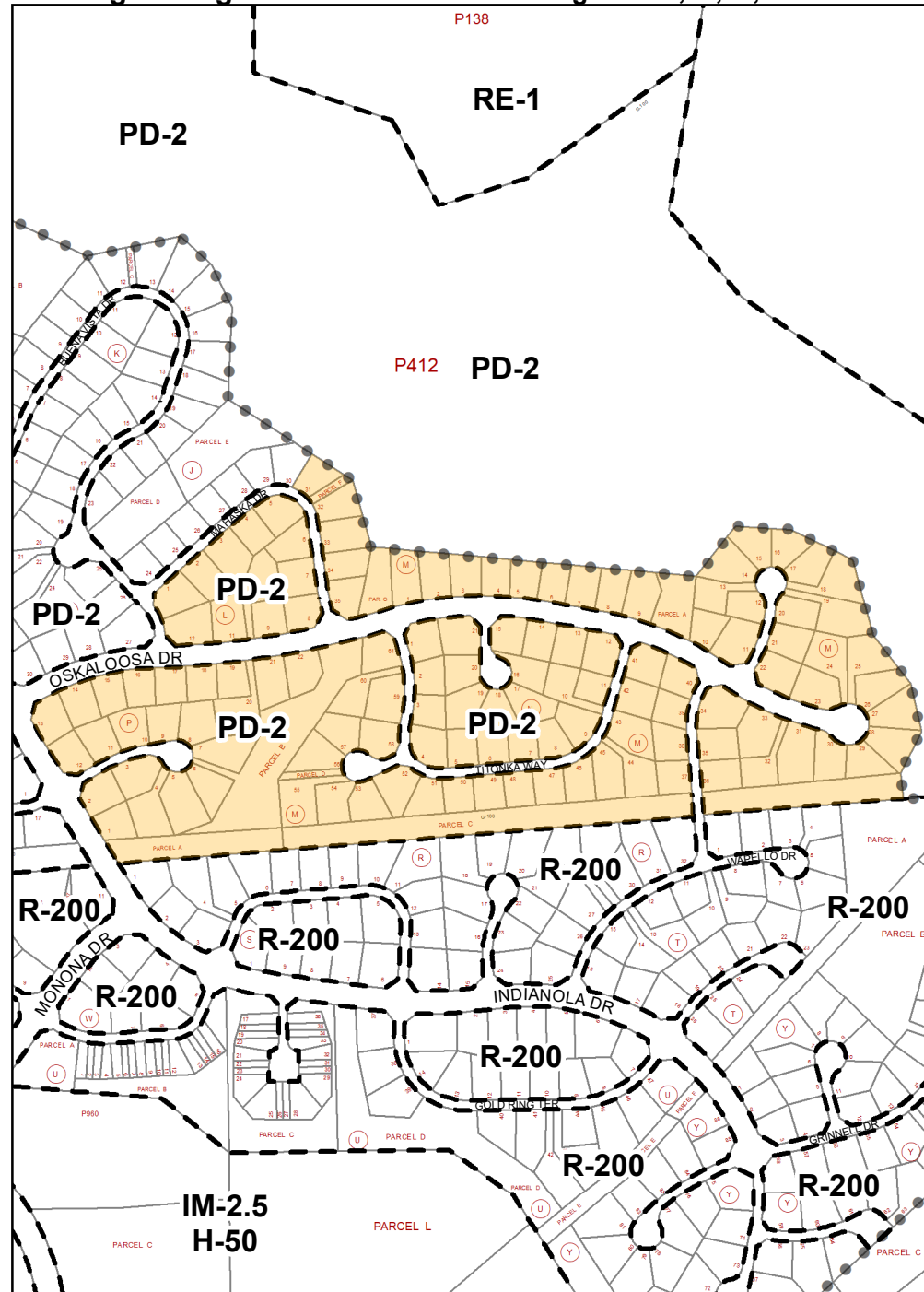
●●● Master Plan Boundary

1 in = 440 ft

# Attachment 1 - Map 22

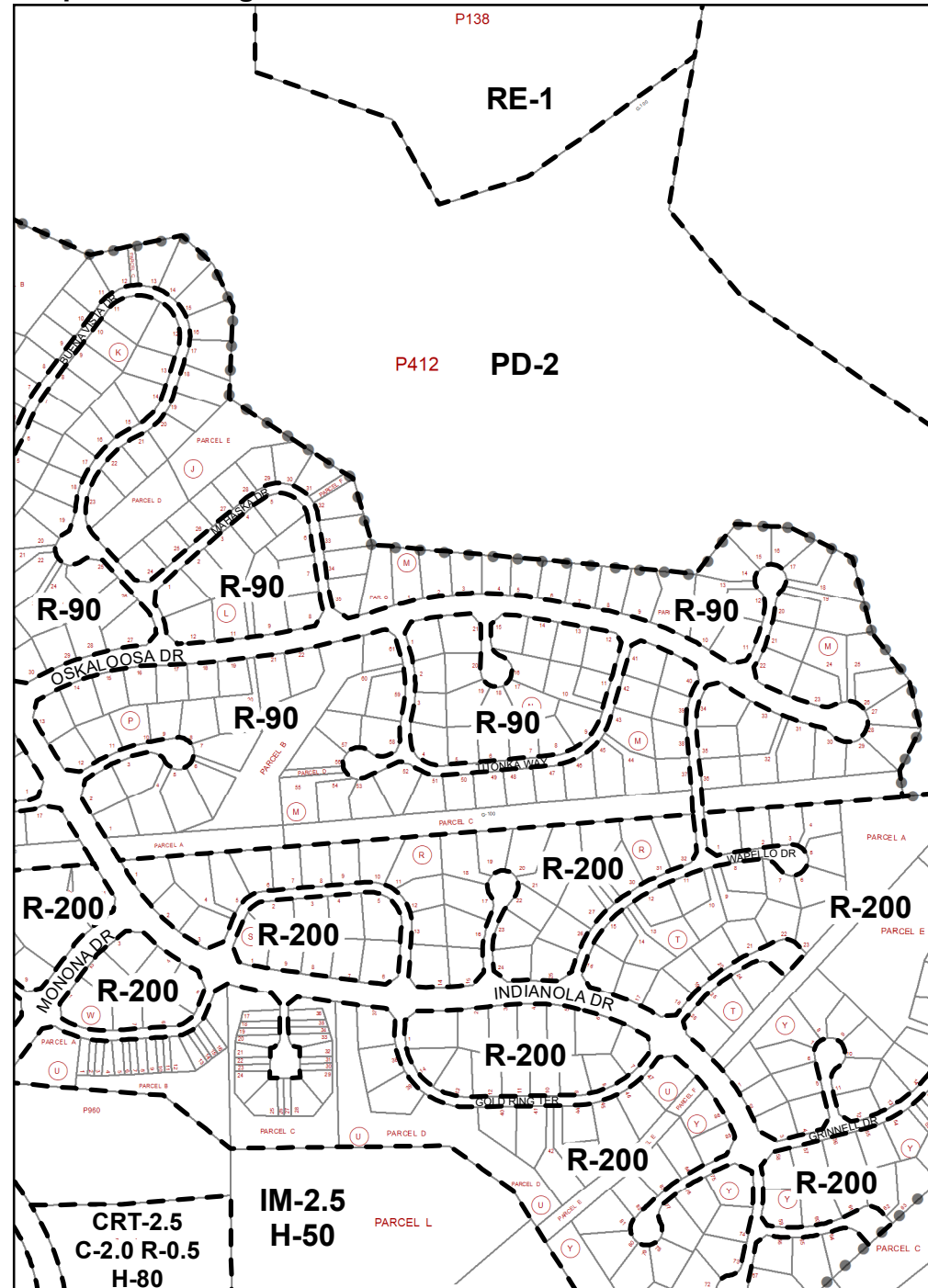
## Existing Zoning

Changes # 54,55,57,58



Map Grids: 220NW07, 221NW07

## Proposed Zoning



●●●● Master Plan Boundary

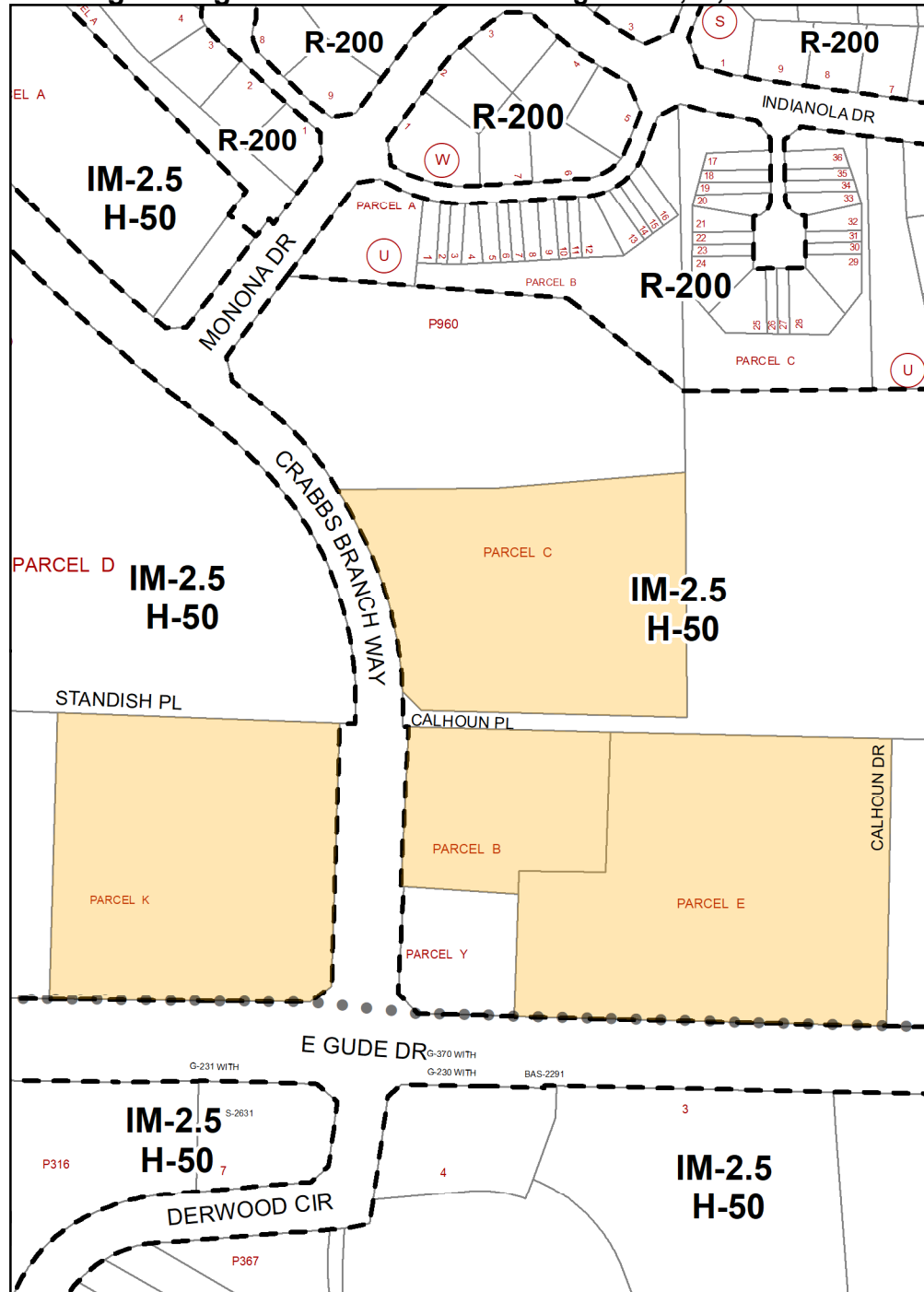
1 in = 520 ft



# Attachment 1 - Map 23

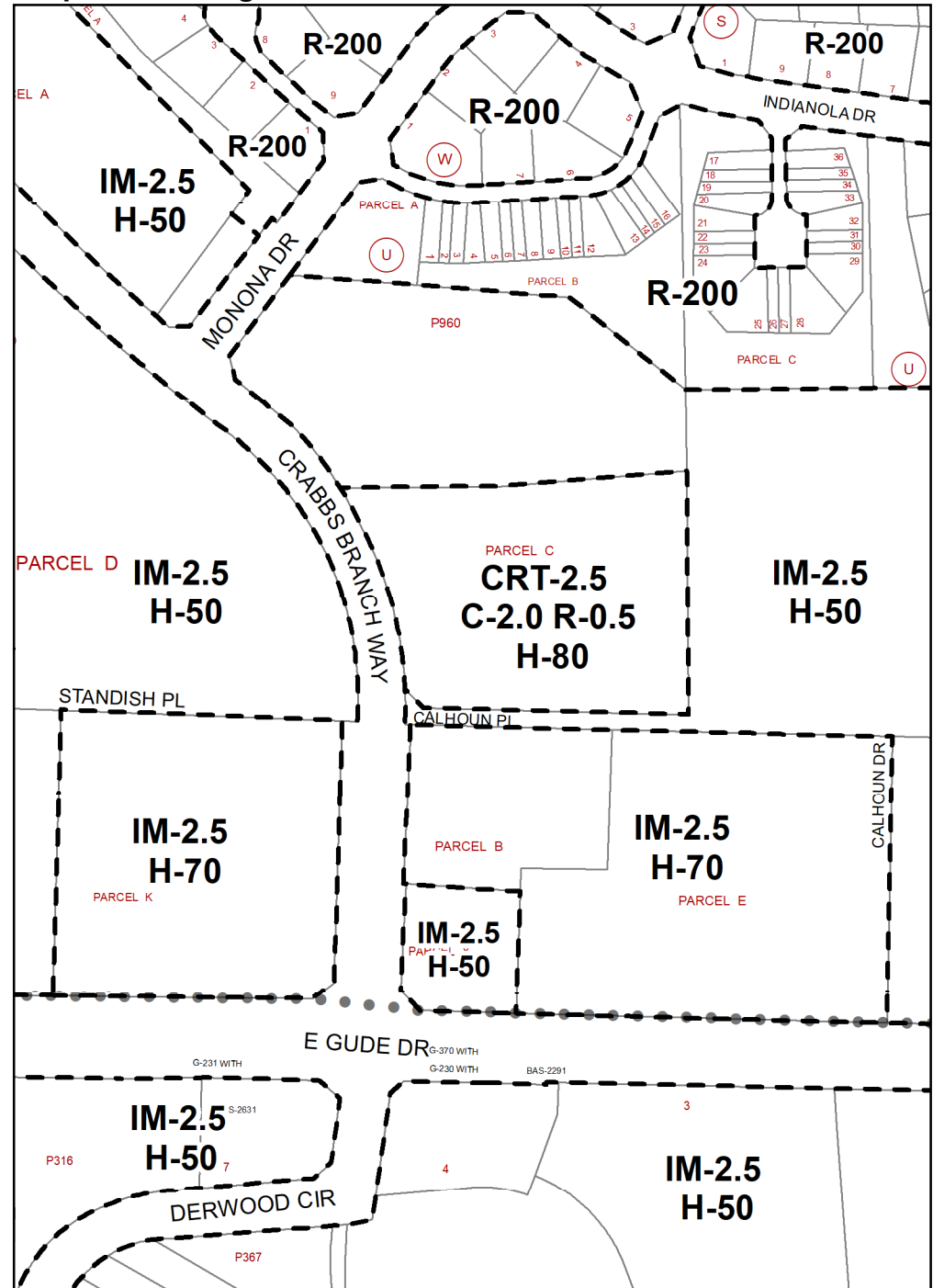
## Existing Zoning

Changes # 62,63,64



Map Grids: 220NW07, 221NW07

## Proposed Zoning



Master Plan Boundary

1 in = 300 ft