FOREST CONSERVATION PLAN
NO. F20260270
FA.E.S. - ACADEMIC COMMUNITY

SITE DATA

Gross Tract Area:	1.85 Ac.
Existing Parcel "A"	1.48 Ac.
Previous Dedications	0.37 Ac.
Existing Zone:	R-60/TDR-8.0
Proposed Zone:	CRTF (Commercial Residential Town - Floating) CRTF-1.25, C-1.0, R-1.0, H-45'
Existing Use:	Private Club
Proposed Use:	Residential Townhouses & Residential-Mixed use Building including Private Club
Proposed Development Type:	Standard Method
Development Program	Single Phase

AREA TABULATIONS

	AREA	FOREST
SITE AREA	1.48 Ac.	0.00 Ac.
STREAM BUFFER	N/A	N/A
100-YR FLOODPLAIN	N/A	N/A
WETLANDS	N/A	N/A
WETLANDS BUFFER	N/A	N/A
INTERMITTENT & PERENNIAL STREAM	N/A	N/A

TREE LIST

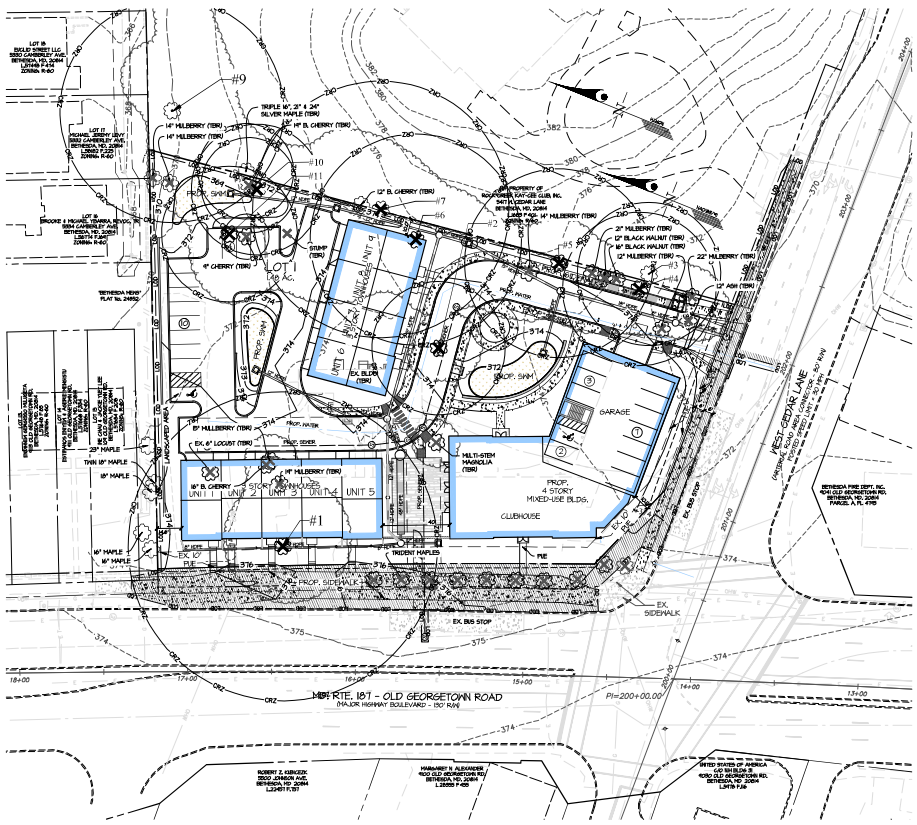
No.	Common Name	Species Name	DBH	Condition	Disposition
1	Tulip Poplar	Liriodendron tulipifera	61 1/2"	Good/ Fair	TBR
2	Norway Spruce	Picea abies	28 1/2"	Good	TBR
3	Black Locust	Gleditsia triacanthos	28 1/2"	Fair	TBR
4	Tulip Poplar	Liriodendron tulipifera	30 1/2" & 23" 12" (Twin)	Good	TBR
5	Black Walnut	Juglans nigra	37 1/2"	Good	TBR
6	Sycamore	Platanus occidentalis	42"	Good	TBR
7	Tulip Poplar	Liriodendron tulipifera	51"	Good	TBR
8	~~Sycamore~~	~~Platanus occidentalis~~	~~51.4"~~	~~Dead~~	
9	Silver Maple	Acer saccharinum	44.5"	Poor	Save
10	Black Locust	Gleditsia triacanthos	26"	Good	TBR
11	Black Locust	Gleditsia triacanthos	27"	Good	TBR

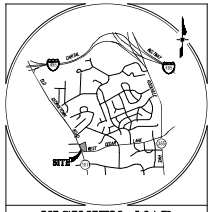
Specimen Trees/ Significant Trees Located Offsite
NOTE: There are no Champion Trees on or adjacent to the Subject Property. There are no trees that are 75% or Larger of the Champion Tree size for their species on the Subject Property. Final location of mitigation trees to be determined with Forest Conservation Plan Inspector.

Tree Mitigation Calculations for onsite 30" and greater trees to be removed outside of Forested Areas: 2225" DBH / 4 = 56" of Tree Mitigation/ 3" caliper Proposed Native Trees = 19 Replacement Trees.

GENERAL NOTES

1. Applicant/ Owner: FOUNDATION FOR ADVANCED EDUCATION IN THE SCIENCES (F.A.E.S.) 10 CENTER DRIVE, ROOM N214 - MSC 1115 BETHESDA, MD. 20892
2. Site Address: 9101 Old Georgetown Road Bethesda, Md. 20814
3. Tax ID: 07-00491247
4. Lot: Lot 1, Plat # 25853
5. Watershed (12 Digit): Rock Creek (02140206080836)
   Watershed Use Class:
6. Boundary Survey By: GLW, Dated October, 2016.
7. Topography By: GLW, Dated February, 2014.
8. Water & Sewer Service Category
   Water Category: W-1
   Sewer Category: S-1
9. Utility Companies: Gas - Washington Gas
   Electric - Potomac Edison
   Water & Sewer - WSSC
   Telephone/ Internet/ Cable - Verizon, Comcast
10. Forest Conservation Exemption and Tree Save Plan No. 42020M21E was approved on May 1, 2020.
11. Special Exception CBA-416 and S-615 was approved on May 12, 1960.
12. Special Exception Amendment CBA-416-A was approved on July 30, 2021.
13. There is no Floodplain on Site per FEMA Map 24031C0265D (Effective Date 9/29/2006).
14. A request letter was sent to DNR on (June 1, 2025) for a survey of Rare, Threatten or Endangered Species on the site and once approval is received, it will be provided to MNCPPC.
15. The Aerial Extent of The Forest Canopy is Identified per Montgomery County MCATLAS Image Viewer, Dated 2025.
16. The Property is not listed on The Locational Atlas and Index of Historic Sites in Montgomery County, MD.
17. There are no Perennial or Intermittent Streams and Environmental Buffers Onsite.
18. This Site is not located in a Special Protection Area.
19. There is an absence of Trees designated by the State or County as a County, State or National Champion Tree, or a tree that is 75% or more of the current State Champion for that species.
20. Trees were measured with a "D-Tape" in the field on June 2, 2025 by Kevin Foster of Gutschick, Little & Weber, P.A.. Adjacent offsite Tree locations are estimated.
21. Existing special exception SBA-416 & S-615 SN-6-242
    Private club and service organization approved May 6, 1960, Special exception amendment CBA-416a Approved June 29, 2021.





Forest Conservation Data Table

Number of Acres	
Tract	1.7
Remaining in Agricultural Use	-
Road & Utility ROWS	-
Total Existing Forest	-
Forest Retention	-
Forest Cleared	-

Land Use & Thresholds[1]		
Land Use Category	HDR	ARA, MDR, IDA, HDR, MPD, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.)[2]
Stream(s)	-	-

Acres of Forest in:	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

[1] Only Road or Utility ROWs not to be improved as part of development application.
[1] Information from FC Land Use Categories & Thresholds document.
[2] Measured from tree-in edge to buffer edge.

FOREST CONSERVATION WORKSHEET
FA.E.S. SOCIAL & ACADEMIC CENTER- F2021XXXX (Within same Watershed or Priority Area)

NET TRACT AREA:

A. Total tract area ...	1.85
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.24
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) ..... ***Previous dedication area***	0.37
G. Net Trat Area .....=	1.72

LAND USE CATEGORY: (from Chapter 22A-3. Defnitions)
Input the number "1" under the appropriate land use, limit to only one entr.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0	0

G. Afforestation Threshold ...	15%	x G =	0.28
H. Conservation Threshold ...	20%	x G =	0.34

EXISTING FOREST COVER:

I. Existing forest cover .....=	0.00
J. Area of forest above afforestation threshold .....=	0.00
K. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	0.00
O. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	0.00
T. Total afforestation required .....=	0.28
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	**0.28**

worksheet date 4/2/2020

FOREST CONSERVATION REQUIREMENTS ARE TO BE MET OFFSITE.....0.28

If no tree can be replanted onsite the following calculations shall be used.

Specimen Tree Removal Calculations:
Mitigation requirement: (Inches of DBH removed x 0.25)
2225 DHB x 0.25 = 55.63 inches required
Offsite rate of 100 two-inch trees planted per acre
55.63 / 2 = 27.82
27.82/100 = 0.27.82 acres of additional mitigation requirement.
0.28 Ac. of offsite Reforestation and afforestation required per FC Worksheet.
0.27.82 acres x
23,444 square feet of mitigation to be purchased in an offsite bank or paid via fee-in-lieu at the rate in effect at the time of payment.
MNCPPC Rate of 91.65/ SF x 23,444 square feet = $33,914 to be paid via fee-in-lieu.

FOREST CONSERVATION WORKSHEET
FA.E.S. SOCIAL & ACADEMIC CENTER - F202FXXXX (Outside of Watershed or Priority Area)

NET TRACT AREA:

A. Total tract area ...	1.85
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.24
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ..	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) ..... ***Previous dedication area***	0.37
G. Net Trat Area .....=	1.72

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	1	0	0

G. Afforestation Threshold ...	15%	x G =	0.28
H. Conservation Threshold ...	20%	x G =	0.34

EXISTING FOREST COVER:

I. Existing forest cover .....=	0.00
J. Area of forest above afforestation threshold .....=	0.00
K. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	0.00
O. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	0.00
T. Total afforestation required .....=	0.28
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	**0.28**

worksheet date 4/2/2020

FOREST CONSERVATION REQUIREMENTS ARE TO BE MET OFFSITE.....0.28

If no tree can be replanted onsite the following calculations shall be used.

Specimen Tree Removal Calculations:
Mitigation requirement: (Inches of DBH removed x 0.25)
2225 DHB x 0.25 = 55.63 inches required
Offsite rate of 100 two-inch trees planted per acre
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0.27.82 acres x
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MNCPPC Rate of 91.65/ SF x 23,444 square feet = $33,914 to be paid via fee-in-lieu.

LEGEND

PROPOSED BUILDING
EXISTING BUILDINGS
PROPERTY LINE
EX. CONTOURS
PROP. CONTOURS
EX. CURB
PROP. CURB
EX. SIDEWALK
PROP. SIDEWALK
EX. GAS
EX. SEWER
EX. WATER
PROP. LOD
EX. OVER HEAD WIRE
EX. UTILITY POLE
EXISTING TREE LINE
FCE — FOREST CONSERVATION EASEMENT AREA
EX. FENCE
EXISTING TREE
EX. TREE < 24"
EX. TREE > 24"
CRITICAL ROOT ZONE

SOILS

SYMBOL	SOIL NAME	PRIME FARMLAND	EROSION HAZARD	K-FACTOR	HYDRIC RATING	HYDROLOGIC GROUP	DRAINAGE CLASS
21B	Glenelg-Urban land complex, 0-8% slopes	NO	SLIGHT	0.28	NONHYDRIC	B	WELL DRAINED

ACCORDING TO USDA - NRCS SOIL SURVEY
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture.
Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/ accessed January 20, 2020.

FINAL FOREST CONSERVATION PLAN PREPARED BY,
STATE OF MARYLAND — KEVIN FOSTER — LANDSCAPE ARCHITECT
October 8, 2025
Kevin Foster — DATE
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph:(301) 421-4024 Fax:(301) 421-4186
Registered Landscape Architect #801

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20260270 including, financial, bonding forest planting, maintenance and all other applicable agreements.

Developer's Name:	FOUNDATION FOR ADVANCED EDUCATION IN THE SCIENCES (F.A.E.S.)
Contact Person or Owner:	Christina Farias
Address:	10 CENTER DRIVE, ROOM N214 - MSC 1115 BETHESDA, MD. 20892
Phone:	843-388-5493
Signature:	Christina Farias, CEO — DocuSigned by: Christina Farias CEO 4B0D0A0A0A0A0A0A... Christina Farias, Chief Executive Officer & Executive Director

GLW PLANNING ENGINEERING SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&NVA: 301-989-2524 | FAX: 301-421-4186
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DESIGNED BY	KAB
DRAWN BY	KAB
CHECKED BY	KAF

DATE	REVISION	BY	APP'R.

0' 15' 30' 60' 120' SCALE: 1" = 30'

PREPARED FOR:
Foundation for Advanced Education in the Sciences
9101 OLD GEORGETOWN ROAD
Bethesda, MD 20814
Attn: Christina Stamatelatos-Farias
301-594-8985

SCALE	ZONING
1"=30'	R-60/TDR 8.0
DATE	TAX MAP - GRID
OCT. 2025	HP-11

PRELIMINARY FOREST CONSERVATION PLAN
F.A.E.S. - ACADEMIC COMMUNITY
9101 OLD GEORGETOWN ROAD
PLAT No. 25853
BETHESDA ELECTION DISTRICT No. 1 — MONGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 25062
SHEET 1 OF 2

FINAL FOREST CONSERVATION PLAN PREPARED BY:

STATE OF MARYLAND
KEVIN FOSTER
No. 3000
LANDSCAPE ARCHITECT

October 8, 2025
DATE

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph:(301) 421-4024 Fax:(301) 421-4186
Registered Landscape Architect #801

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Preliminary Forest Conservation Plan No. F20260230 including, financial, bonding forest planting, maintenance and all other applicable agreements.

Developer's Name: FOUNDATION FOR ADVANCED EDUCATION IN THE SCIENCES (F.A.E.S.)

Contact Person or Owner: Christina Farias

Address: 10 CENTER DRIVE, ROOM N214 - MSC 1115 BETHESDA, MD. 20892

Phone: 843-388-5449

Signature: Christina Farias, CEO — DocuSigned by: Christina Farias CEO, 9B2F0C0A4A7E4A0... 10/8/2025 | 8:29 AM EDT

Christina Farias, Chief Executive Officer & Executive Director

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&NVA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY				
KAB				
DRAWN BY				
KAB				
CHECKED BY				
KAF				
	DATE	REVISION	BY	APP'R.

SCALE: 1" = 30'

0' 15' 30' 60' 120'

PREPARED FOR:
Foundation for Advanced Education in the Sciences
9101 OLD GEORGETOWN ROAD
Bethesda, MD 20814
Attn: Christina Stamatelatos-Farias
301-594-8985

SCALE	ZONING
1"=30'	R-60/TDR 8.0
DATE	TAX MAP - GRID
OCT. 2025	HP-11

APPROVAL SHEET

F.A.E.S. - ACADEMIC COMMUNITY
9101 OLD GEORGETOWN ROAD
PLAT No. 25853

BETHESDA ELECTION DISTRICT No. 1 — MONGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 25062

SHEET 2 OF 2

L:\CADD\DRAWINGS\25062\PLANS BY GLW\FOR\25062 FCP-02-APP.dwg
Plotted on: Wednesday, October 08, 2025 8:29:41 AM by: Keith Bennett

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