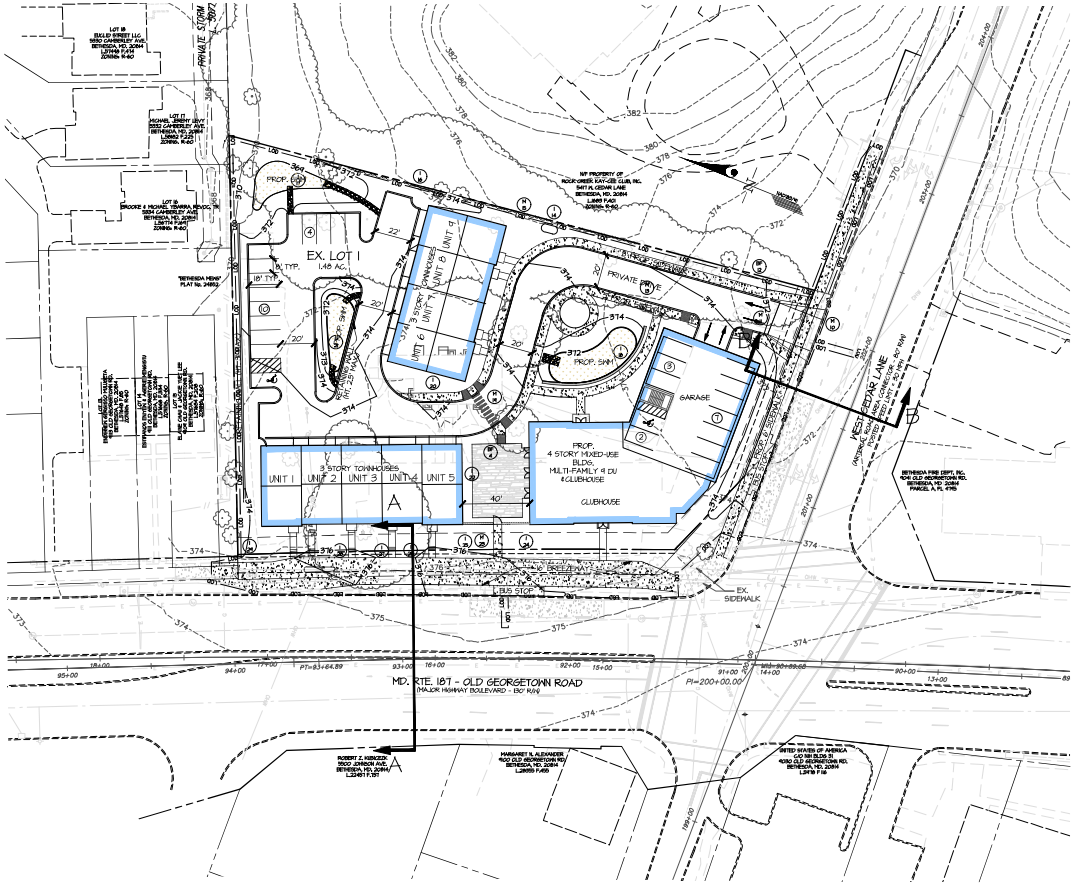
FLOATING ZONE PLAN NO. H-___

F.A.E.S. - ACADEMIC COMMUNITY

GENERAL NOTES

1. APPLICANT/OWNER:
   FOUNDATION FOR ADVANCED EDUCATION IN THE SCIENCES (F.A.E.S.)
   10 CENTER DRIVE, ROOM 11C14 - MSC 1115
   BETHESDA, MD. 20892
2. SUBJECT PROPERTY:
   F.A.E.S. ACADEMIC COMMUNITY
   9101 OLD GEORGETOWN ROAD
   BETHESDA, MD. 20814
3. EXISTING SPECIAL EXCEPTION SBA-416 & S-615
   SEC. 59-G-2.42. PRIVATE CLUB AND SERVICE ORGANIZATION
   APPROVED MAY 6, 1980, SPECIAL EXCEPTION AMENDMENT CBA 416A APPROVED JUNE 23, 2021.
4. TAX ID: 07-00437247, PARCEL P441, L. 4728 F. 560
5. BOUNDARY SURVEY BY: GLW, DATED OCTOBER, 2016.
6. TOPOGRAPHY BY: GLW, DATED FEBRUARY, 2014.
7. WATER AND SEWER SERVICE CATEGORY:
   WATER CATEGORY: W-1
   SEWER CATEGORY: S-1
8. UTILITY COMPANIES: GAS - WASHINGTON GAS
   ELECTRIC - POTOMAC EDISON
   WATER & SEWER - WSSC
   TELEPHONE/ INTERNET/ CABLE - VERIZON, COMCAST
9. WATERSHED: ROCK CREEK (02140206080B6)
   WATERSHED USE CLASS: I
10. THERE IS NO FLOODPLAIN ON SITE PER FEMA MAP #24031C0365D (EFFECTIVE DATE 9/29/2006).
11. SIMPLIFIED NRI/ FSD #420252110 APPROVED: 09/04/2025
12. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
13. THE SUBJECT PROPERTY IS NOT LISTED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES.
14. THERE ARE NO TREES LISTED IN THE 2017-2018 REGISTER OF CHAMPION TREES, MONTGOMERY COUNTY, MARYLAND.
15. THERE ARE NO PERENNIAL/INTERMITTENT STREAMS OR ENVIRONMENTAL BUFFERS ONSITE, AND THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL PROTECTION AREA.
16. DEVELOPMENT SCHEDULE: THIS PROPERTY WILL BE DEVELOPED IN A SINGLE PHASE.
17. UNLESS SPECIFICALLY NOTED IN THE BINDING ELEMENTS SHOWN ON THIS PLAN OR IN THE HEARING EXAMINER'S CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION AND SIDEWALKS SHOWN ON THE FLOATING ZONE PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, BUILDING HEIGHTS, STRUCTURES AND HARDSCAPES WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN AND SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.



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. LCD
- EX. OVER HEAD WIRE
- EX. UTILITY POLE
- EXISTING TREE LINE
- FCE — FOREST CONSERVATION EASEMENT AREA
- EX. FENCE
- EXISTING TREE

SITE DATA

Gross Track Area:	1.85 Ac. (80,586 SF)
Existing Parcel "A"	1.48 Ac. (64,854 sf)
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-55'
Existing Use:	Private Club
Proposed Use:	Residential (Townhouses, Apts.) & Private Club.
Proposed Development Type:	Optional Method
Development Program	Single Phase

Development Program

Existing Building(to be removed)	3,274 SF
Proposed Uses:	
Townhouses: (9 DU)	31,000 SF
Mixed Use Building:	
Residential: (9 DU)	30,000 SF
Commercial (Clubhouse/Offices):	5,000 SF
	Total:35,000 SF
Residential Density :	
Townhouses (4 Bedroom Townhouses)	4 Dwelling Units
Apartments: (4 Bedroom Apartments)	4 Dwelling Units
Total Density	8 Dwelling units
Total Residential Proposed:	60,100 SF
Total Commercial Proposed	5,000 SF
Total Building Area Proposed:	61,900 SF

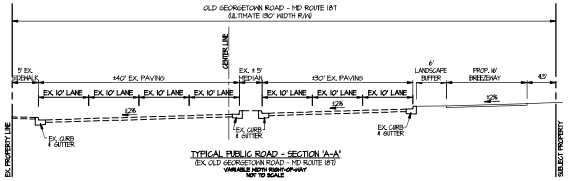
DEVELOPMENT STANDARDS - CRTF ZONE

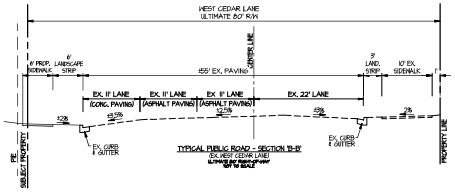
FAR (Floor Area Ratio)	Allowed/Required	Proposed
Commercial:	1.0 FAR (80,586 SF Max.)	0.06 FAR (4,5,000 SF)
Residential:	1.0 FAR (80,586 SF Max.)	0.76 FAR (61,100 SF)
TOTAL FAR:	1.25 FAR (100,732 SF Max.)	0.82 FAR (66,100 SF)
Building Height:	No Requirement	55' HT
Open Space:	5% min. (Public & Common)	12.1% (Public & Common)
Setbacks		
Front:	No Requirement	0 FT
Side Street:	No Requirement	0 FT
Side (Abutting R-60):	No Requirement	8 FT
Rear (Abutting R-60):	No Requirement	8 FT

Note: All other setbacks to be established during the site plan approval process.

Vehicular Parking Required:		
Private Club:	1.5 Sp. Min. - 2.25 Sp per 1,000 SF GFA (5,000 SF) 8.0 Sp. Min. - 12 Sp Max. Req'd	8 Spaces
Residentials:		
Townhouses	1.0 Sp. Min. - 2.0 Sp. Maximum per Dwelling Unit (9 Townhouses) 9.0 Sp. Min. - 18 Sp. Max. Req'd	18 Spaces
Apartments	1.0 Sp. Min. - 2.0 Sp. Maximum per Dwelling Unit (9 Apartments) 9.0 Sp. Min. - 18 Sp. Max Req'd	18 Spaces
Total Parking Required:	26 Sp. Min. - 48 Sp. Max.	
Total Parking Provided:		44 Spaces
Handicap Parking:	2 Sp. per 26-50 Sp. Provided 2 Sp. Req'd	
Total Provided:		2 Sp.
Van Accessible Handicap Parking:	1 Sp./ 6 HC Sp. Provided 1 Sp. Req'd	
Total Provided:		2 Sp

All Parking Shall Conform To Montgomery County Zoning Code Section 6.2.3 Standards.





PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 29414
EXPIRATION DATE: JANUARY 20, 2026

10/8/2025

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____) APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____
IN APPLICATION NUMBER _____
HEARING EXAMINER _____ DATE _____
HEARING EXAMINER'S NAME PRINTED

GLW PLANNING | ENGINEERING | SURVEYING
2929 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

DATE	REVISION	BY	APPR.
REVISED BY: XXX			
DRAWN BY: XXX			
CHECKED BY: XXX			

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
SEPT. 2025	HP-11

FLOATING ZONE 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 1

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