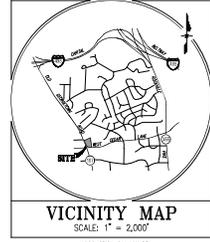


# FLOATING ZONE PLAN NO. H-\_\_\_

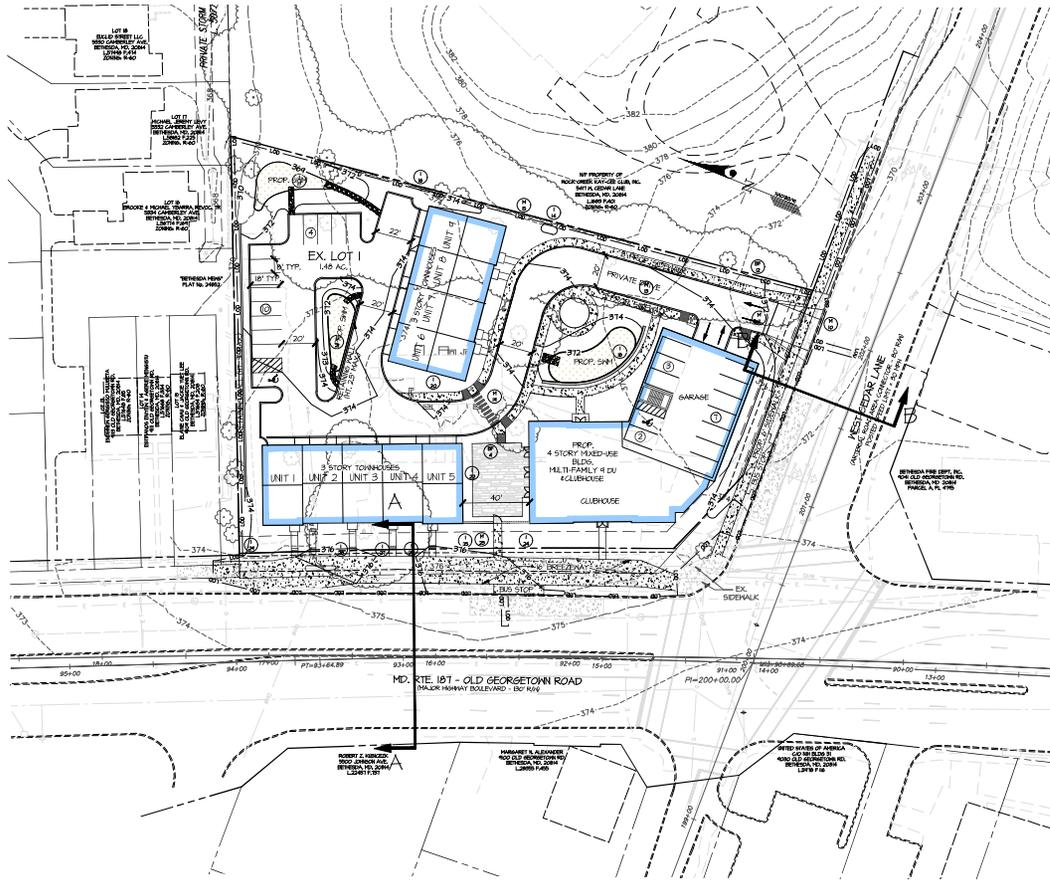
## FA.E.S. - ACADEMIC COMMUNITY

**Exhibit 9**  
**OZAH Case No: H-160**



### GENERAL NOTES

1. APPLICANT/OWNER: FOUNDATION FOR ADVANCED EDUCATION IN THE SCIENCES (FA.E.S.) 10 CENTER DRIVE, ROOM 1024 - 15C 115 BETHESDA, MD 20852
2. SUBJECT PROPERTY: FA.E.S. ACADEMIC COMMUNITY 9101 OLD GEORGETOWN ROAD BETHESDA, MD 20814
3. EXISTING SPECIAL EXCEPTION SBA-186 4-19-05 SEC. 14-6-2-22, PRIVATE CLUB AND SERVICE ORGANIZATION APPROVED MAY 6, 1960, SPECIAL EXCEPTION AMENDMENT CBA 96A APPROVED JUNE 29, 2021.
4. TAX ID: 07-00482047, PARCEL: P441, L, 4729 F, 360
5. BOUNDARY SURVEY BY: 6/11, DATED OCTOBER, 2016.
6. TOPOGRAPHY BY: 6/11, DATED FEBRUARY, 2021.
7. WATER AND SEWER SERVICE CATEGORY: WATER CATEGORY: 1-1 SEWER CATEGORY: 5-1
8. UTILITY COMPANIES: GAS - WASHINGTON GAS ELECTRIC - POTOMAC EDISON WATER & SEWER - H&S TELEPHONE/ INTERNET/ CABLE - VERIZON, COMCAST
9. WATERSHED: ROCK CREEK (20140200808) WATERSHED USE CLASS: 1
10. THERE IS NO FLOODPLAIN ON SITE PER FEMA #2408300690 EFFECTIVE DATE 4/27/2024.
11. SIMPLIFIED NRI/ FSD #2025010 APPROVED: 01/04/2025
12. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
13. THE SUBJECT PROPERTY IS NOT LISTED ON THE LOGICAL 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 ON/IN, 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 BUILDING 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 SIGNALS SHOWN ON THE FLOATING ZONE IS AN ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, BUILDING HEIGHTS, STRUCTURES AND LANDSCAPES WILL BE ESTABLISHED AT THE TIME OF PRELIMINARY PLAN AND SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.



### SITE DATA

Grass Tree Area	185 AC (80586 SF)
Existing Force "A"	146 AC (64454 SF)
Previous Dedication	037 AC
Existing Zone	R-60/TDR-8.0
Proposed Zone	CRTE (Commercial Residential Town - Floating) CRTE-25, C-10, R-10, H-50
Existing Use	Private Club
Proposed Use	Residential (Townhouses, Apts) & Private Club
Proposed Development Type	Optional Method
Development Program	Single Phase
Development Program Existing (to be removed)	5274 SF
Proposed Units	
Townhouses (R DU)	31000 SF
Residential (R DU)	30000 SF
Commercial (Clubhouse/Office)	104,35000 SF
Residential Density	
Townhouse (4 Bedroom Townhouse)	4 Dwelling Units
Apartment (4 Bedroom Apartment)	4 Dwelling Units
Total Density	8 Dwelling Units
Total Residential Proposed	61000 SF
Total Commercial Proposed	30000 SF
Total Existing Area Proposed	91000 SF

### DEVELOPMENT STANDARDS - CRTE ZONE

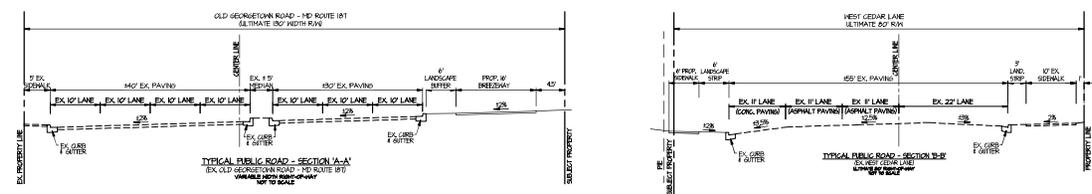
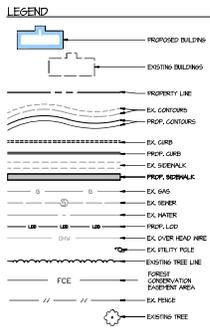
FAR (Floor Area Ratio)	Allowed (Required)	Proposed
Commercial	1.0 FAR (80586 SF Max.)	0.29 FAR (91000 SF)
Residential	1.0 FAR (80586 SF Max.)	0.16 FAR (46100 SF)
TOTAL FAR	1.25 FAR (100782 SF Max.)	0.45 FAR (97100 SF)
Building Height	No Requirement	55 FT
Open Space	5% min. (Public & Common)	12.1% (Public & Common)
Setbacks		
Front	No Requirement	0 FT
Side Street	No Requirement	0 FT
Side (Facing R-60)	No Requirement	0 FT
Rear (Facing R-60)	No Requirement	0 FT

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

### Vehicle Parking Requirements

Private Club	15 Sp. 1st - 225 Sp. per 1000 SF GFA (5000 SF) 8.0 Sp. 1st - 12 Sp. Max. Req'd	8 Spaces
Residential Townhouse	1.0 Sp. 1st - 2.0 Sp. Maximum per Dwelling Unit (Townhouse) 1.0 Sp. 1st - 1.0 Sp. Max. Req'd	18 Spaces
Apartments	1.0 Sp. 1st - 2.0 Sp. Maximum per Dwelling Unit (Apartment) 1.0 Sp. 1st - 1.0 Sp. Max. Req'd	18 Spaces
Total Parking Required	28 Sp. 1st - 48 Sp. Max.	
Total Parking Provided		44 Spaces
Handicap Parking	2 Sp. per 2k-5k Sp. Provided 2 Sp. Req'd	2 Sp.
Van Accessible Handicap Parking	1 Sp/ 6 HC Sp. Provided 1 Sp. Req'd	2 Sp.
Total Provided		

All Parking Shall Conform To Montgomery County Zoning Code Section 6.2.5 Standards.

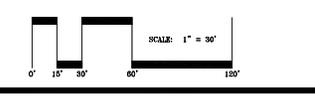


**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28614  
EXPIRATION DATE: JANUARY 20, 2026

*Chapman*  
1/26/2025

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 \_\_\_\_\_  
BY APPLICATION NUMBER \_\_\_\_\_  
HEARING EXAMINER \_\_\_\_\_ DATE \_\_\_\_\_  
HEARING EXAMINER'S NAME PRINTED \_\_\_\_\_

DESIGNED BY	XXXX
DRAWN BY	XXXX
CHECKED BY	XXXX
INCHES	1/8"
FEET	3/16"



PREPARED FOR:	SCALE	ZONING
Foundation for Advanced Education in the Sciences 9101 OLD GEORGETOWN ROAD Bethesda, MD 20814 Attn: Christina Stamatelatos-Farlas 301-534-8985	1"=30'	R-60/TDR 8.0
DATE	TAX MAP - ORD	
SEPT. 2025	HP-11	

FLOATING ZONE PLAN		C. L. W. FILE NO.
FA.E.S. - ACADEMIC COMMUNITY		25062
9101 OLD GEORGETOWN ROAD		
PLAT NO. 25853		SHEET
BETHESDA ELECTION DISTRICT NO. 1		1 OF 1