

SHEET NOTES

LEGEND

- PROPERTY LINE
- PROPOSED FOREST CONSERVATION EASMENT (Existing Forest)
- PROPOSED FOREST CONSERVATION EASMENT (Proposed Forest)
- PROPOSED DEDICATION AREA
- PROPOSED ABANDONMENT AREA

EUGENE B. CASEY FOUNDATION

RODGERS CONSULTING

1987 Century Boulevard, Suite 300, Germantown, Maryland 20874
Pc: 301.948.4700 (Plan), Fc: 301.948.6256, www.rodgers.com

DESIGN TEAM

Owner / Developer:
Casey Management Group, Inc.
c/o Eugene B. Casey Foundation
16803 Crabbs Branch Way
Rockville, Maryland 20855
301.948.6500
Attn: Donna Sheehan

Legal:
Selzer-Gurvitch Rabin Wertheimer & Politt, P.C.
4416 East West Highway, 4th Floor
Bethesda, Maryland 20814
301.624.3148
Attn: Bob Dalrymple

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Attn: Matthew Wessel

Architect:
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Alexandria, Virginia 22314
202.721.5320
Attn: Walter Plonkon

Traffic:
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Attn: Michael Workosky

Landscape Architect:
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Attn: Jonathan Bondi

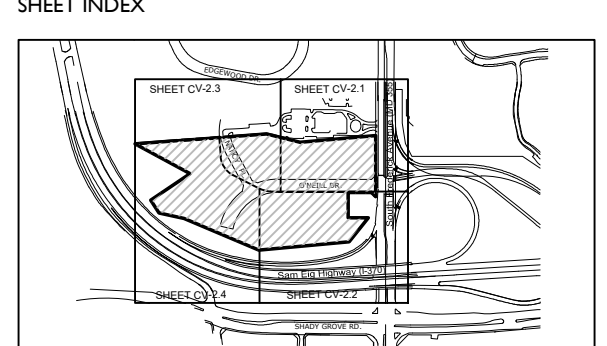
SEAL & SIGNATURE

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. 58854, Expiration Date: 12/16/26.

**CASEY-ROSEDALE PROPERTY
REZONING\SCHEMATIC
DEVELOPMENT PLAN**

City of Gaithersburg, Maryland, 9th Election District

Z-10030-2025
Tax Map: FS63
Parcels N738/N881/P940
WSSC Grid: 222NW09



ISSUE DATE

2025-03-14	1st City SDP Submission

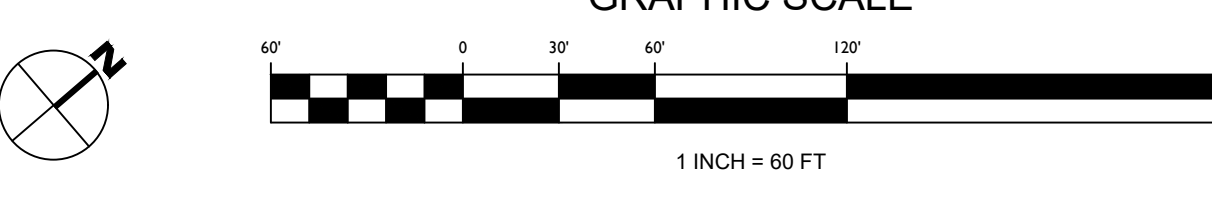
REVISIONS

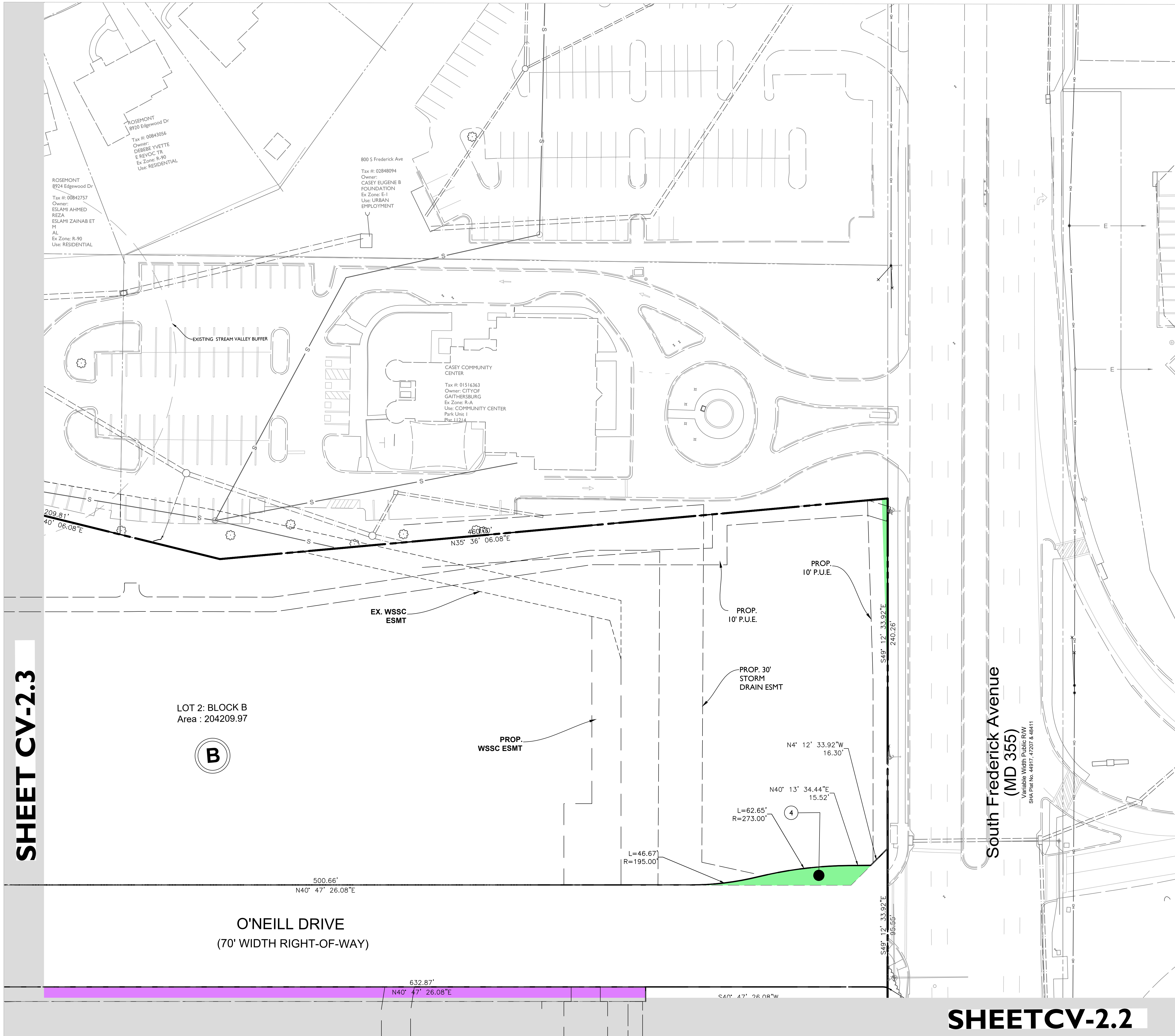
NO.	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.03.14
SCALE: 1" = 60'

DRAWING TITLE: Overall Preliminary Subdivision Plan
DRAWING NUMBER: **CV-2.0**

OVERALL PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 60'





SHEET CV-2.3

SHEET CV-2.2

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'

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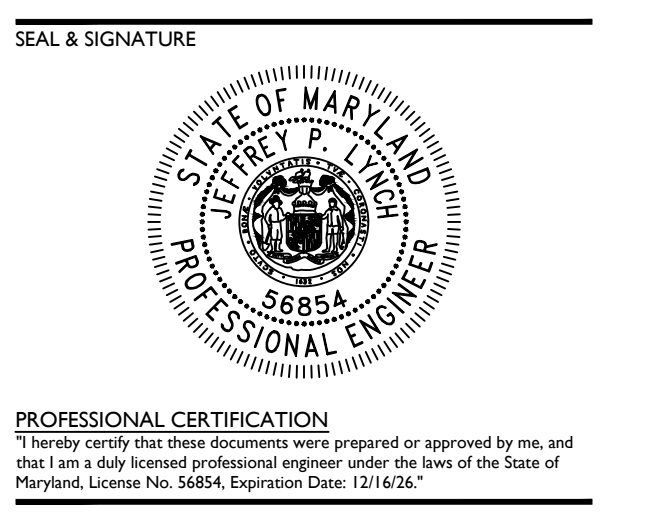
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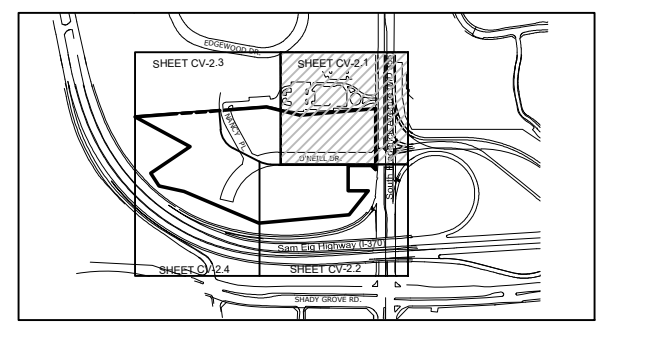
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City of Gaithersburg, Maryland, 9th Election District

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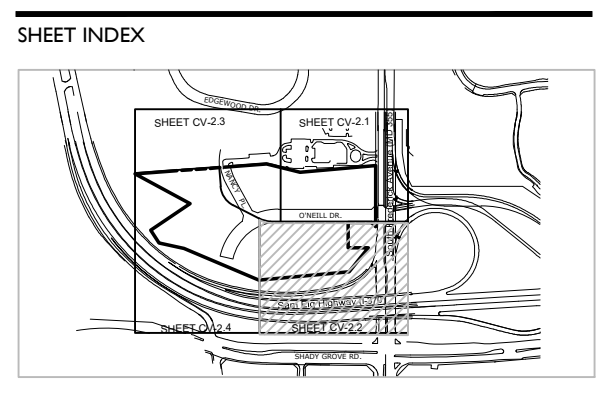
REVISIONS		
NO	DATE	DESCRIPTION

PROJECT NUMBER	0532E2
DATE	2025.03.14
SCALE	1" = 30'
DRAWING TITLE	Preliminary Subdivision Plan
DRAWING NUMBER	CV-2.1



**CASEY-ROSEDALE PROPERTY
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City of Gaithersburg, Maryland, 9th Election District

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REVISIONS		
NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.03.14
SCALE: 1" = 30'

DRAWING TITLE:
**Preliminary Subdivision
Plan**

DRAWING NUMBER: **CV-2.2**

Preliminary Not For Construction

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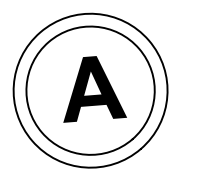
O'NEILL DRIVE
(70' WIDTH RIGHT-OF-WAY)

SHEET CV-2.3

SHEET CV-2.1

SHEET CV-2.4

LOT 1: BLOCK A
Area : 248902.20



L=63.88'
R=135.00'

EX. WSSC
ESMT

PROP.
WSSC ESMT

PROP.
10' P.U.E.

PROP.
10' P.U.E.

S35° 36' 49.96"W
549.08'

Sam Eig Highway
(I-370)
Variable Width Public R/W
SHA Plat No. 48410, 48411 & 48472

120.99'
N40° 48' 23.53"E

S10° 47' 37.08"E
185.80'

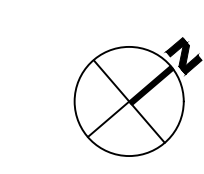
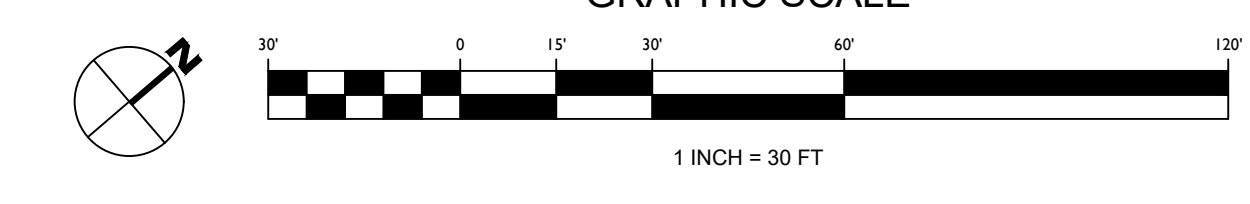
S40° 47' 26.08"W
141.03'

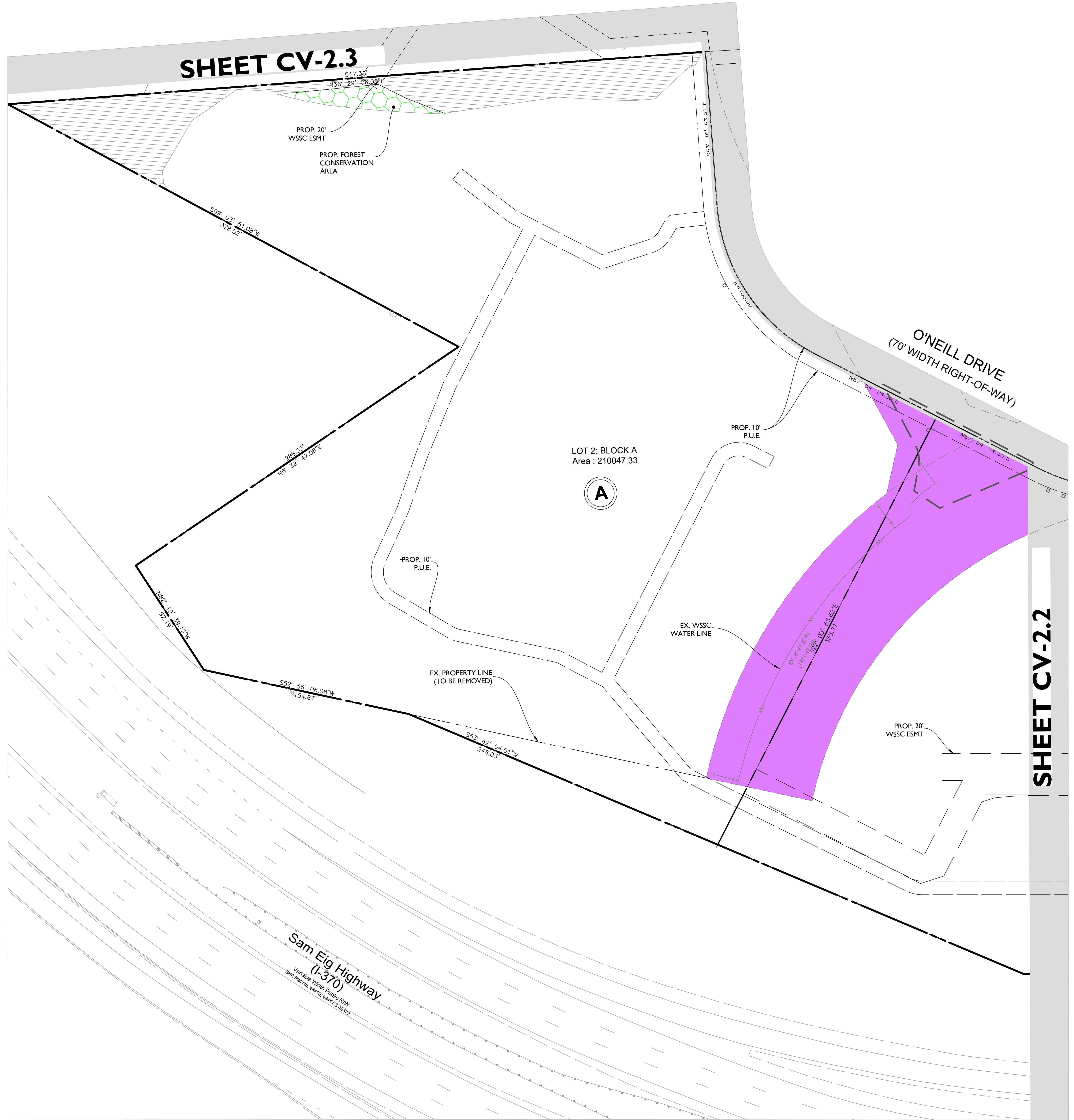
S85° 47' 26.08"W
35.36'

L=3.14'
R=9.00'

South Frederick Avenue
(MD 355)
Variable Width Public R/W
SHA Plat No. 44917, 47207 & 48411

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'





PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'

GRAPHIC SCALE
1 INCH = 30 FT

SHEET NOTES

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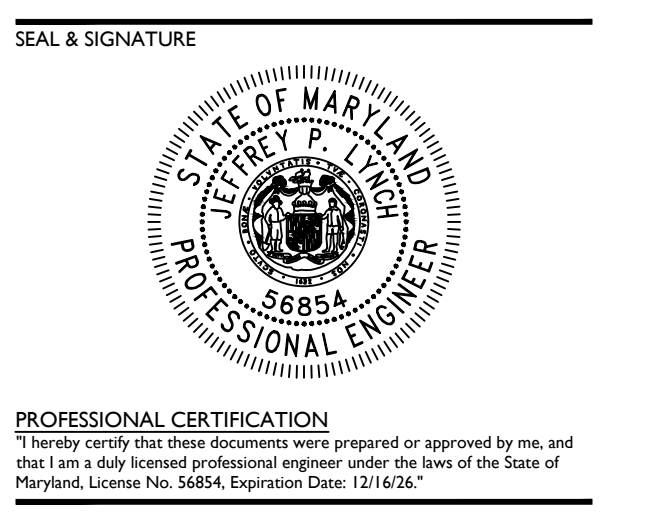
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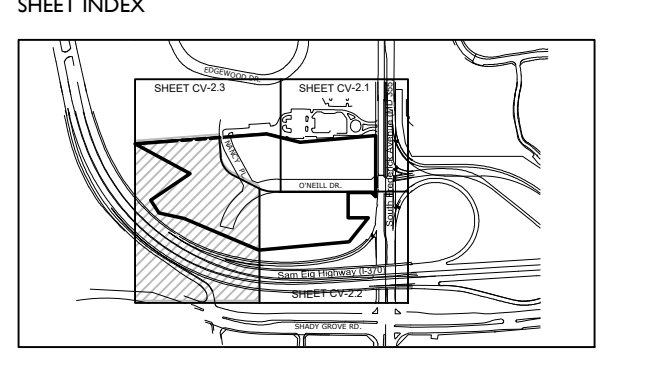
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NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.03.14
SCALE: 1" = 30'
DRAWING TITLE: Preliminary Subdivision Plan
DRAWING NUMBER: CV-2.4