

**SHEET NOTES**

- EXISTING FEATURES AND CONTOURS ARE BASED ON AN AERIAL SURVEY AND FIELD SURVEYS PERFORMED BY RODGERS CONSULTING.
- REFER TO SHEET G-1.0 NOTES & COMPUTATION FOR PROJECT INFORMATION AND DETAILS.
- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO FOLLOW SPECIFIC PLANS AS APPROVED BY EACH UTILITY PROVIDER.

**LEGEND**

PROPOSED	
	RIGHT-OF-WAY LINE
	STORM DRAIN PIPE
	SANITARY SEWER
	WATER
	CABLE T.V.
	GAS MAIN
	TELEPHONE
	FIBER OPTIC
	ELECTRIC
	TRANSFORMER
	SWITCH VAULT
	CABLE T.V. STRUCTURE
	TELEPHONE STRUCTURE
	STREET LIGHT STRUCTURE
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
EXISTING	
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PREVIOUSLY ABANDONED WATER LINE
	EXISTING CABLE T.V.
	EXISTING FIBER OPTIC
	EXISTING GAS
	PREVIOUSLY ABANDONED GAS
	EXISTING TELEPHONE
	EXISTING ELECTRIC
	EXISTING TRAFFIC SIGNAL
	EXISTING OVERHEAD ELECTRIC
	EXISTING TRAFFIC SIGNAL
	EXISTING UTILITY POLE
	EXISTING PEPCO POLE
	EXISTING GUY WIRE
	EXISTING LAMP POST
	EXISTING LIGHT POLE
	EXISTING ELECTRIC ACCESS PANEL
	EXISTING ELECTRIC MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING TELEPHONE VAULT
	EXISTING ELECTRIC VAULT
	EXISTING FIBER OPTIC
	EXISTING PLANTING PITS
	EXISTING CLEANOUT
	EXISTING STORM DRAIN STRUCTURE
	EXISTING GAS VALVE
	EXISTING WATER VALVE

1987 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Pc: 301.948.4700 (Plan), Fc: 301.948.6256, www.rodgers.com

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 Pritchett Rabin Wertheimer & Politt, P.C.**  
4416 East West Highway, 4th Floor  
Bethesda, Maryland 20814  
301.634.3148  
Attn: Bob Dalrymple

Civil Engineering:  
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301.948.4700  
Attn: Matthew Wessel

Architect:  
**Niles Bolton Associates, Inc.**  
300 N. Lee Street, Suite 502  
Alexandria, Virginia 22314  
202.721.5320  
Attn: Walter Plonkon

Traffic:  
**Wells + Associates**  
1420 Spring Hill Road, Suite 610  
Tysons, Virginia 22102  
703.917.6620  
Attn: Michael Workosky

Landscape Architect:  
**Rodgers Consulting, Inc.**  
1987 Century Boulevard, Suite 200  
Germantown, Maryland 20874  
301.948.4700  
Attn: Ryan White

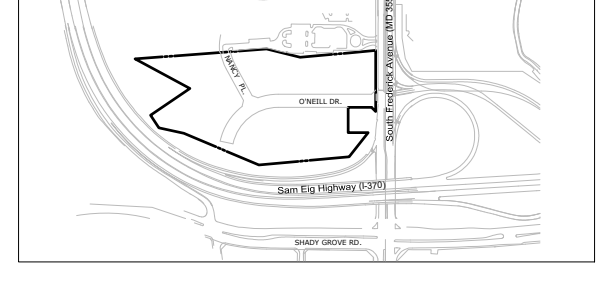


PROFESSIONAL CERTIFICATION  
I certify that the above documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 58854, Expiration Date 12/16/26.

**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
---	2nd City SDP Submission
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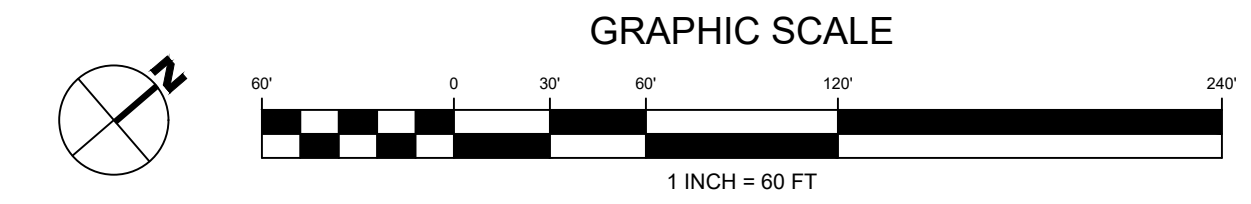
REVISIONS

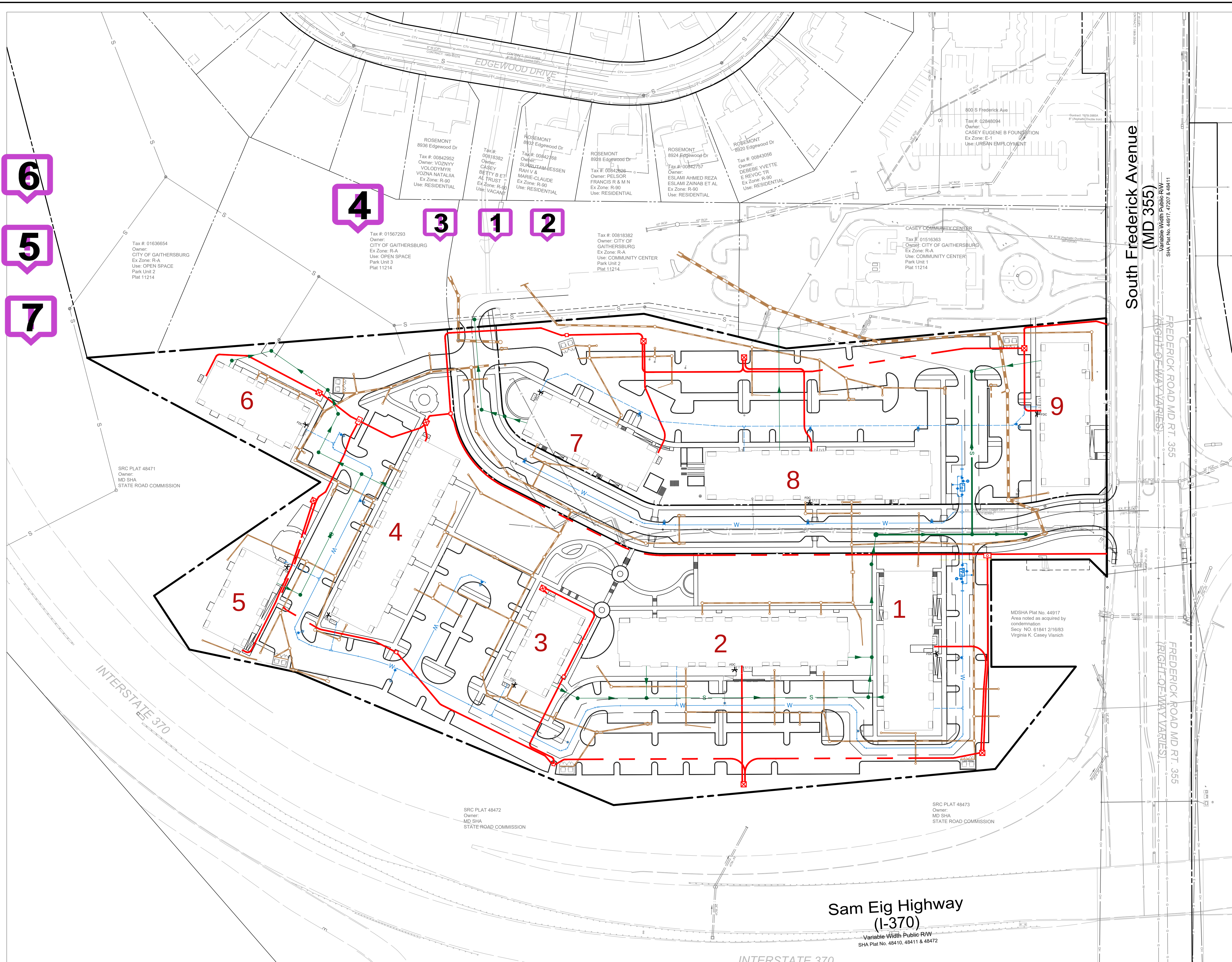
NO	DATE	DESCRIPTION

PROJECT NUMBER	0532E2
DATE	2025.06.06
SCALE	1" = 60'
DRAWING TITLE	Utility Phase I

DRAWING NUMBER **EXB-4.2**  
Friday, June 6, 2025

**PHASE I UTILITY PLAN**  
SCALE: 1" = 60'





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EUGENE B. CASEY FOUNDATION

**RODGERS CONSULTING**

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DESIGN TEAM

Owner / Developer:  
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SEAL & SIGNATURE

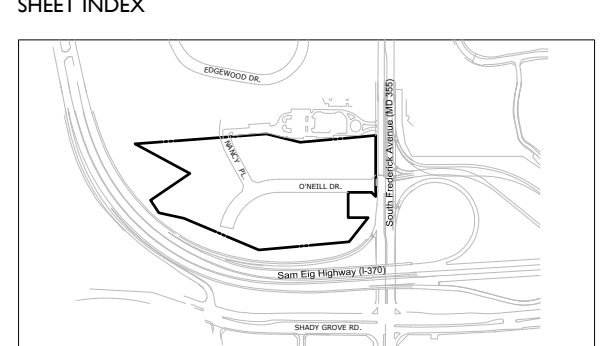
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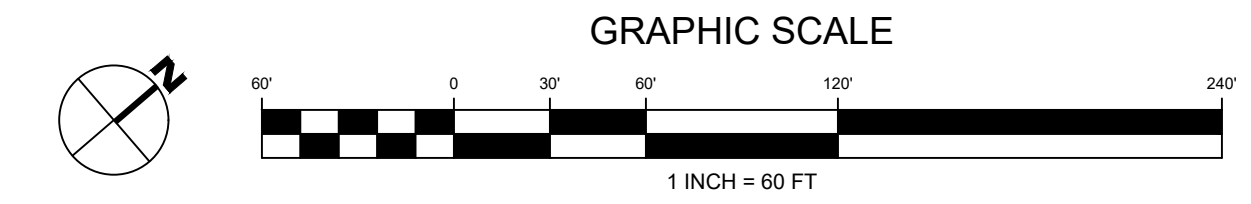
REVISIONS

NO.	DATE	DESCRIPTION
1st City SDP Submission		
2nd City SDP Submission		

PROJECT NUMBER: 0532E2  
 DATE: 2025.06.06  
 SCALE: 1" = 60'  
 DRAWING TITLE: Utility Phase 2

DRAWING NUMBER: **EXB-4.3**  
 Friday, June 6, 2025

**PHASE 2 UTILITY PLAN**  
 SCALE: 1" = 60'



Preliminary Not For Construction

C:\ACCORD\Rodgers Consulting\HC-CGS-Rosedale Casey Property\Project\Facilities\Plan\Schematic Development\ParSupport\Exhibit\EXB-4.3 Phase 2 Utility Plan.dwg

- 1 - Created by: Art Atencio on 6/13/25 1:54 PM  
Title: Label Building #'s, Department Review, DSD - Project Manager  
Identify buildings. Label building numbers.

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- 2 - Created by: Art Atencio on 6/13/25 1:55 PM  
Title: Label all W & S, Department Review, DSD - Project Manager  
Label all existing and proposed water and sewer mains. Include size.

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- 3 - Created by: Art Atencio on 6/13/25 1:56 PM  
Title: To be removed, Department Review, DSD - Project Manager  
Show and label all existing W & S to be abandoned or removed.

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- 4 - Created by: Art Atencio on 6/13/25 2:07 PM  
Title: Critical Comment - Second feed, Department Review, DSD - Project Manager  
434 units will require a second feed. This will be addressed during the Hydraulic Planning Analysis review.

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- 5 - Created by: Art Atencio on 6/13/25 2:18 PM  
Title: WSSC Hydraulics Comments, Department Review, DSD - Project Manager
  1. A Hydraulic Planning Analysis package has been submitted for review. A letter of findings (DA7960Z25) is pending. Contact the WSSC Project Manager, Kiaki Yilma, for more information.
  2. Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Section at (301) 206-8650 for submittal requirements or view our website.
  3. Water main replacement will be required for adequate fire flows to serve the proposed site. See the letter of findings for the HPA.
  4. A secondary feed and loop may be required. See the HPA findings.

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- 6 - Created by: Art Atencio on 6/23/25 11:07 AM  
Title: WSSC Intake comments, Department Review, DSD - Project Manager
  1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
  2. Coordination with other buried utilities:
    - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
    - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
    - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
    - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
    - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
    - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.

g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Permit Services Section at (301) 206-8650 or visit our website at MASTER - HPA Checklist for ePlan.xlsx (wsscwater.com) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services Section at (301) 206-4003.

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7 - Created by: Art Atencio on 6/23/25 1:46 PM

Title: WSSC Design comments, Department Review, DSD - Project Manager

1. A single water/sewer service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

2. WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., except for allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case-by-case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

3. Private Street & Alley Easement Requirements. Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

-- All separation requirements in the WSSC 2017 Pipeline Design Manual (PDM) must be met.

-- A 10-foot Public Utility Easements (PUE) shall be provided on both sides of the private street -and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.

-- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.

-- Dry utilities are to be in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.

-- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

4. WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20 feet. When both water and sewer (normal

diameter and depth) are installed in the same easement, the minimum width is 30 feet. Installation of deep or large water/sewer will require additional easement width.

5. The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15 feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40 feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

6. Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.

7. Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.

8. Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Section at (301) 206-8672 for review procedures and fee requirements.

See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

9. WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.