

SHEET NOTES

- REFER TO SHEETS CV-2.1 THRU CV-2.4 FOR ENLARGED SUBDIVISION PLANS, LOT DETAILS, AND EASEMENTS.
- PROPOSED SUBDIVISION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

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

1981 Century Boulevard, Suite 200, Germantown, Maryland 20854
 Ph: 301.948.4700 (Main), Fx: 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 Rabin Ruben Wertheimer & Politt, P.C.
 4416 East West Highway, 4th Floor
 Bethesda, Maryland 20814
 301.634.3148
 Attn: Bob Dalrymple

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 Attn: Michael Worosky

Landscape Architect:
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 Attn: Ryan White

SEAL & SIGNATURE

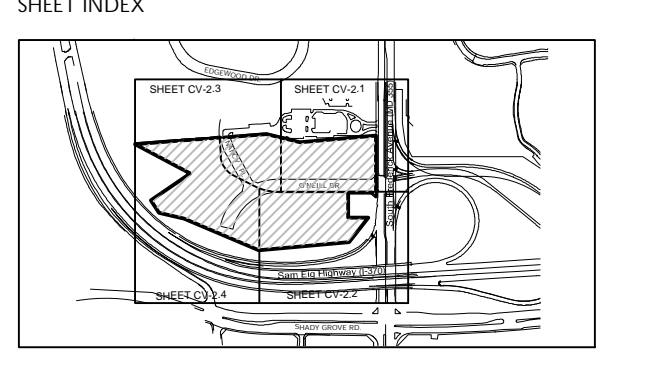
PROFESSIONAL CERTIFICATION

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: 12/31/25.

**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
2025-06-06	2nd City SDP Submission
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.....

REVISIONS

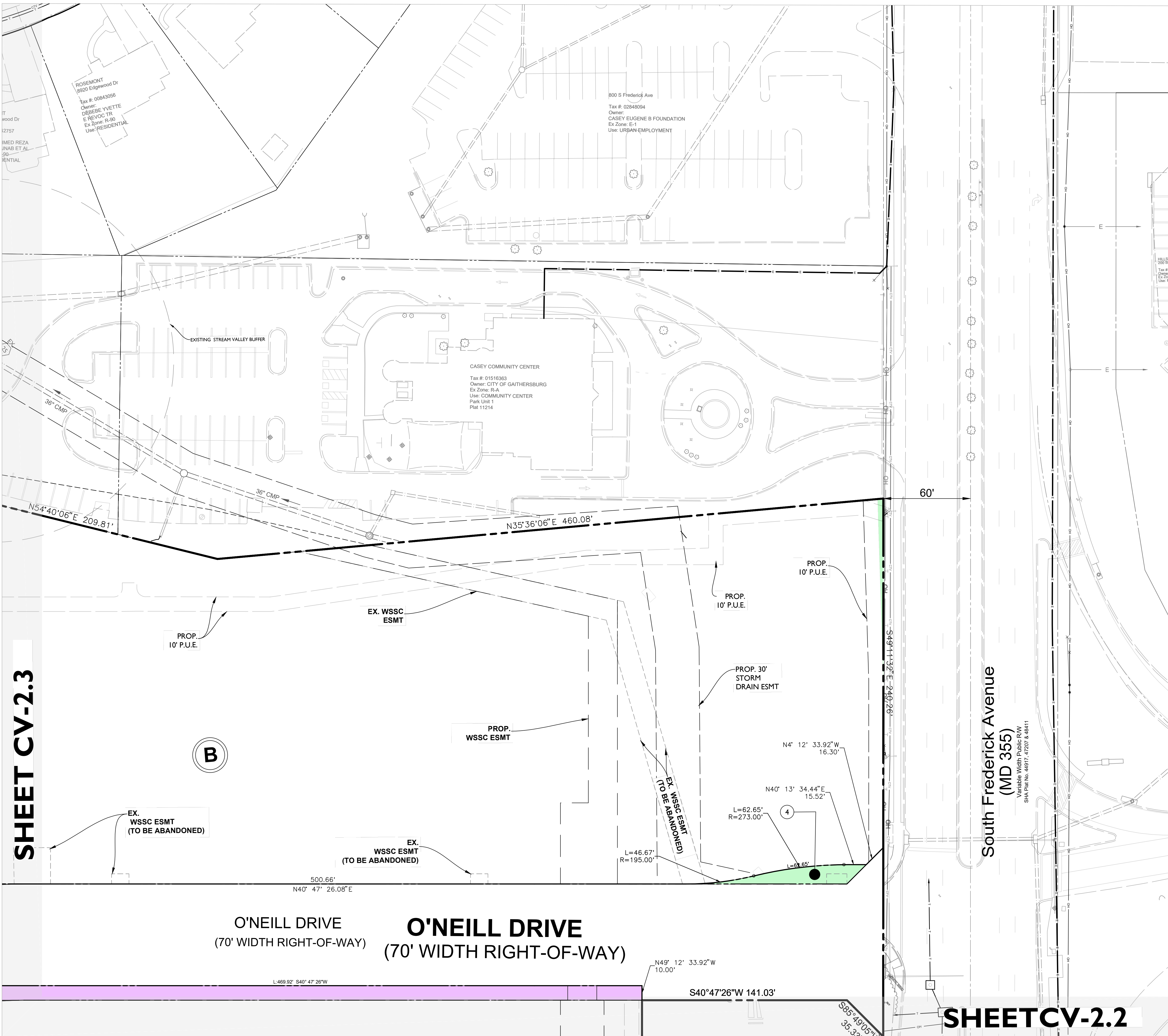
NO.	DATE	DESCRIPTION
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PROJECT NUMBER: 0532E2
 DATE: 2025.06.06
 SCALE: 1" = 60'
 DRAWING TITLE: Overall Preliminary Subdivision Plan
 DRAWING NUMBER: CV-2.0

OVERALL PRELIMINARY SUBDIVISION PLAN
 SCALE: 1" = 60'

GRAPHIC SCALE

1 INCH = 60 FT



SHEET CV-2.3

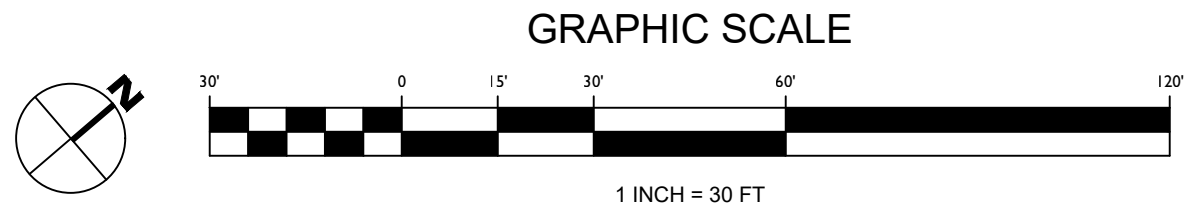
B

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

South Frederick Avenue
(MD 355)

SHEET CV-2.2

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'



SHEET NOTES

1. PROPOSED SUBDIVISION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN.
2. PORTIONS OF EXISTING WSSC EASMENTS ARE TO BE ABANDONED AND REPLACED AS SHOWN ON BLOCK B.

LEGEND

- PROPERTY LINE
- PROPOSED DEDICATION AREA
- PROPOSED ABANDONMENT AREA

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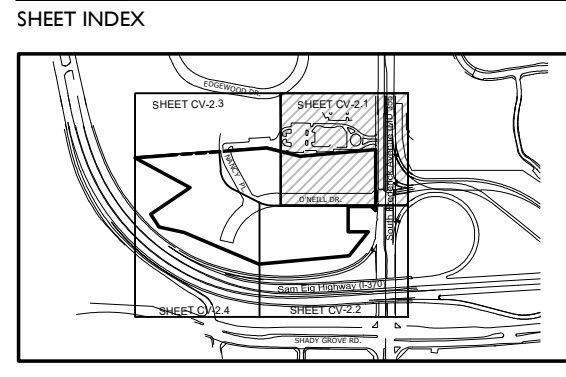
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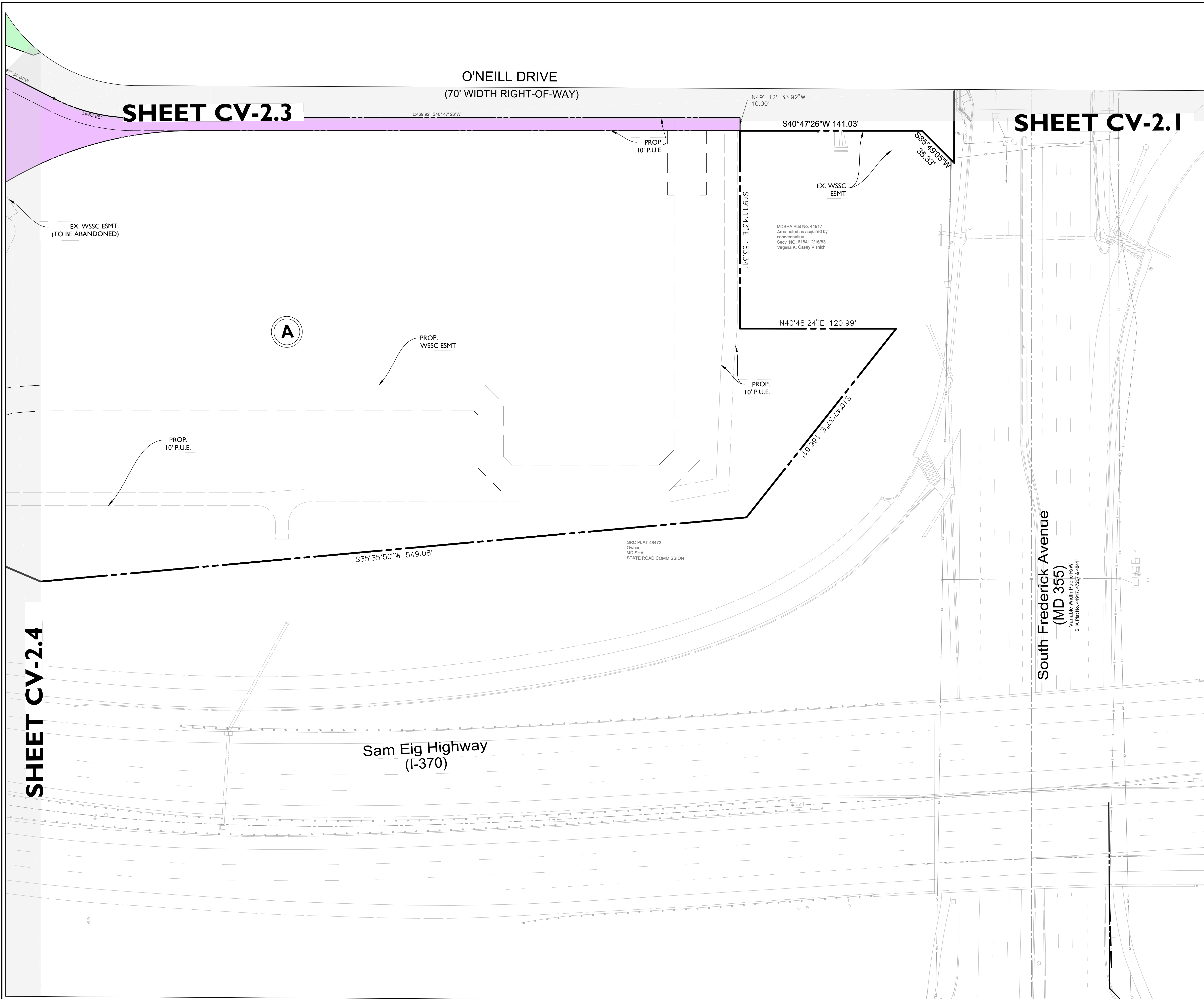


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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025-06-06
SCALE: 1" = 30'
DRAWING TITLE: Preliminary Subdivision Plan

DRAWING NUMBER: **CV-2.1**

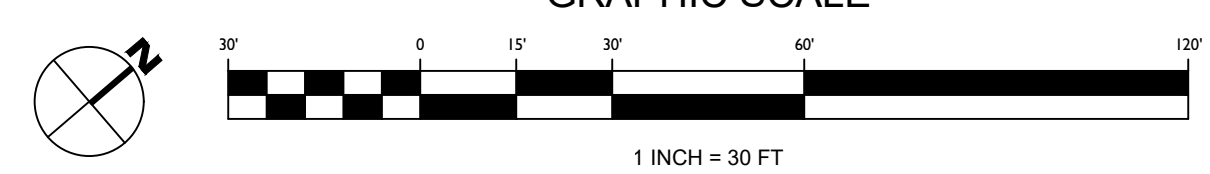


SHEET CV-2.3

SHEET CV-2.1

SHEET CV-2.4

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'



SHEET NOTES

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LEGEND

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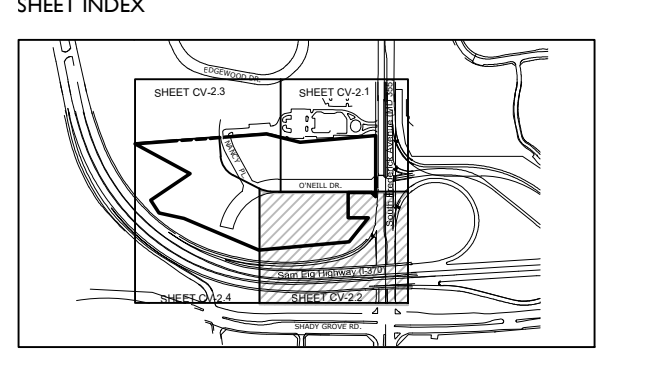
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REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.06.06
SCALE: 1" = 30'
DRAWING TITLE: Preliminary Subdivision Plan
DRAWING NUMBER: **CV-2.2**

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Pc: 301.948.4700 (Plan), Fc: 301.948.6256, www.rodgers.com

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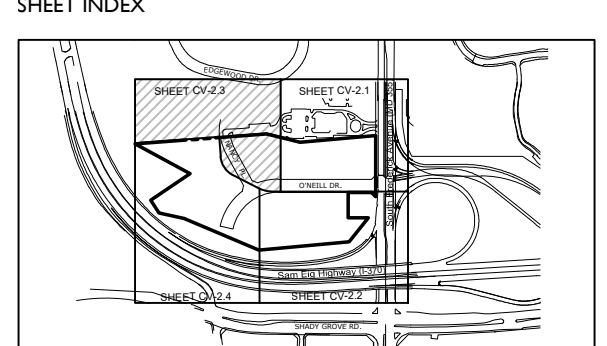
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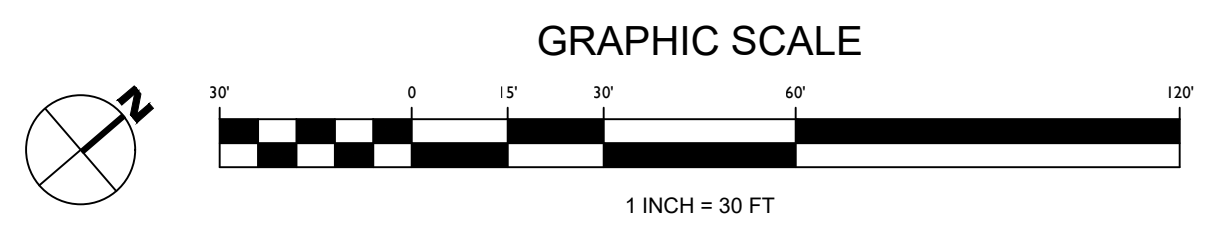
REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.06.06
SCALE: 1" = 30'
DRAWING TITLE: Preliminary Subdivision Plan
DRAWING NUMBER: **CV-2.3**

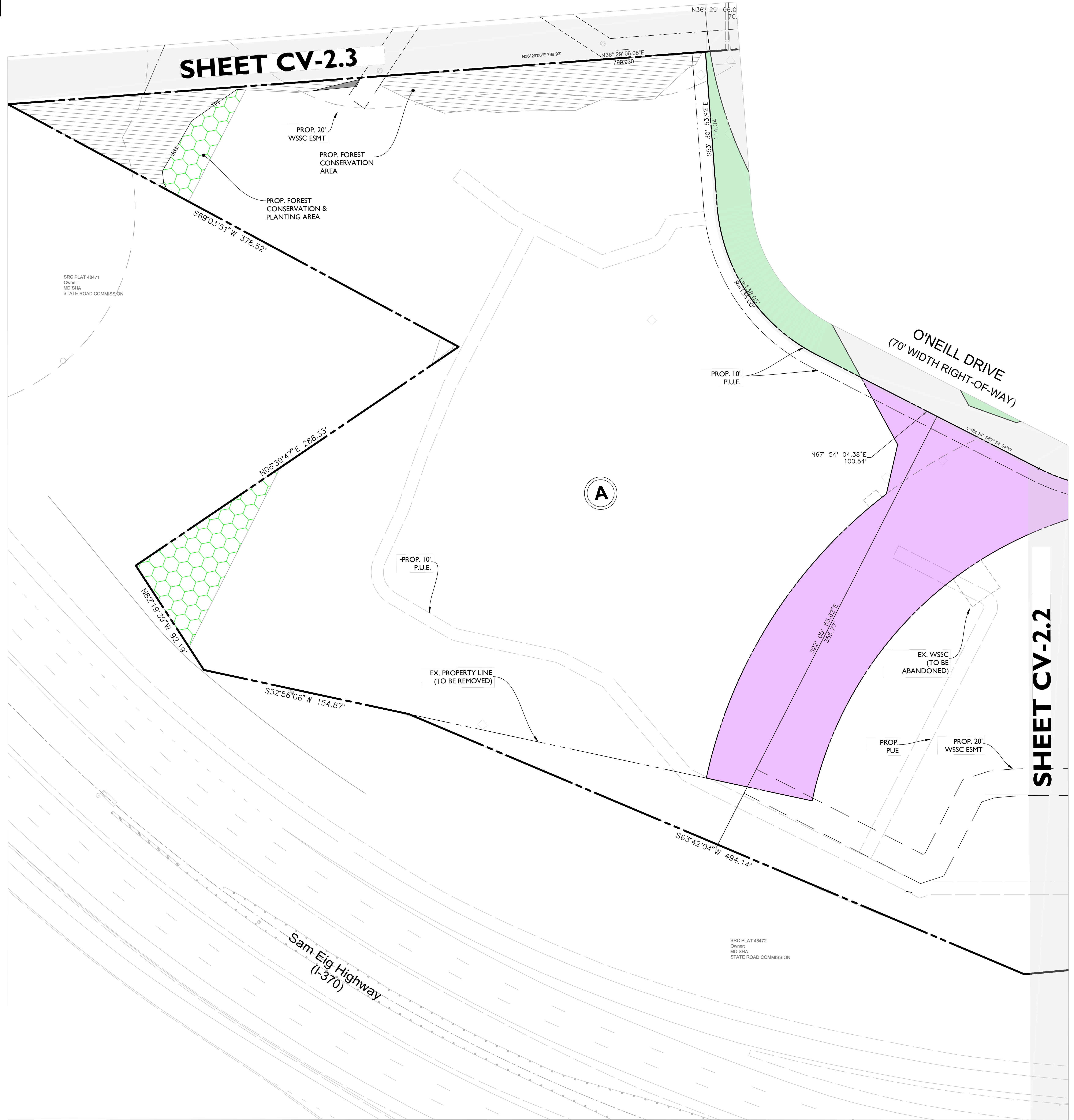


PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'



SHEET CV-2.1

SHEET CV-2.2

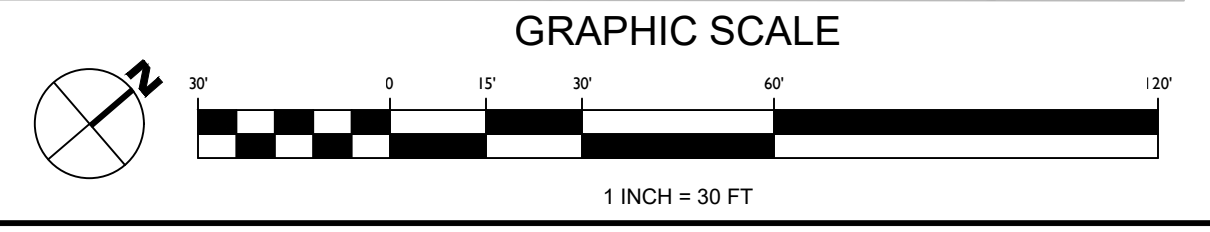


SHEET CV-2.3

SHEET CV-2.2

A

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'



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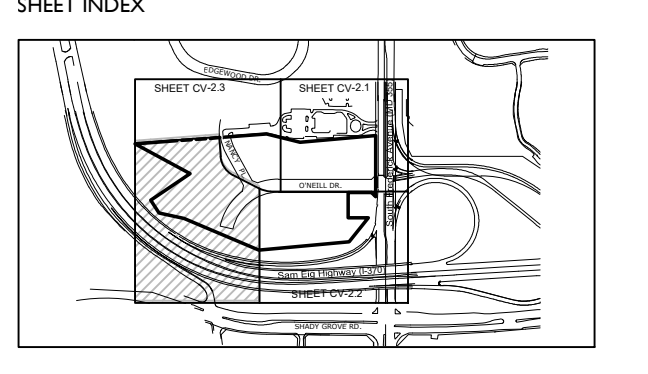
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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.06.06
SCALE: 1" = 30'
DRAWING TITLE: Preliminary Subdivision Plan
DRAWING NUMBER: **CV-2.4**