

**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 DEDICATION AREA
- PROPOSED ABANDONMENT AREA
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- PROPOSED STORMWATER MANAGEMENT "SWM" EASEMENT
- PROPOSED TEMPORARY PUBLIC ACCESS EASEMENT
- PROPOSED STORM DRAIN EASEMENT

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  
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301.948.6500  
Attn: Donna Sheehan

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Architect:  
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202.771.5320  
Attn: Walker Plonkon

Traffic:  
**Wells + Associates**  
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703.917.6620  
Attn: Michael Worosky

Landscape Architect:  
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301.948.4700  
Attn: Ryan White

SEAL & SIGNATURE

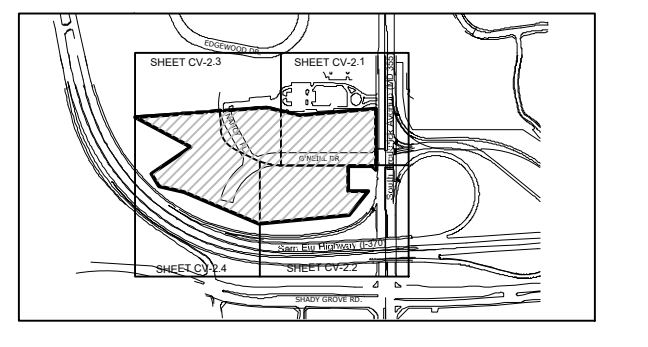
PROFESSIONAL CERTIFICATION

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. 18854, 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
2025-06-06	2nd City SDP Submission
2025-07-18	3rd City SDP Submission
2025-09-10	4th City SDP Submission
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REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2  
DATE: 2025.09.10  
SCALE: 1" = 60'

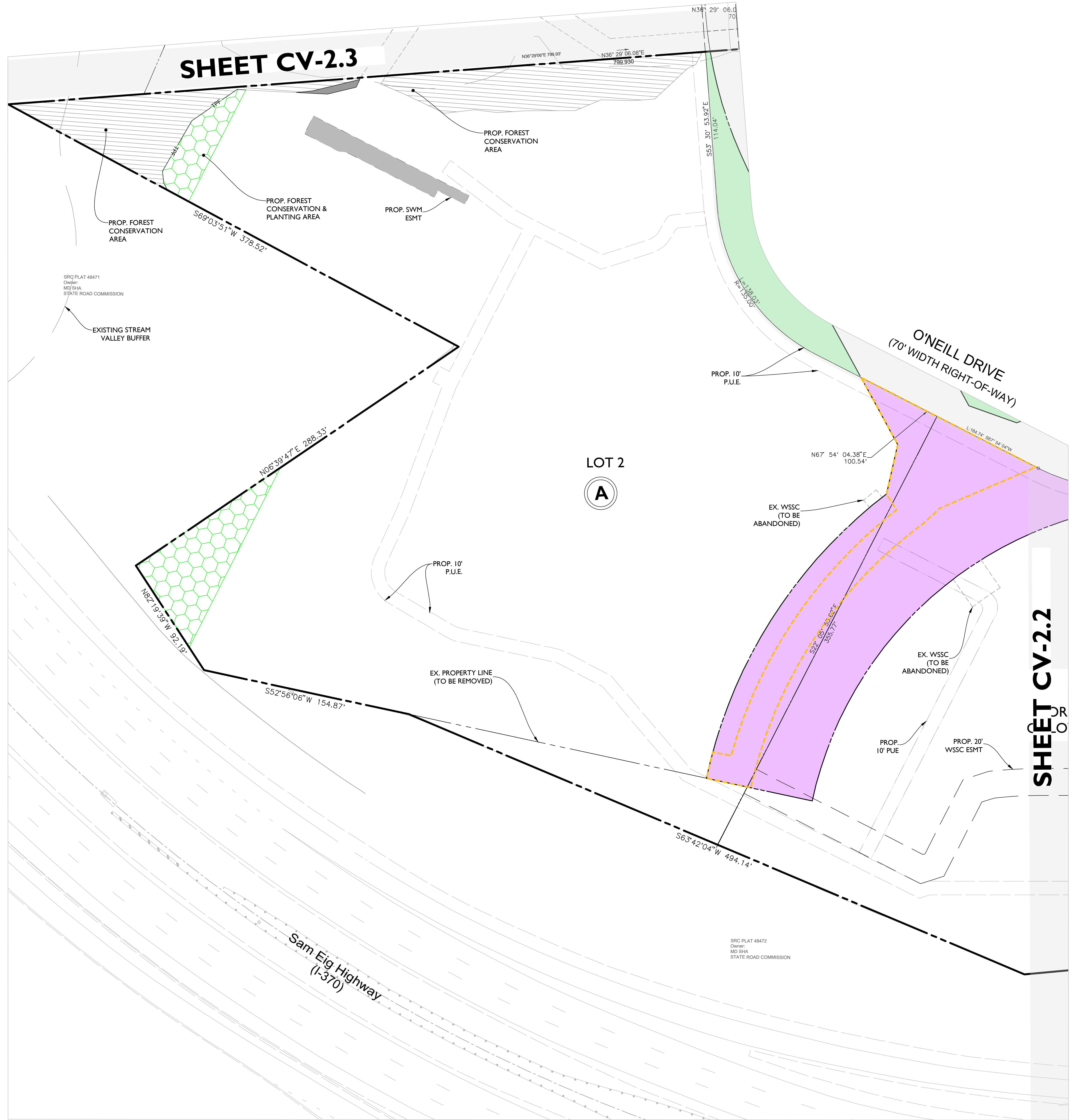
DRAWING TITLE: Overall Preliminary Subdivision Plan  
DRAWING NUMBER: CV-2.0

**OVERALL PRELIMINARY SUBDIVISION PLAN**

SCALE: 1" = 60'

GRAPHIC SCALE

1 INCH = 60 FT



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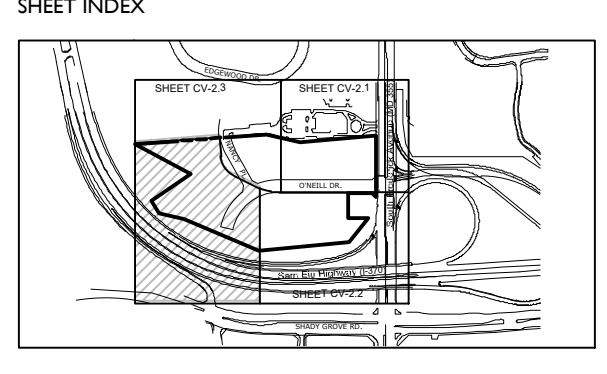
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REVISIONS

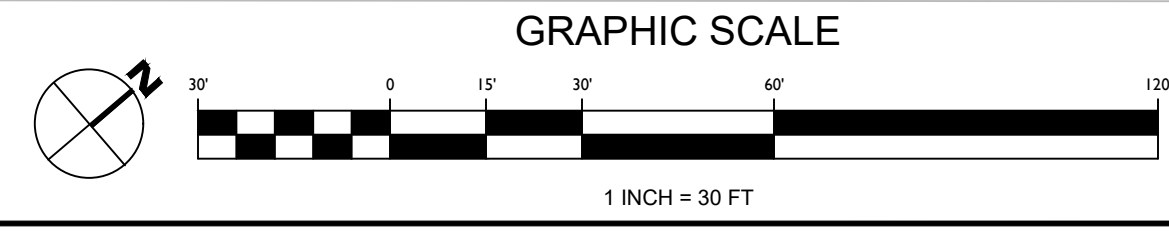
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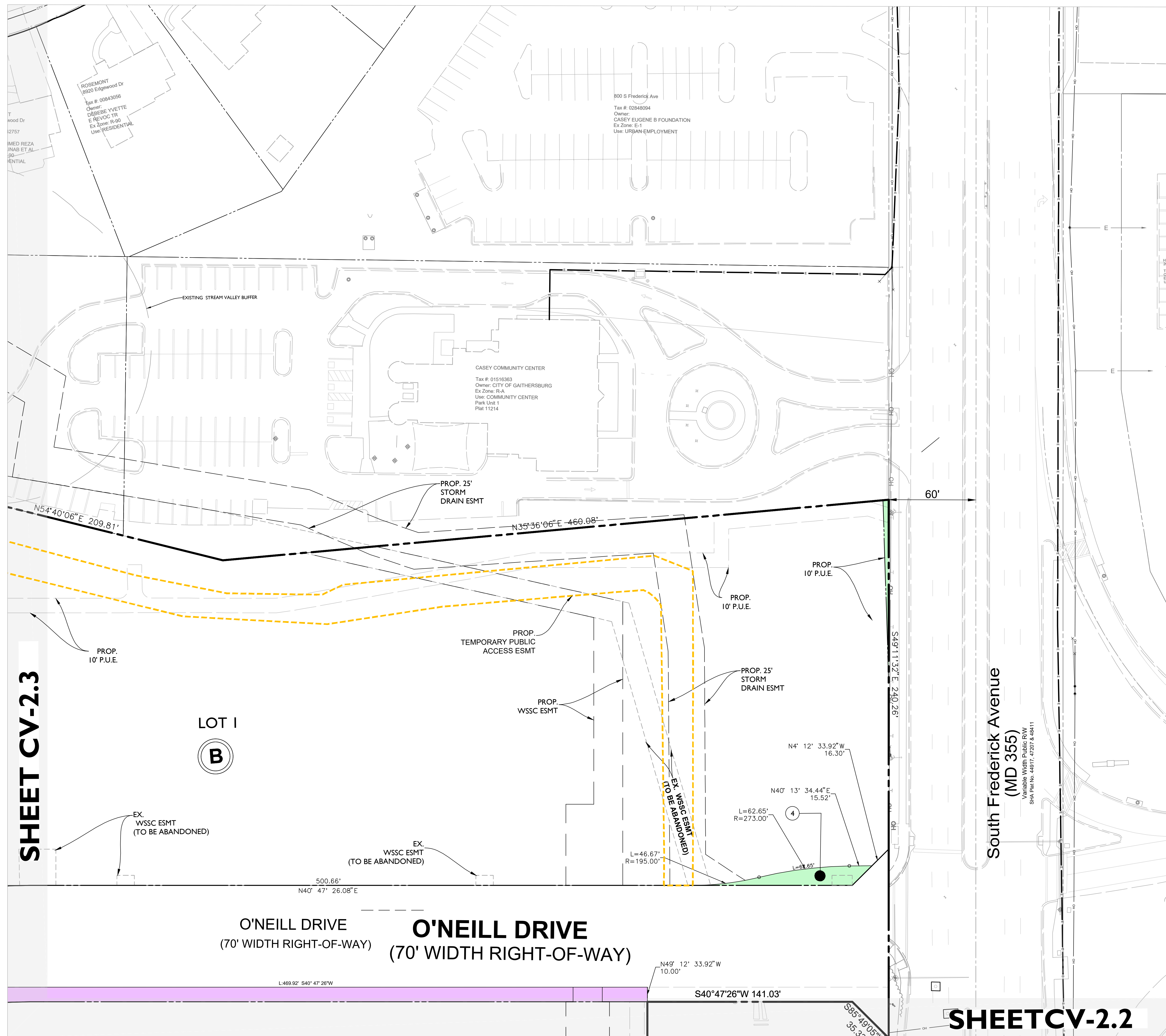
PROJECT NUMBER: 0532E2  
DATE: 2025.09.10  
SCALE: 1" = 30'

DRAWING TITLE: Preliminary Subdivision Plan

DRAWING NUMBER: CV-2.4

PRELIMINARY SUBDIVISION PLAN  
SCALE: 1" = 30'





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Owner / Developer:  
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16803 Crabbs Branch Way  
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301.948.6500  
Attn: Doreen Sheehan

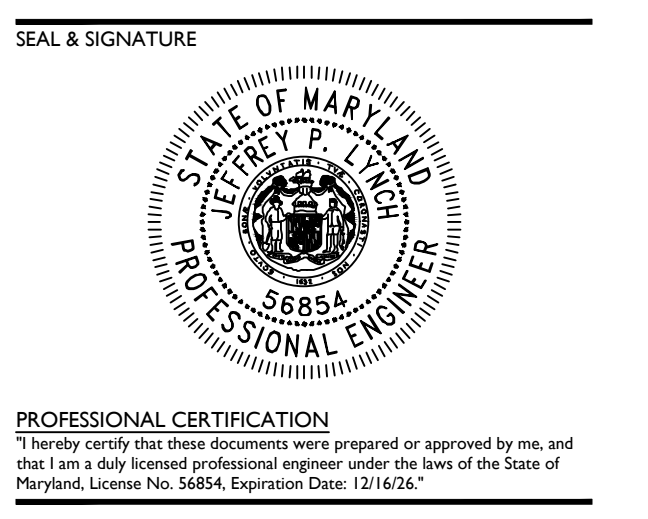
Legal:  
**Selzer Gurvitch Rabin Wertheimer & Polott, P.C.**  
4416 East West Highway, 4th Floor  
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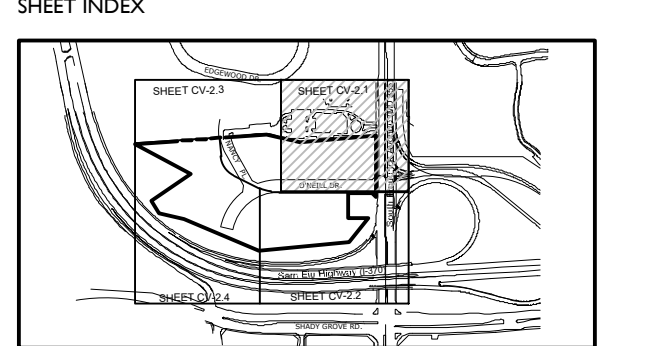
Landscape Architect:  
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REVISIONS

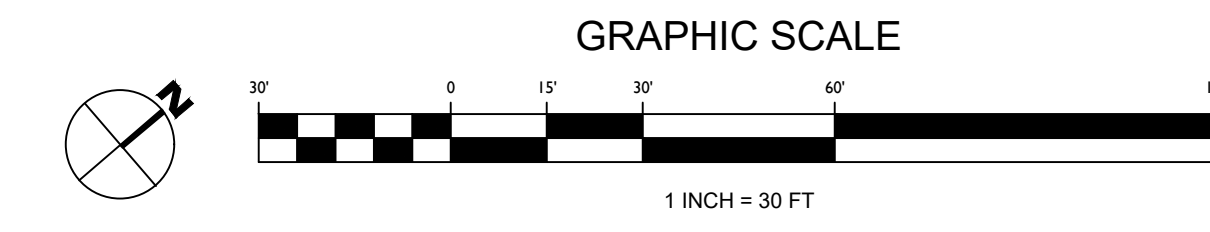
NO.	DATE	DESCRIPTION
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PROJECT NUMBER: 0532E2  
DATE: 2025-09-10  
SCALE: 1" = 30'

DRAWING TITLE  
**Preliminary Subdivision  
Plan**

DRAWING NUMBER  
**CV-2.1**

**PRELIMINARY SUBDIVISION PLAN**  
SCALE: 1" = 30'



EUGENE B. CASEY  
FOUNDATION

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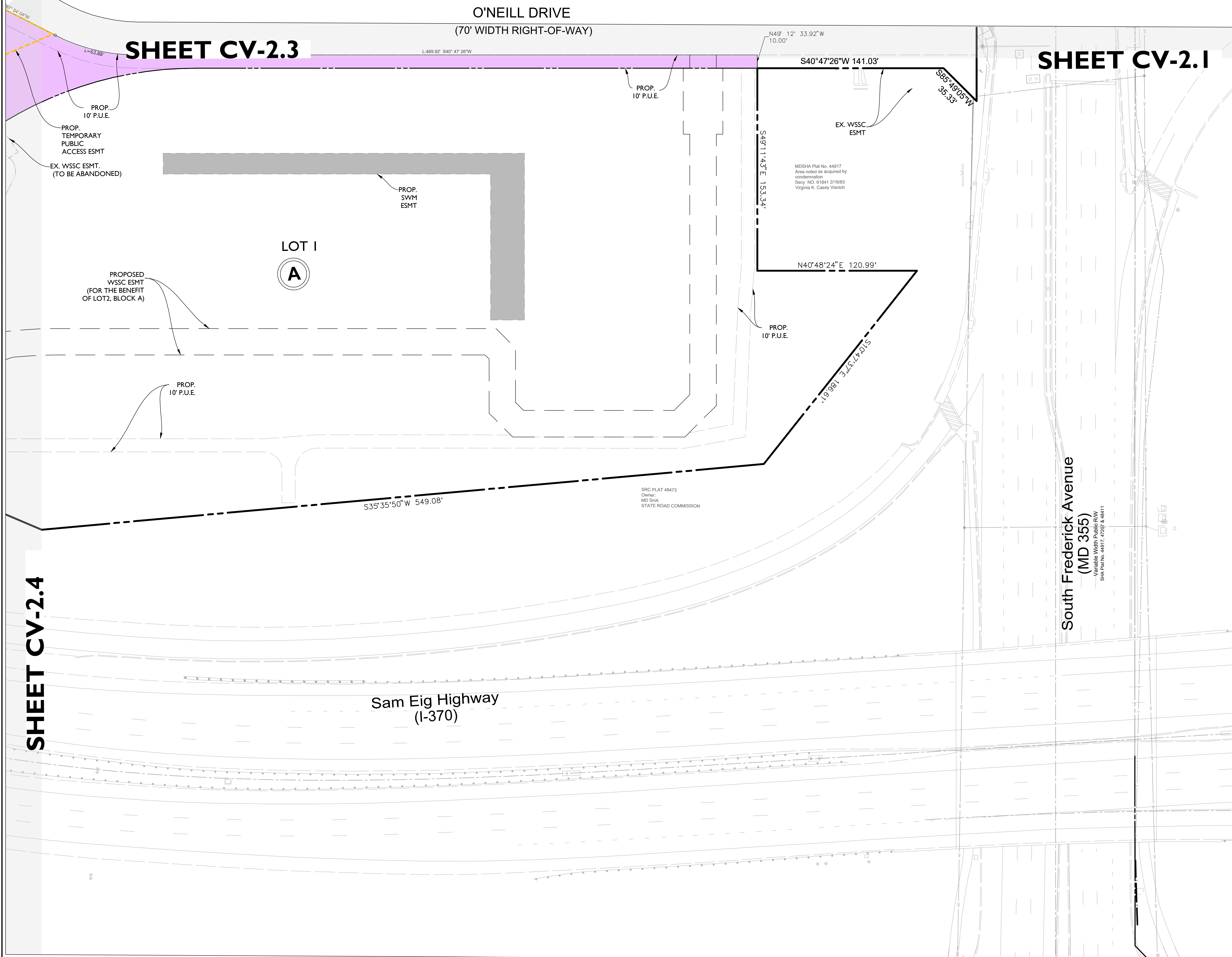
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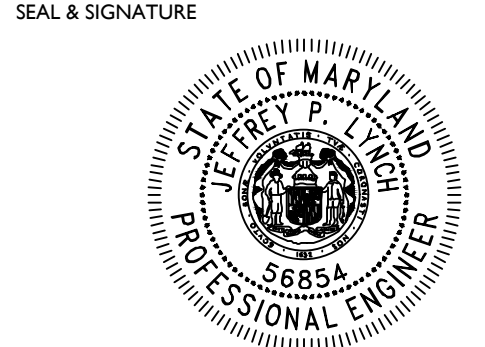
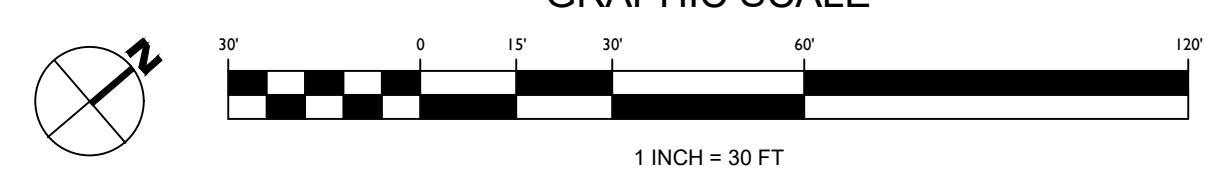
**SHEET CV-2.3**

**SHEET CV-2.1**

**SHEET CV-2.4**

LOT I  
**A**

**PRELIMINARY SUBDIVISION PLAN**  
SCALE: 1" = 30'

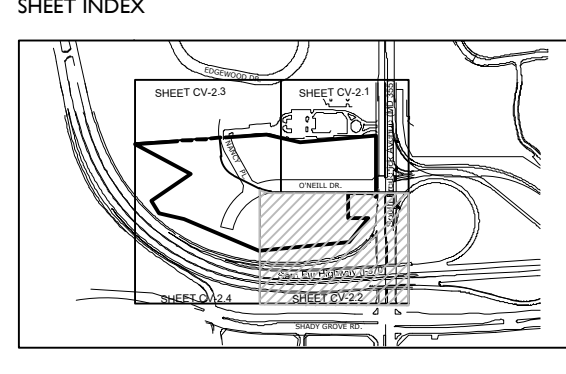


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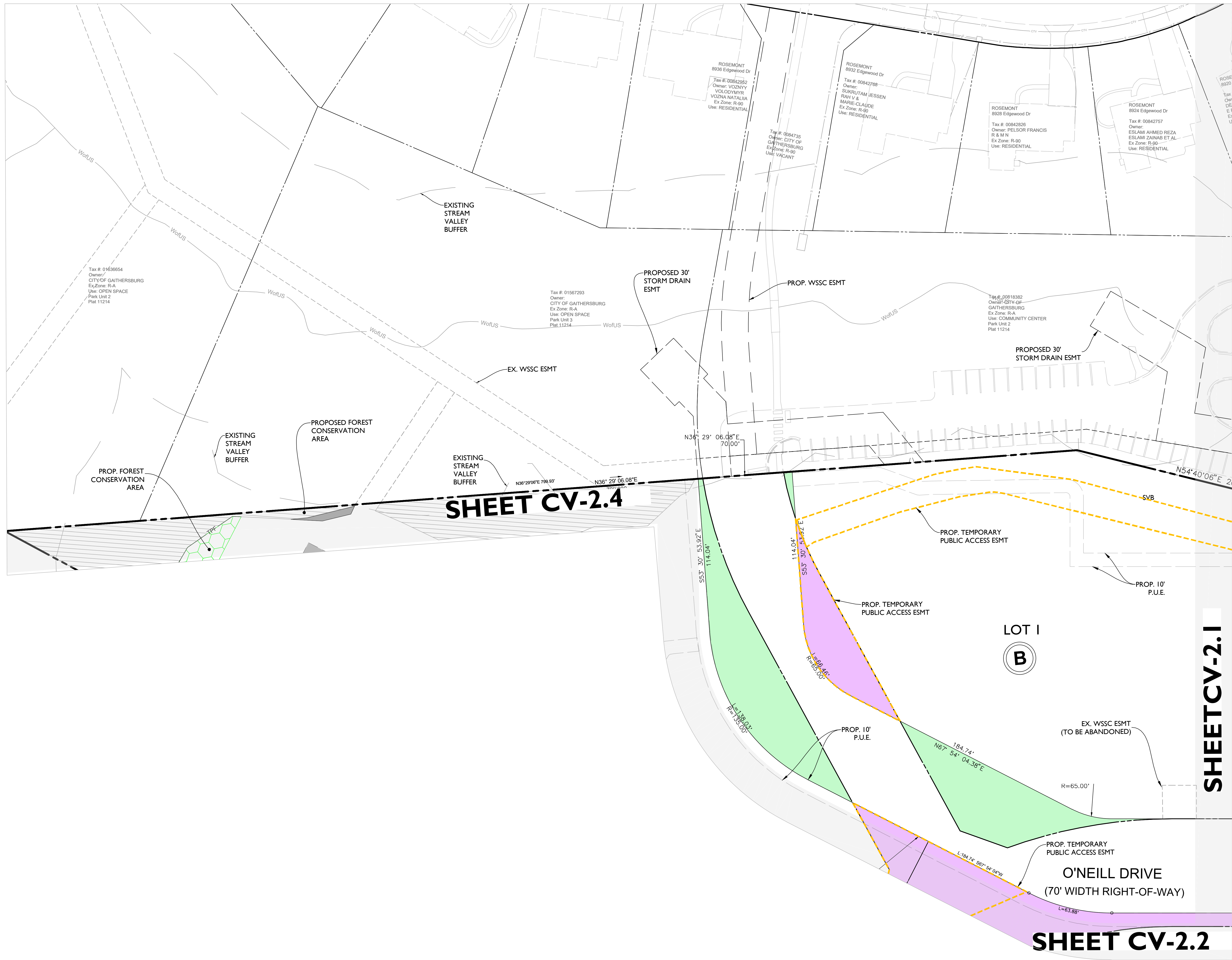
REVISIONS

NO	DATE	DESCRIPTION
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PROJECT NUMBER: 0532E2  
DATE: 2025.09.10  
SCALE: 1" = 30'

DRAWING TITLE  
**Preliminary Subdivision  
Plan**

DRAWING NUMBER  
**CV-2.2**



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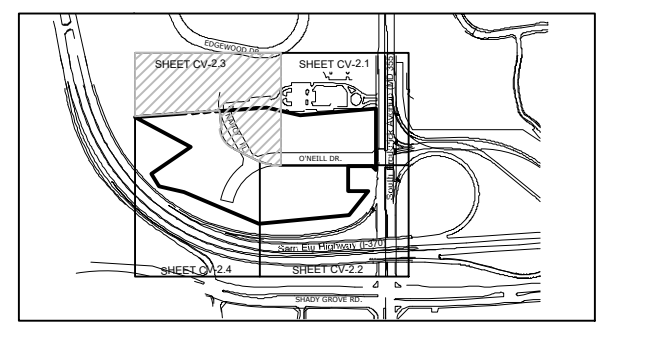
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PROJECT NUMBER: 0532E2  
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DRAWING TITLE: Preliminary Subdivision Plan

DRAWING NUMBER: **CV-2.3**

PRELIMINARY SUBDIVISION PLAN  
SCALE: 1" = 30'

