

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
- PROPOSED FOREST CONSERVATION EASEMENT (Existing Forest)
- PROPOSED FOREST CONSERVATION EASEMENT (Proposed Forest)
- PROPOSED STORMWATER MANAGEMENT "SWM" EASEMENT
- PROPOSED TEMPORARY PUBLIC ACCESS EASEMENT
- PROPOSED STORM DRAIN EASEMENT

EUGENE B. CASEY FOUNDATION

RODGERS CONSULTING

1987 Century Boulevard, Suite 200, 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 Rabin Wertheimer
& Politt, P.C.**
4416 East West Highway, 4th Floor
Bethesda, Maryland 20814
301.634.2148
Attn: Bob Dalrymple

Civil Engineering:
Rodgers Consulting, Inc.
1987 Century Boulevard, Suite 200
Germantown, Maryland 20874
301.948.4700
Attn: Matthew Wessel

Architect:
Niles Bolton Associates, Inc.
300 N. Lee Street, Suite 502
Alexandria, Virginia 22314
202.771.5320
Attn: Walker Ploukon

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

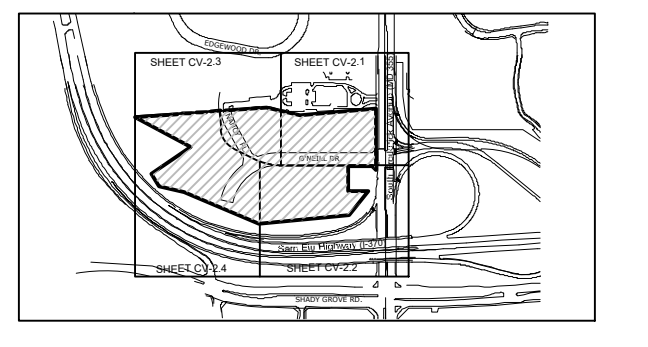
SEAL & SIGNATURE

Jeffrey Lynch
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. 16854, 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
2025-11-10	5th City SDP Submission

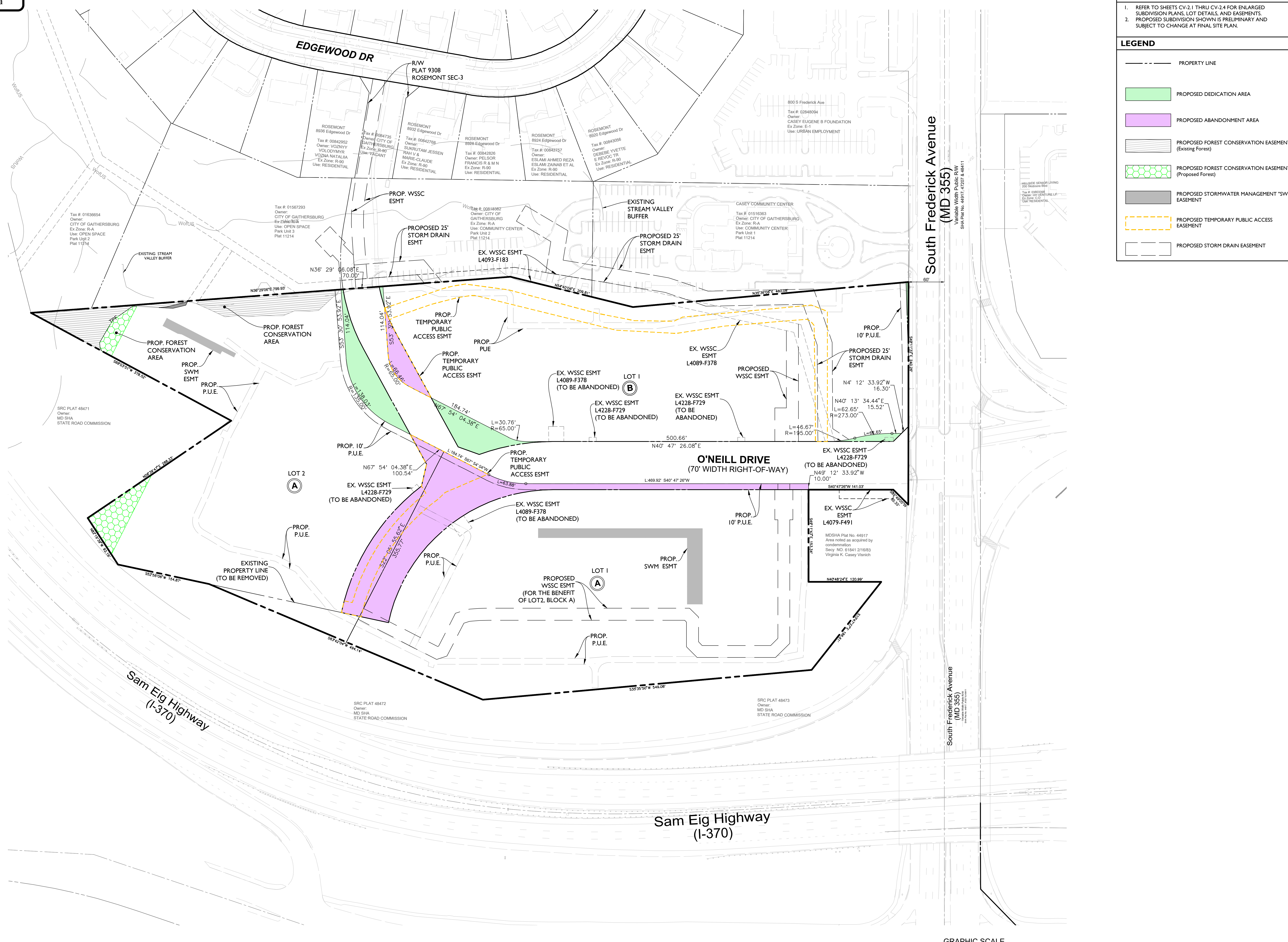
REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.11.11
SCALE: 1" = 60'

DRAWING TITLE:
Overall Preliminary
Subdivision Plan

DRAWING NUMBER: **CV-2.0**

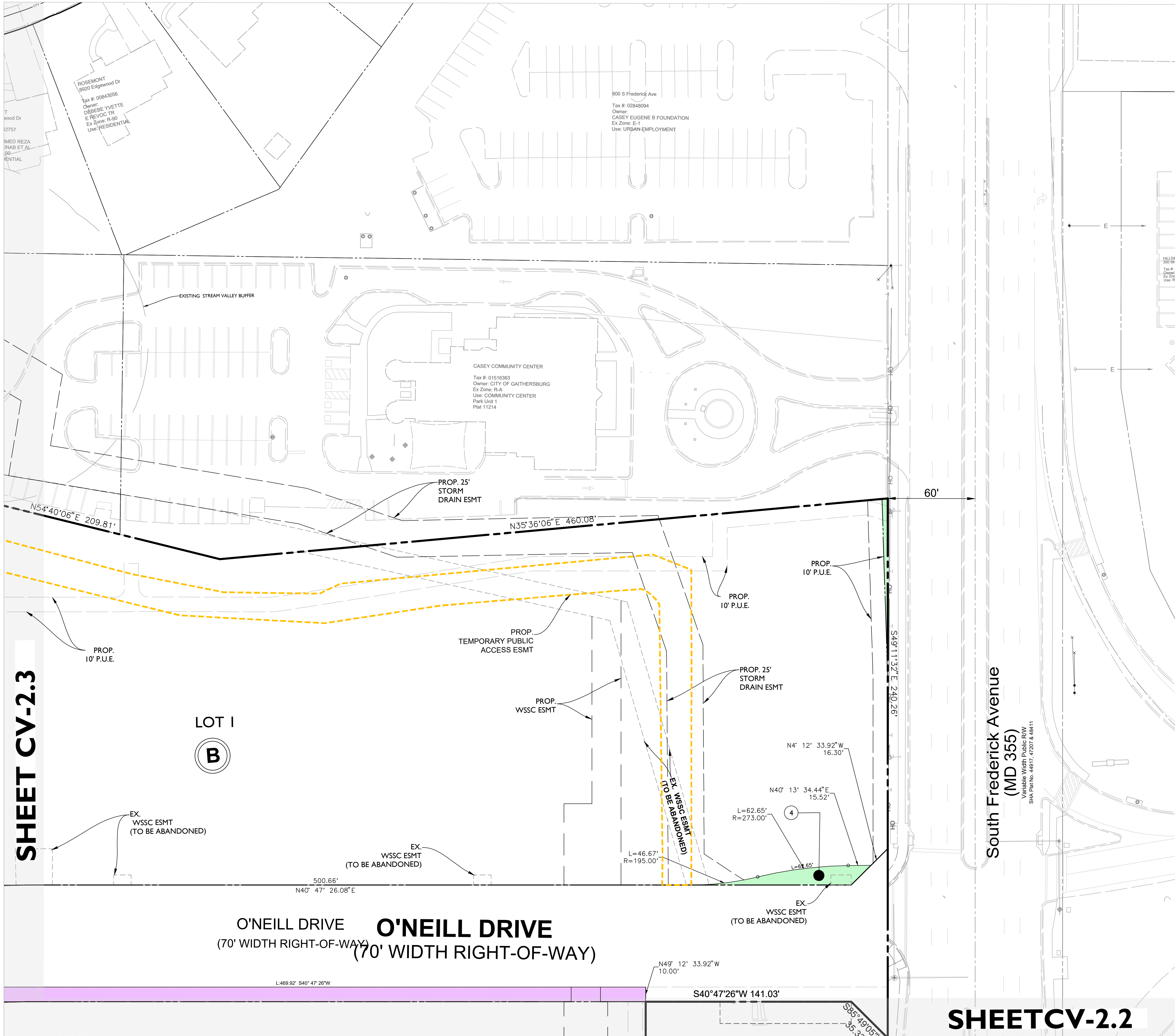


OVERALL PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 60'

GRAPHIC SCALE

1 INCH = 60 FT



SHEET NOTES

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

LEGEND

- PROPERTY LINE
- PROPOSED DEDICATION AREA
- PROPOSED ABANDONMENT AREA
- PROPOSED FOREST CONSERVATION EASEMENT (Existing Forest)
- PROPOSED FOREST CONSERVATION EASEMENT (Proposed Forest)
- 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 (Main), 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: Dorena Sheehan

Legal:
Selzer Gurvitch Rabin Wertheimer & Polott, P.C.
4416 East West Highway, 4th Floor
Bethesda, Maryland 20814
301.624.2148
Attn: Bob Dalrymple

Civil Engineering:
Rodgers Consulting, Inc.
1987 Century Boulevard, Suite 300
Germantown, Maryland 20874
301.948.4700
Attn: Matthew Wessel

Architect:
Niles Bolton Associates, Inc.
300 N. Lee Street, Suite 502
Alexandria, Virginia 22314
202.721.5320
Attn: Walker 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 300
Germantown, Maryland 20874
301.948.4700
Attn: Ryan White

SEAL & SIGNATURE

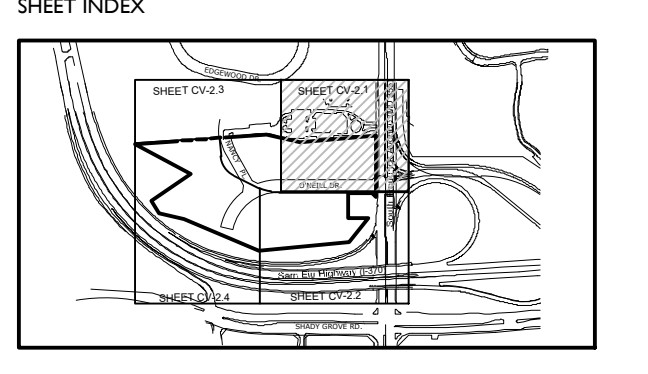
Jeffrey Lynch
PROFESSIONAL ENGINEER

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. 44811, 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
2025-11-10	5th City SDP Submission

REVISIONS

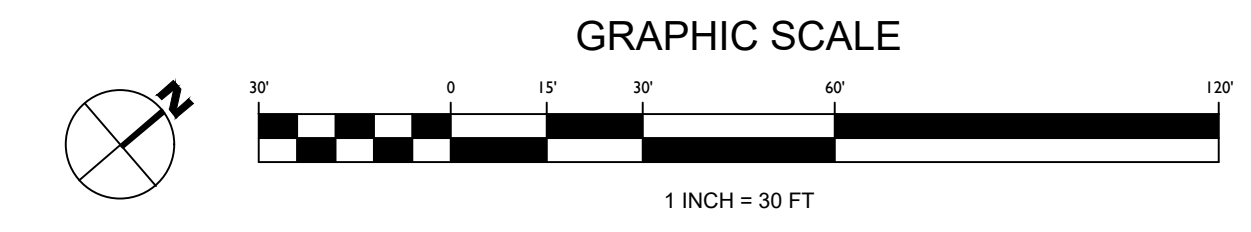
NO.	DATE	DESCRIPTION

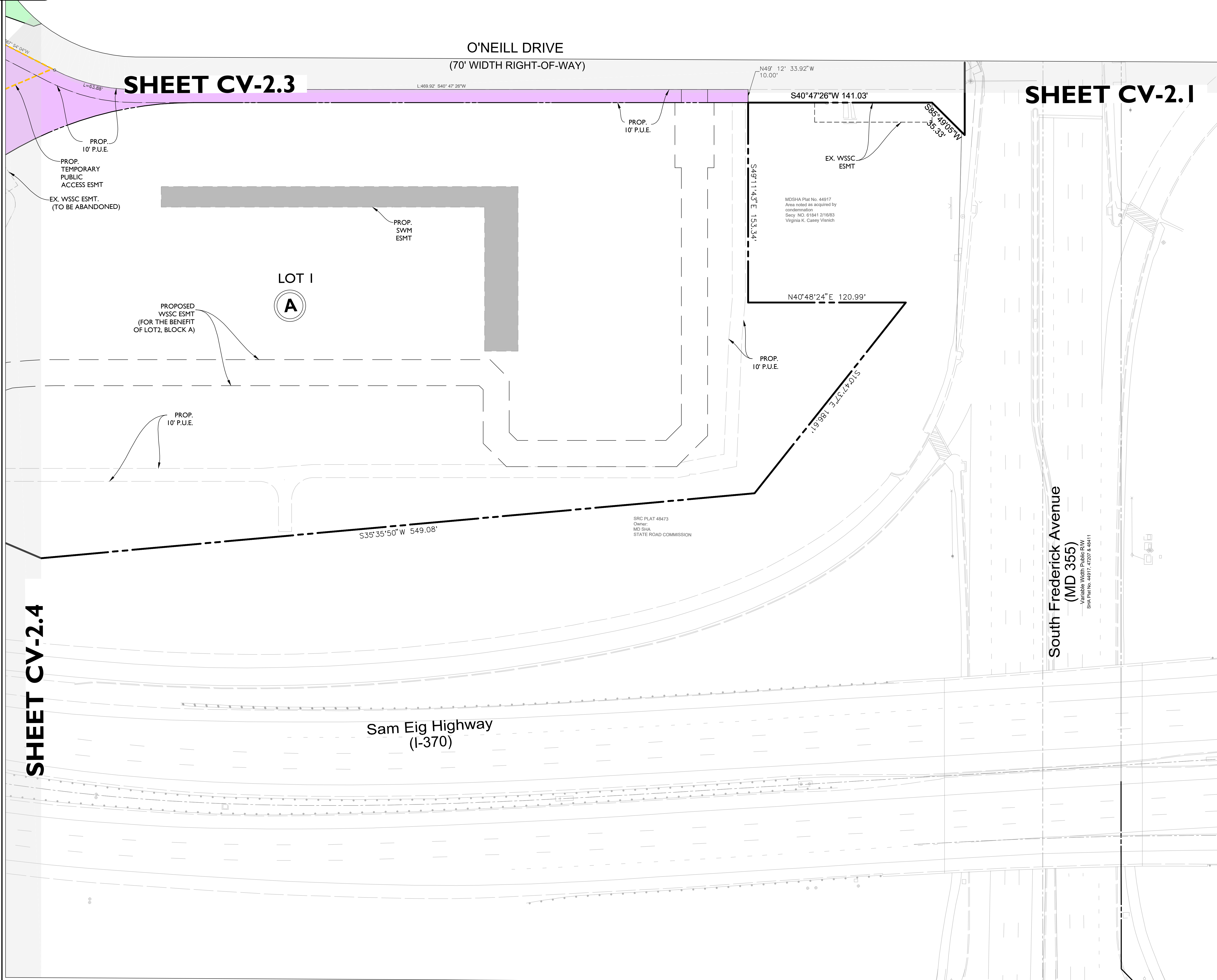
PROJECT NUMBER: 0532E2
DATE: 2025-11-11
SCALE: 1" = 30'

DRAWING TITLE: Preliminary Subdivision Plan

DRAWING NUMBER: CV-2.1

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'





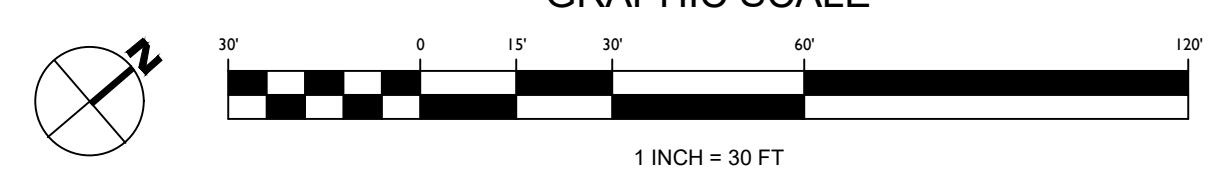
SHEET CV-2.3

SHEET CV-2.1

SHEET CV-2.4

LOT I
A

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'



SHEET NOTES

- PROPOSED SUBDIVISION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN.
- PORTIONS OF EXISTING WSSC EASEMENTS ARE TO BE ABANDONED AND REPLACED AS SHOWN ON BLOCK A.

LEGEND

- PROPERTY LINE
- PROPOSED DEDICATION AREA
- PROPOSED ABANDONMENT AREA
- PROPOSED FOREST CONSERVATION EASEMENT (Existing Forest)
- PROPOSED FOREST CONSERVATION EASEMENT (Proposed Forest)
- PROPOSED STORMWATER MANAGEMENT "SWM" EASEMENT
- PROPOSED TEMPORARY PUBLIC ACCESS EASEMENT
- PROPOSED STORM DRAIN EASEMENT

EUGENE B. CASEY FOUNDATION

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Pc: 301.948.4700 (P)fax: 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:
Seifer Gurvitch Rabin Wertheimer & Polott, P.C.
4416 East West Highway, 4th Floor
Bethesda, Maryland 20814
301.634.3148
Attn: Bob Dalrymple

Civil Engineering:
Rodgers Consulting, Inc.
19847 Century Boulevard, Suite 200
Germantown, Maryland 20874
301.948.4700
Attn: Matthew Wessel

Architect:
Niles Bolton Associates, Inc.
300 N. Lee Street, Suite 502
Alexandria, Virginia 22314
202.721.5320
Attn: Walker Ploukon

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

Landscape Architect:
Rodgers Consulting, Inc.
19847 Century Boulevard, Suite 200
Germantown, Maryland 20874
301.948.4700
Attn: Ryan White

SEAL & SIGNATURE

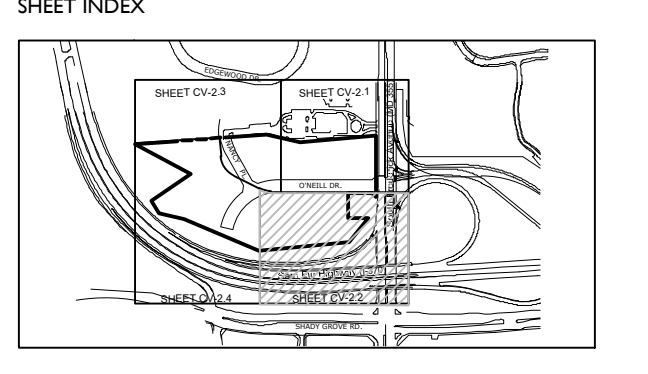
Jeffrey Lynch

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. 36854, 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
2025-11-10	5th City SDP Submission

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.11.11
SCALE: 1" = 30'
DRAWING TITLE: Preliminary Subdivision Plan
DRAWING NUMBER: **CV-2.2**

SHEET NOTES

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

LEGEND

- PROPERTY LINE
- PROPOSED DEDICATION AREA
- PROPOSED ABANDONMENT AREA
- PROPOSED FOREST CONSERVATION EASEMENT (Existing Forest)
- PROPOSED FOREST CONSERVATION EASEMENT (Proposed Forest)
- PROPOSED STORMWATER MANAGEMENT "SWM" EASEMENT
- PROPOSED TEMPORARY PUBLIC ACCESS EASEMENT
- PROPOSED STORM DRAIN EASEMENT

EUGENE B. CASEY FOUNDATION

RODGERS CONSULTING

1987 Century Boulevard, Suite 200, 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
& Polott, P.C.**
4416 East West Highway, 4th Floor
Bethesda, Maryland 20814
301.624.3148
Attn: Bob Dalrymple


Civil Engineering:
Rodgers Consulting, Inc.
1987 Century Boulevard, Suite 200
Germantown, Maryland 20874
301.948.4700
Attn: Matthew Wessel

Architect:
Niles Bolton Associates, Inc.
3800 N. Lee Street, Suite 502
Alexandria, Virginia 22314
202.771.5320
Attn: Walker Ploukon

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

SEAL & SIGNATURE

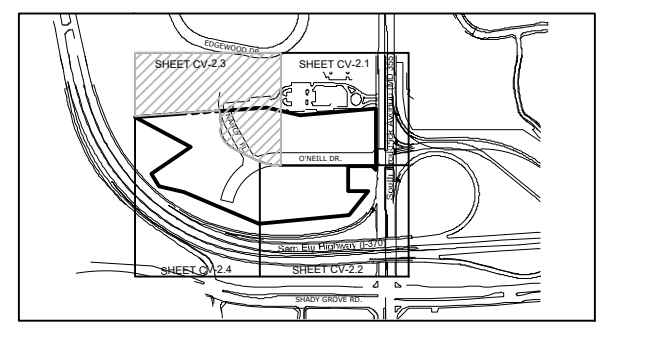


Jeffrey Lynch
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 36854, Expiration Date: 12/16/26.

**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
2025-11-10	5th City SDP Submission

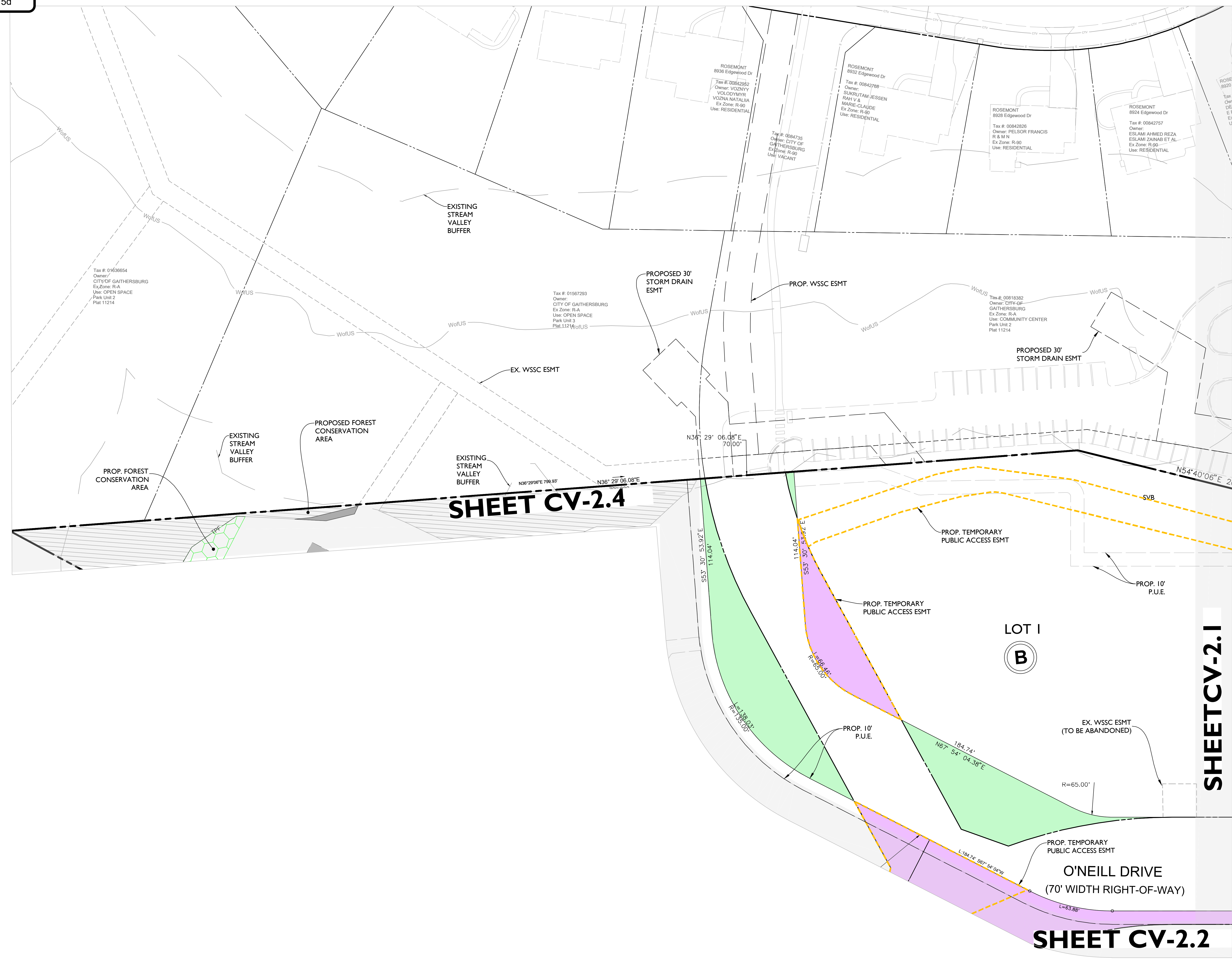
REVISIONS

NO	DATE	DESCRIPTION

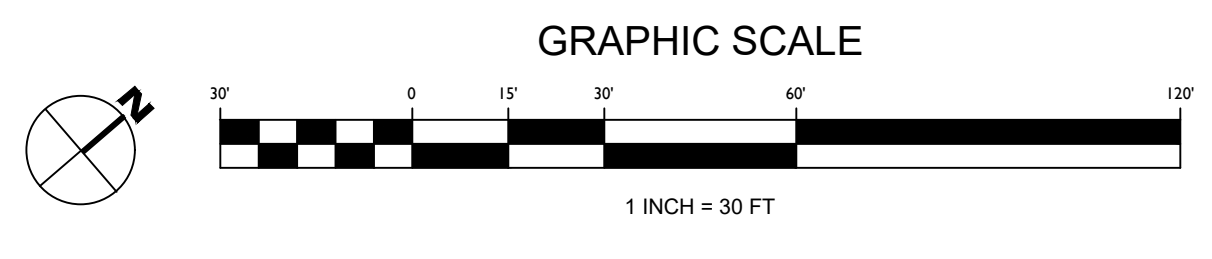
PROJECT NUMBER: 0532E2
DATE: 2025.11.11
SCALE: 1" = 30'

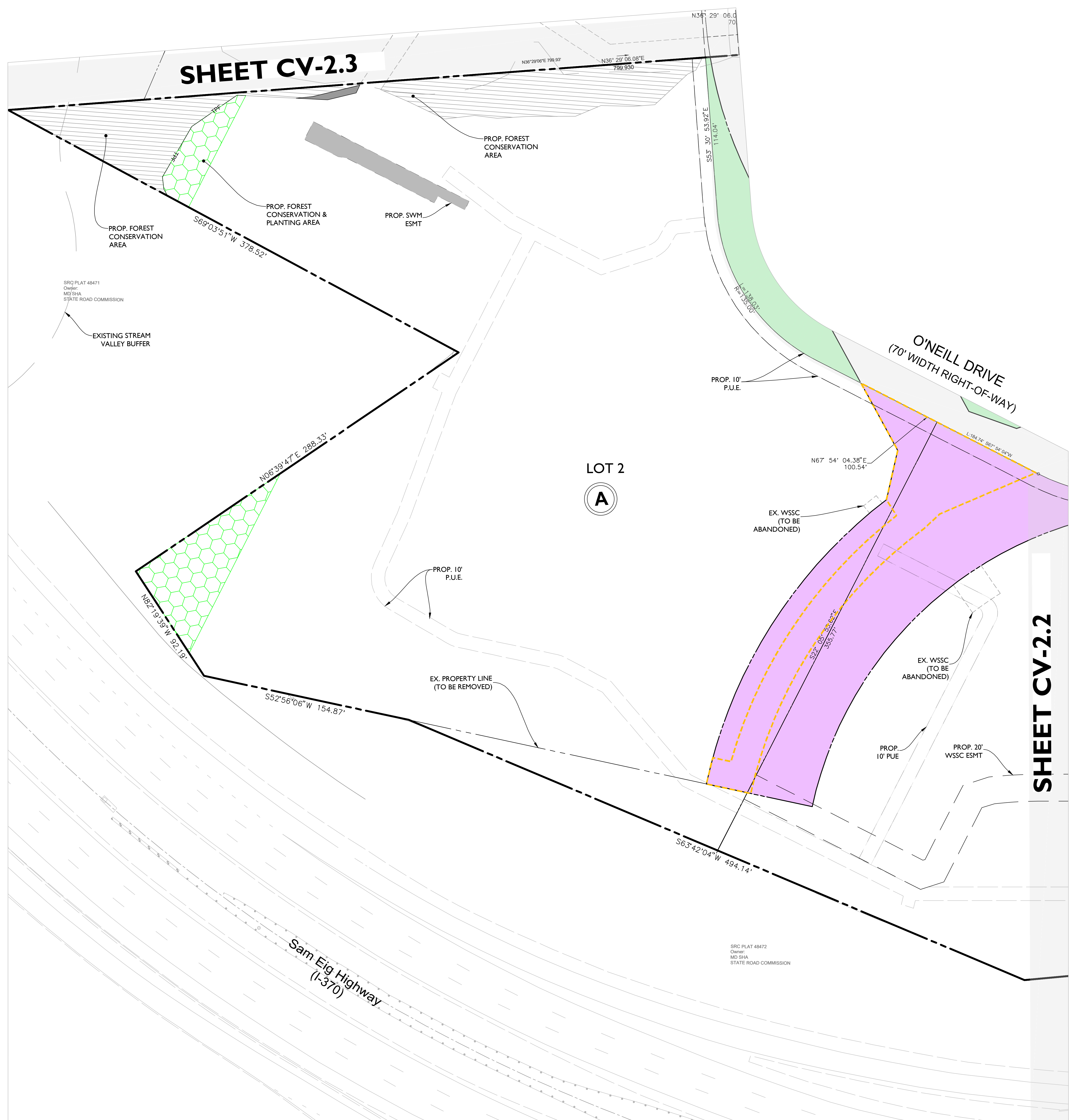
DRAWING TITLE
**Preliminary Subdivision
Plan**

DRAWING NUMBER
CV-2.3



PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'



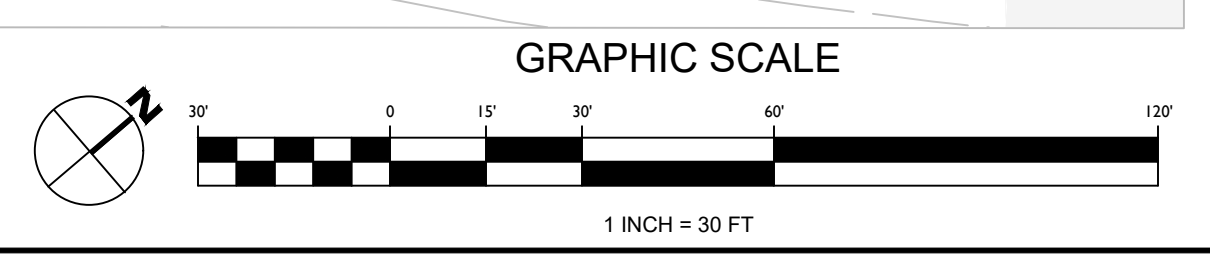


SHEET CV-2.3

SHEET CV-2.2

LOT 2
A

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'



SHEET NOTES

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

LEGEND

- PROPERTY LINE
- PROPOSED DEDICATION AREA
- PROPOSED ABANDONMENT AREA
- PROPOSED FOREST CONSERVATION EASEMENT (Existing Forest)
- PROPOSED FOREST CONSERVATION EASEMENT (Proposed Forest)
- PROPOSED STORMWATER MANAGEMENT "SWMT" EASEMENT
- PROPOSED TEMPORARY PUBLIC ACCESS EASEMENT
- PROPOSED STORM DRAIN EASEMENT

EUGENE B. CASEY FOUNDATION

RODGERS CONSULTING

1987 Century Boulevard, Suite 200, 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 & Polott, P.C.
4416 East West Highway, 4th Floor
Bethesda, Maryland 20814
301.624.2148
Attn: Bob Dalrymple

Civil Engineering:
Rodgers Consulting, Inc.
19847 Century Boulevard, Suite 200
Germantown, Maryland 20874
301.948.4700
Attn: Matthew Wessel

Architect:
Niles Bolton Associates, Inc.
300 N. Lee Street, Suite 502
Alexandria, Virginia 22314
703.721.5320
Attn: Walker Ploukon

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

Landscape Architect:
Rodgers Consulting, Inc.
19847 Century Boulevard, Suite 200
Germantown, Maryland 20874
301.948.4700
Attn: Ryan White

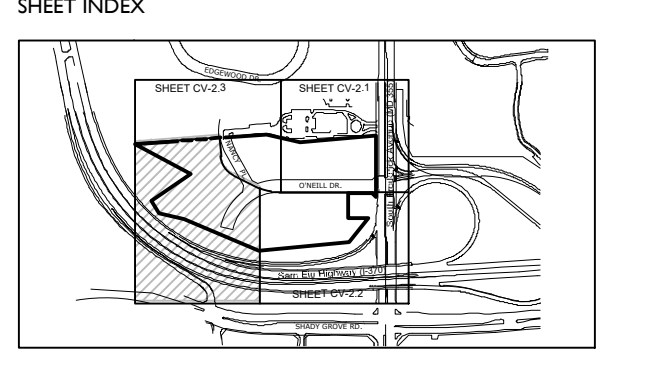
SEAL & SIGNATURE

Jeffrey Lynch
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. 16894, 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

2023-03-14	1st City SDP Submission
2023-04-06	2nd City SDP Submission
2023-07-18	3rd City SDP Submission
2023-09-10	4th City SDP Submission
2023-11-10	5th City SDP Submission

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER: 0532E2
DATE: 2025.11.11
SCALE: 1" = 30'

DRAWING TITLE: Preliminary Subdivision Plan

DRAWING NUMBER: **CV-2.4**