

AFFIDAVIT

In conjunction with the filing of a Preliminary Plan of Subdivision application for property located at 1201 Ashton Road, Ashton, Maryland 20861, I hereby attest to the following:


1. A pre-submission meeting with neighbors was conducted on the evening of Thursday, August 3, 2023 at 6:30 PM via Zoom.
2. A copy of the letter of invitation to attend the pre-submission meeting is attached (Exhibit A).
3. A list of all those who received copies of the letter invitation is attached (Exhibit B). This list includes all adjoining and confronting property owners; all civic, community, condominium and homeowners associations within a half-mile radius of the site; and MNCPPC's Development Review Division, Intake Section.
4. A typed list showing the meeting attendees (Exhibit C) is attached.
5. Minutes of the discussion at the pre-submission meeting are attached (Exhibit D).
6. A sign was posted on the property subject to the development at least 15 days prior to the pre-submission meeting (Exhibit E).

  
Soo Lee-Cho

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this 1 day of Nov., 2023.



ANNA M HERVEY  
Notary Public, State of Maryland  
County of Montgomery  
My Commission Expires 2/14/2027

  
Notary Public  
My Commission expires: 2/14/2027



July 18, 2023  
(Revised July 25, 2023)

Dear Neighbor,

The Korean Mission Church will soon be filing a Preliminary Plan of Subdivision application with the Maryland-National Capital Park and Planning Commission (M-NCPPC) to develop a religious assembly and adult daycare center on 28.22-acres located in the RC Zone at 1201 Ashton Road in Ashton.

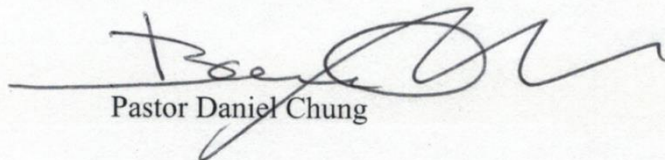
In compliance with the County's Zoning Ordinance, a Pre-Submittal Community Meeting will be held to provide you with an opportunity to become fully aware of our development intentions and to give you an opportunity to comment on the proposal. The Pre-Submittal Community Meeting will be held on **Thursday, August 3<sup>rd</sup> 2023, at 6:30 p.m.** via Zoom.

We welcome you to attend or to send a designated representative from your organization (as applicable) to this virtual meeting.

Please RSVP by calling or sending an email to Morgan Abramson at (301) 961-8661 or at [Mabramson@bregmanlaw.com](mailto:Mabramson@bregmanlaw.com) and you will be sent a meeting invite with a direct link allowing you to **"Join the Meeting"** via your computer, Meeting ID/Passcode or call-in option if preferred.

If you have any questions about the meeting, please feel free to reach out to Morgan Abramson with Bregman, Berbert, Schwartz and Gilday at the phone number/e-mail address provided above.

Sincerely Yours,



Pastor Daniel Chung

**Korean Mission Church -- 1201 Ashton Road -- Mailing List -- 04-20-2023**

**Adjoining and Confronting Property Owners**

Owner Name (First)	Owner Name (Second)	Property	Parcel, Lot, Block	Mailing Address	City	State	Zip
Suns Ashton LLC		1025 Ashton Rd	P462 , N/A , N/A	1025 Ashton Rd	Ashton	MD	20861
Martinez Raudel	Traci-Lee	1029 Ashton Rd	P407 , N/A , N/A	1029 Ashton Rd	Ashton	MD	20861
Martinez Raudel	Traci-Lee	Ashton Rd	P406 , N/A , N/A	1029 Ashton Rd	Ashton	MD	20861
Cheri L Demoss		1115 Ashton Rd	P432 , N/A , N/A	1115 Ashton Rd	Ashton	MD	20861
Alexander Naas	Aissatou Naas	1116 Ashton Rd	N324 , 1 , A	1116 Ashton Rd	Ashton	MD	20861
Dale Mishler	Oksana P Mishler	1200 Ashton Rd	N322 , 2 , A	1200 Ashton Rd	Ashton	MD	20861
Rogers D Scott		1210 Ashton Rd	P320 , N/A , N/A	1210 Ashton Rd	Ashton	MD	20861
Light Edward Et Al		1216 Ashton Rd	P276 , N/A , N/A	1216 Ashton Rd	Ashton	MD	20861
Potomac Electric Power Co	C/O Corp Tax Dept Ste 5617	Ashton Rd	P278 , N/A , N/A	701 9Th St NW	Washington	DC	20068
Potomac Electric Power Co	C/O Corp Tax Dept Ste 5617	Ashton Rd	P225 , N/A , N/A	701 9Th St NW	Washington	DC	20068
Potomac Electric Power Co	C/O Corp Tax Dept Ste 5617	Ashton Rd	P335 , N/A , N/A	701 9Th St NW	Washington	DC	20068
Potomac Electric Power Co	C/O Corp Tax Dept Ste 5617	Ashton Rd	P475 , N/A , N/A	701 9Th St NW	Washington	DC	20068
Potomac Electric Power Co	C/O Corp Tax Dept Ste 5617	Ashton Rd	P608 , N/A , N/A	701 9Th St NW	Washington	DC	20068
Deborah Van Vechten		18111 Highfield Rd	N/A , 32 , N/A	973 Spencer Rd	McLean	VA	22102
Lesnick David J & N W		1110 Ashland Dr	N/A , 6 , N/A	1110 Ashland Dr	Ashton	MD	20861
Doser Christopher M Et Al		Ashland Dr	P570 , N/A , N/A	1108 Ashland Dr	Ashton	MD	20861
Brigham Mark C Et Al		Ashton Rd	P351 , N/A , N/A	22936 Cattail LN	California	MD	20619

**Homeowners' Associations and Civic Groups Registered with M-NCPPC**

Association Name	Position	Name	Address	City	State	Zip
Ashton Alliance	President	Kathleen Wheeler	17609 Country View Way	Ashton	MD	20861
Ashton Pond Community Association	Primary Contact / Admin Agent	Roy Eliot Glixon	17820 Pond Road	Ashton	MD	20861
East County Citizens Advisory Board	Chair	Rachel Evans	3300 Briggs Chaney Road	Silver Spring	MD	20904
Montgomery County Civic Federation	President	Bailey Condrey	P.O. Box 1123	Bethesda	MD	20827
Montgomery County Renters Alliance	Chair - Treasurer	William Roberts, Esq	P.O. Box 7773-7773	Silver Spring	MD	20907
Montgomery County Taxpayers League	President	Joan Fidler	7400 Pyle Road	Bethesda	MD	20817
Northern Montgomery County Alliance	Chair	Julius Cinque	22300 Slidell Road	Boyds	MD	20841
Patuxent Watershed Protective Assn.	Representative	Chamberlain Donald	4624 Dustin Rd	Burtonsville	MD	20866
Patuxent Watershed Protective Assn.	Treasurer	James Putman	4617 Dustin Rd	Burtonsville	MD	20866
Patuxent Watershed Protective Assn.	President	Luigi Faustini	4505 Dustin Rd	Burtonsville	MD	20866
Sandy Spring Ashton Rural Preservation	President	Amy Medd	17818 Hidden Garden Lane	Ashton	MD	20861
Sandy Spring Civic Association	Vice President	Basile Whittaker	17413 Ashton Green Drive	Sandy Spring	MD	20860
Sandy Spring Civic Association	Treasurer	Christine Hill Wilson	18528 Brooke Road	Sandy Spring	MD	20860
Sandy Spring Civic Association	President	Dr. Daryl Thorne	18434 Brooke Road	Sandy Spring	MD	20860
Sierra Club - Montgomery County Group	Treasurer	Jennifer Rossmere	P.O. Box 4024	Rockville	MD	20849

**M-NCPPC and Development Team**

Name	Job Title	Firm	Address	City	State	Zip
M-NCPPC DARC	Intake Review		2425 Reedie Drive, 14th Floor	Wheaton	MD	20902
Soo Lee-Cho	Counsel	Bregman, Berbert, Schwartz & Gilday	7315 Wisconsin Avenue, Suite 800 West	Bethesda	MD	20814

**Pre-Submission Community Meeting  
Korean Mission Church  
1201 Ashton Road  
Attendee List  
August 03, 2023**

The following representatives of The Korean Mission Church attended the meeting:

Soo Lee-Cho	Bregman, Berbert, Schwartz, & Gilday, LLC – Land Use/Zoning Counsel
Ron Tompson	VanMar – Civil Engineering / Site Design
Dhivall Patel	VanMar – Impervious Surface / Stormwater Management
Lari Latimer	VanMar – Forest Conservation
Nick Dribin	Lenhart Traffic Consulting – Traffic Engineering
Daniel Chung	Korean Mission Church - Pastor

The following community members attended the meeting:

Cheri Demoss	CheriDemoss@msn.com
Chris Doser	Doser.chris@gmail.com
David Lesnick	dlesnick@verizon.net
Donald Chamberlin	dechamb@verizon.net
Gary Johannsen	JOHANGA@si.edu
Jennifer Fajman	jennifer@fajman.org
Joan Crum	
John Brigham	jlbrigham@md.metrocast.net
Kathryn Virkus	kathyvirkus@gmail.com
Virkus Weitzel	kathyvirkus@gmail.com
Leslie Doser	lesliedoser@gmail.com
Mary McCarthy Light	marymccarthylight1@gmail.com
Michele Albornoz	albornoz.michele@gmail.com
Nadine Mort	nadine.mort@gmail.com
Renate Ferraro	renateferraro@gmail.com
Scott Rogers	rogersfds@gmail.com

**Pre-Submission Community Meeting Minutes  
Korean Mission Church  
1201 Ashton Road  
Preliminary Plan  
August 03, 2023**

The pre-submission community meeting was held virtually utilizing the Zoom platform on Thursday, August 03, 2023. The meeting commenced at 6:30 PM.

The following representatives of The Korean Mission Church attended the meeting:

Soo Lee-Cho	Bregman, Berbert, Schwartz, & Gilday, LLC – Land Use/Zoning Counsel
Ron Thompson	VanMar – Civil Engineering / Site Design
Dhaval Patel	VanMar – Impervious Surface / Stormwater Management
Lori Latimer	VanMar – Forest Conservation
Nick Driban	Lenhart Traffic Consulting – Traffic Engineering
Daniel Chung	Korean Mission Church - Pastor

Several community members also attended the meeting. Please refer to the attached RSVP List for their contact information.

Cheri Demoss	Kathy Virkus
Chris Doser	Virkus Weitzel
David Lensnick	Leslie Doser
Donald Chamberlin	Mary McCarthy Light
Gary Johannsen	Michele Albornoz
Jennifer Fajman	Nadin Mort
Joan Crum	Renate Ferraro
John Brigham	Scott Rogers

Soo Lee-Cho initiated the meeting by outlining the agenda, which comprised a presentation, addressing previously submitted questions, and concluding with a question-and-answer session. She introduced the project team members who were present before commencing the presentation.

Ms. Lee-Cho provided a comprehensive overview of the project. It included information about the property and detailed the proposed changes. She stated that the project's objective is to develop property located at 1201 Ashton Road, Ashton Maryland, with a church and an adult daycare facility to the area. She shared specifics about the anticipated building size, layout, preliminary architectural style, and the expected number of daycare attendees. Furthermore, she listed both indoor and outdoor amenities and improvements.

Following this, Ms. Lee-Cho turned the floor over to Ron Thompson to discuss the well and septic design for the project. He explained that a water table test and perk test had been conducted on the property and had designed a system that can accommodate the proposed facility size and usage in compliance with the Maryland Sewage guidelines. He elaborated on the assumptions used in developing the septic system and provided details about the number and location of the proposed septic systems. Mr. Thompson mentioned that while the system is not yet finalized, it has undergone an initial review with the Maryland Department of the Environment, which has not raised any significant concerns. He finished by mentioning the need to upgrade the septic system for the preexisting residential house on the property due to its age and incomplete records of the current system.

Next, Lori Latimer explained her role in the creation of the Natural Resource Inventory and Forest Conservation Plan for the project. She clarified what a Natural Resource Inventory entails and how it influenced the development of the Forest Conservation Plan. Ms. Latimer detailed how she calculated the disturbance to the natural resources that the project might cause and used this information, in conjunction with the Montgomery County Forest Conservation worksheet, to conclude that no reforestation or afforestation would be necessary. Ms. Latimer concluded by affirming that out of the existing 25 acres, 19 acres would be designated as a forest conservation easement.

The presentation then shifted to Dhaval Patel, who elaborated on his work related to stormwater management for the project. He outlined the preliminary design he had created and described the impervious area calculations based on the proposed project, highlighting details for Lot 1 and Lot 2.

Nick Driban then presented his segment on traffic engineering, emphasizing that it would adhere to the county's local area transportation review guidelines policy. He noted the unique nature of the adult daycare use and how the ITE Trip Generation Manual, which is typically used to estimate traffic, would not be suitable to use in this context. Consequently, he will be collaborating with Montgomery County and the owner to understand the trip generation patterns. Nick clarified the concept of trip generation and provided details and examples of factors that will be included. He also explained what a traffic statement entails and offered examples of what is both included and excluded in it.

Finally, Pastor Daniel Chung concluded the presentation by sharing details about the Korean Mission Church. He highlighted the church's focus on senior ministry, the current size of the congregation, and the necessity of the project.

Ms. Lee-Cho invited the attendees to ask questions or provide comments at the conclusion of the above - described presentation. Representative questions/comments include the following:

- *Question: Concerning the existing House on Lot 1, what is the upper limit on water use in gallons per day?*

There is no limit for water use for the existing House on Lot 1. The septic design is based upon bedroom count, and for this house, we are using a septic design to accommodate five bedrooms.

- *Question: As I understand it, you could only build three houses in Lot 1 because of the acreage, restricted for residential use. If there were four houses in Lot 1, what would be your best estimate for GPD per day?*

Water usage is calculated at 150 gallons a day, per bedroom. A five-bedroom home would be 750 gallons a day. Four homes, each with five bedrooms, would be estimated as using 3000 gallons a day.

- *Question: For homeowners that have concerns about the water table, what can you speak to help us feel more comfortable?*

The Maryland Department of the Environment has given authority for this to Montgomery County, and they have done that because of the detail that Montgomery County puts into their regulations for water and sanitary sewers. Montgomery County is extremely diligent in all of their testing. The well will be tested for yield in order to meet water demand. When the well is being put in and tested, recognized hydrologists under Montgomery County supervision can implement additional tests and monitors on adjacent wells to determine what that impact is.

- *Question: If the tests and monitoring on the wells indicate that the water table is being drawn down by an uncomfortable margin, what happens then?*

A large well will always have a little bit of drawdown. The Maryland Department of the Environment determines what is an acceptable drawdown based on the proposed use. I can't say specifically what MDE would do, but they are diligent to make sure that the impacts are negligible and managed.

- *Question: You have indicated that the existing residential structure in Lot 1 has five bedrooms. The SDAT record pertinent to the lot has it listed as being 1608 square feet. How can it have five bedrooms? Is the intention to destroy the existing home and build a much larger home, which would be consistent with what you're talking about in terms of a five-bedroom home?*

The proposed upgrade to the existing septic system for the house has nothing to do with the ultimate situation of the house. As part of the subdivision process, per Montgomery County requirements, we are obligated to upgrade the existing septic system to a five-bedroom Septic design. There is nothing associated with this subdivision that calls for demolishing or reconstructing the existing house at this time.

- *Question: Will the project have a warming kitchen or a commercial kitchen and is there going to be more than one kitchen in the facility?*

The facility will have a single commercial level full-service kitchen.

- *Question: Is there any reason why we didn't have a live community meeting initially?*

During the pandemic we were limited to virtual meetings. While we are no longer required to do virtual meetings, the response back was that it allowed for many more participants to be included virtually as opposed to in person. So, while we could have held the meeting in person, we thought that doing it virtually would allow more people to participate.

- *Question: I believe that Ashton Road is a rural designated road. What is the current Zoning for the property?*

The current zoning is rural cluster (RC) zone. It is a 5-acre zone, so one single family detached per five acres. The church building and church use is a permitted use in all zones of the County. The adult daycare component of the use is allowable as a conditional use, but when it is associated with a religious institution and contained in a building with a religious institution, as it is in this case, the typical conditional use requirements are exempted.

- *Question: Do you have to apply for the conditional use for the adult daycare? And do you have to apply for any sort of zoning change at all?*

There will be no zoning change and we do not believe there is a conditional use requirement. There is a specific exemption for adult daycare, or any daycare, associated with a church religious institution.

- *Question: All of our mailboxes on Route 108 from New Hampshire Ave. to the Howard County line are on the side of the road that includes the front of your property. If Maryland 108 is expanded what will happen to our mailboxes? Will we have to cross 108 plus 16 feet to get to our newly relocated mailbox?*

This preliminary plan is our best effort at anticipating what we believe the requirements will be. We will be able to confirm whether the expansion of *Route 108* to that extent is actually necessary. It is a requirement to move the mailboxes back behind the curb line. We will have to conduct more research to determine a practical and convenient solution for this issue.

- *Question: Could you clarify what you mean by you will fight for not having to do impervious upgrades?*

Oftentimes municipalities will require extra widening of roadways because they think that there is a need for it. While we have to meet the requirements for traffic, we try to minimize the need to add more pavement where possible.

- *Question: How much do you factor in how we feel in regard to the plans for widening of the road way?*

To the extent that concerns are being raised about mailboxes being possibly relocated, what I am suggesting is that if we have an opportunity not to widen and impact mailboxes, then that is the design that we will put forward. We will take a look at whether the expansion of the roadbed to the extent shown is in fact necessary and try not to impact your mailboxes. But again, this is done in consultation with the County.

- *Question: Can you tell us when we could expect a final decision from the county on traffic?*

This is the meeting where we first introduce the application to the community. To file the application we will have to have a traffic statement completed. We will be working with the transportation planners at Park and Planning to come with an agreement on the scope and come to an agreement if a traffic statement vs. study is required. Once we file, and it is accepted, we are required to provide notification to the same group of people that received the invitation for this community meeting and any others who indicate they would like to receive notice. You will be able to obtain copies of the application, including the traffic statement, on the website of Park and Planning.

I'm happy to assist in sharing our application information. That's how I normally engage with the community. We're not hiding anything, and this process will be very public. The final approval will take place at a public meeting of the Planning Board and that isn't anticipated to take place until four to five months after we actually file the application and the review process by Park and Planning gets underway.

- *Question: The 2875 gallons per day is going to include the church and the daycare?*

Correct. That's the maximum estimated amount.

- *Question: Where is the stream and feeder stream located in relation to where those two replacement fields on the backside of the property?*

The feeder streams are between 371 feet to 375 feet away from the septic fields. All septic fields sit outside of the 200 foot septic setback as required.

- *Question: Is the state or the county going to require a bat system to be installed on this property's septic system in consideration of the planned commercial kitchen?*

At this time, they have not specified that we would have to do a BAT system, but we are not at a final design stage. We have received initial comments, but nothing has come back to say it would be a bat system. We plan for double septic tanks there, which is also more protection on the property.

- *Question: Is there any kind of injector pump or anything being installed with this?*

We will have gravity flow to the septic tanks. We do have a pump system from the septic tanks which are located at the lower elevation of the septic system. They will grind and pump it up to the top of the septic, but again that septic system itself will be gravity. We do not believe we will need a pressurized septic system.

- *Question: Will you have to pump up to the drain fields?*

Yes. We will pump up to the distribution box at the top. This is due to the elevation of the building. The lower level sits below the street level. Instead of trying to just service the first floor and have an injector pump in the basement, we designed it more similar to a commercial type of operation, with pumps for the septic system. The septic tanks will separate the solids from the liquids, the liquids will overflow into the pump chamber, and then will pump it into the tile fields.

- *Question: Is there any restriction to height of this building or do we know what the height of the building will be?*

The proposed building will have a height between 33 to 35 feet. Three stories will be visible from the frontage of the property along Ashton Road. This is within the height restrictions for a property zoned RC.

- *Question: Will we be able to receive information as to where the trees are being removed?*

Yes. Once we have a final forest conservation plan prepared for filing, it will be made available to the public.

- *Question: Will the point of entry and exit to the property be on Route 108?*

Yes, the entrance drive is located on Route 108.

- *Question: You stated that there will be no sediment pond needed for the amount of runoff for the proposed 16 feet of widening of Route 108 and the parking lot. Is that correct?*

That is correct. There is no proposal to create a sediment pond. Most likely, a grass swale along the edge of Route 108 will be added and that will be able to treat the storm water management for the proposed widening of the road and parking lot.

- *Question: Can you talk more about where the storm water would ultimately end? Is there going to be a drainage system in the parking lot that runs that off somewhere?*

Depending on the topography and the flow direction we might have to put the inlet at the end of the grass swale or the grass ditch, and then divert the outflow so that we will connect all the storm water management for the facility.

- *Question: Can we get a copy of this recording?*

A transcript of the minutes of this meeting will be created and made available to you.

- *Question: Is it possible for the neighbors and community members to meet with you and representatives from Park and Planning to have a round table discussion before this goes forward?*

I don't think that Park and Planning typically organizes a round table meeting with all parties and their representatives. While Park and Planning is willing to meet with you, I'm not aware of them holding a joint meeting where all parties come together in the same room.

- *Question: I was wondering if there was any type of study done on the bleed over of lighting that would be on the parking lot in the building?*

We do not have an existing lighting plan in place at the moment, but we do plan to incorporate some lighting. Any lighting we install will be designed with downcast and directional features, focusing the illumination towards the ground and away from outward directions. Note that we are not permitted to cause glare beyond the property boundaries. County regulations mandate that no light spillage should extend beyond the property line, with a requirement of no more than 0.01 foot candles along the property boundary.

- *Question: Is there going to be additional landscaping put in there on the Pepco power line side from your parking lot?*

Yes, landscaping in that area is part of the plan. The county's zoning ordinance mandates the inclusion of hedgerows and other landscaping adjacent to parking areas. We will definitely include this landscaping to enhance the screening of the parking lot and the new building, with an emphasis on using evergreens and other non-deciduous plantings.

- *Question: Are you aware that there is a small slave graveyard that sits up in that corner right in the middle of your parking lot?*

We are aware of this graveyard and if you refer to the site plan you will see that it has been identified and that it is to remain undisturbed.

- *Question: You've got a proposed well site and then two other well sites that are right there between the road and where the parking lot is situated, correct?*

Yes. That is the correct location for the wells.

- *Question: How far are you going to have to go down for the well?*

We have not drilled yet. We do not have that information at this point.

- *Question: There are transmission lines relative to where your daycare center is. Are there potential safety issues? You end up hearing a lot about EMP. Have you considered that with the way that you got this thing laid out?*

We have not looked at EMP as a design criteria.

- *Question: Where are your people coming from? Why are you doing this? Who determined that there was a real true need here?*

It is the Korean Mission Church's mission, as a nonprofit religious institution, is to provide adult care services and give these seniors a place to go and engage with them, in order to prevent dementia and to have social interaction. The seniors are coming from throughout Montgomery County, and they are predominantly Korean that are served by the Korean Mission Church.

- *Question: Why shouldn't the primary people that would be served by this be the people that are in the local area? Why don't you go ahead and find another location closer to your target population?*

This is the property that is available to the church. The owner of the property is a supporter of the church. This is going to be a ground lease situation. The church is not going to own the property, but the owner wants to utilize the property for this purpose.

- *Question: Is the property owner a U.S. citizen?*

We are not going to answer this because we don't think it has any relevance to the conversation and is not an appropriate question.

- *Question: Will there be a study of the number of accidents on this road?*

We will be coordinating with the county about what is required to do for the evaluation of the road. I've heard the concerns about the curves, the sight distance, and the driveway locations. The county does require that there's adequate sight distance so that you're able to give a clear sight line in either direction for certain distance based on county and national standards, in order for an access drive to be located on a site so we will be reviewing that as part of the analysis.

- *Question: Where does the proposed egress lane start and how many trees would have to be removed for it?*

We currently do not know whether we exactly need 16 feet pavement widening based on the traffic study. It will depend on what the county will determine after we submit the application. Then we will have an analysis of what will need to be removed on the edge of the pavement and what we will need to replace. That will be evaluated based on whether we need to have a widening or not.

- *Question: You're going to buses come in there. What time would they be bringing your people in? And what time would they be leaving?*

To clarify, the shuttles will be passenger vans. The scheduled peak hour would be between 7:00am and 8:00am. We estimate a total of 20 trips during peak hour, which is thirteen into the site and seven out during that period. The adult daycare is shut down and everyone is out of the site by 4pm. The majority of traffic exiting the site is from 2:00pm to 3:00pm.

- *Question: When is the proposed construction expected to begin? And how long do you anticipate it taking?*

There are a number of steps that are required to be taken before construction can begin. We are anticipating filing before the end of the year 2024, approval by the first quarter, certified preliminary plan by the second quarter, followed by the building permit. Considering the building permit review, as well as the record plat that needs to follow the preliminary plan, the project will not be ready for construction for at least a year. Construction of this size typically takes from start to finish at least 12 months, if not 14 months of construction for the site.

- *Comment: My primary concern and the concern I think of many of the folks here on our committee, is the speed of the traffic on Route 108, especially in those curvy areas right near this proposed potential development would it's quite dangerous.*

- *Comment: you must consider the ethical value of changing a very rural atmosphere and the natural beauty that is that is part of that and the neighborhood. And there's one small commercial Institution which has been there for almost, I think, 75 years, which is the little nursery. But other than that, there are no commercial institutions. So, I think that's a topic we didn't touch upon in terms of, you know, environmental issues of today. Taking trees down and the atmosphere that we want to promote for the area.*

- *Comment: There's a high concentration right at the front of the site relative to the building. You haven't provided anything relative to how the elevation will sit in terms of its relationship to the height. Where the road currently is, so I don't know if you're going to be down a little bit. I really can't tell from the topography, but, I guess I kind of wonder what it's going to look like from the road as people do drive by. We normally have setbacks. We have to go ahead and stay a good bit away from any road like what you're working with here. So I was a little bit surprised you're so tight to the road in terms of where you put it, but I understand part of it's because of the fact that you got those three different alternative sewer septic systems that you've laid out there and your concern relative to the 200 foot set back.*

- *Comment: You've got everything concentrated up there at the very front. I'm concerned because you've got that sports facility or whatever you want to call it looks like maybe you going to put pickleball courts and there are our basketball courts, and I could see, you know, maybe the seniors are going to be rolling around their wheelchairs, but, and I'm 70 years old so I'm older too, but you know it, it's a matter here. You put everything right up there. Something between the road and where those things are going to be.*
- *Comment: The stormwater diversion still ends up causing me a little bit of angst. The idea of just going ahead and diverting it out and letting nature take its course. You have the potential impact from a safety standpoint in terms of location.*
- *Comment: My concern is that the well location, you're putting it relatively close to where potentially other well sites might be affected in terms of other homeowners. And it'd be nice if you could go ahead and maybe get yourself a little bit further away. I don't know what the depth of the aquifers are in that area. I don't know where you're going to have to, what depth you're going to have to drill to.*
- *Comment: EMP can have an impact on such things as defibrillator operation, pacemaker operation. You're talking about putting a, you know, older adults in there, quite a few of which will probably be affected by that in the effect in, in the event that the EMP is an issue.*
- *Comment: The other thing, that your minister went ahead and talked, I couldn't understand hardly anything that he was saying. I don't understand where the current church is. He talked about it currently has 20 people. Is what I thought I heard him say. I don't know of any large group of Korean people that live out in that area.*
- *Comment: The whole thing blows my mind that this is being built here. It doesn't make much sense to me. I mean, you can buy a piece of property, you can go and comply with RC requirements. I come back from a development standpoint. I know how we're out there. We developed to make money. Somebody is making money off of this. And I mean the thing is it was originally going the layout of it was for. You could go in and put five homes on this site at 5 acre spacing per home. OK, the original layout that the Basels had laid out ended up putting all five lots to the far. You know, I gotta think of what my directions would be the far West side within what you're calling lot #1.*
- *Comment: And another thing that bothers me is I know that somebody is going to rip down that house that's over there and build a much larger home on that on that lot #1. It makes no sense. For somebody to continue in the in the House that was built in 1865, if I were to go there and look at, it's probably a wooden structure all the way around. And it probably you know it's due to be to be knocked down. You guys are doing something completely different here. This whole thing blows me away. My family has origins going back into the 1700s and 1600s in this area. We were Quakers, OK, the Snowdens. And this was our property that this thing is being built on from a long time ago and the fact that you're moving away from a rural*

*environment. I imagine you're going to take down all the trees that are between the front of the parking lot and the road. I don't know what you're doing, but it really looks like you are not respecting the people that are around there with what it is that you're proposing to build.*

- *Comment: I'm concerned about the impact on the homeowners in that area. I went traveling through there last week and up and down that road that that speed limit is 40 miles an hour. OK. In the afternoon when I am coming through there, it was about 4:00 in the afternoon. I ended up driving down about to where Mint Hollow Rd. is coming from New Hampshire Ave. Nobody was behind me at that point. I was going the speed limit. By the time I hit just before Ashton Nursery, In fact way before that, I had seven people lined up behind me. I was going the speed limit and they were all charging through that particular area, there also have been issues relative to a number of accidents up and down this road on 108.*

- *Comment: Look at the option of going ahead and maybe dealing with the bend that that arises, I think just if you expand it out to your map that you have here, you'll see that there's a sharp curve that goes ahead and goes through where the power lines are. That there's a real problem with safety with this site, and that's what I'm trying to tell you.*

- *Comment: And then you talked about the bleeding light going out there. You're gonna affect people's, you know, night vision is they're going coming down there. I assume you have your lights on at night.*

- *Comment: I'm used to working you. You can see that you've got a pretty significant curve right there. OK, now when you're talking about sight lines as people are driving up and down that road and people are coming out egressing from you know where your parking lot is there, there's not a lot of space to go ahead and deal with the fact that they're coming at you at 40 plus miles an hour and they're going in excess of the speed limit through there. Other people that live there can speak to it more than I can, but I think this is potentially an unsafe area for you to be putting that particular piece of property and it might be far easier, far safer, to put it over onto LOT 1. As opposed to Lot 2.*

- *Comment: I've got some real major concerns relative to safety here. And then you talk, you know, you kind of poo poed to people about their, you know, their mailboxes on the other side of the road. The fact that you didn't know that tells me that you guys haven't really looked at the site. In detail, you've been sitting there in your, in your law office and you haven't gone out, perhaps and walked that.*

- *Comment: I looked at the accident on the road. After the accident have been on the road and I live right on the top of the road and this since I've been. Anytime we have bad weather, actually rain, the whole road gets backed up and there's all these accidents just before Tucker Lane. It is a very, very dangerous job and bringing so many people out every day, turning, getting in and out, it's just mind blowing.*

- *Comment: I've been here for 25 years and there have been a number of fatalities. Very difficult. I'm actually the next neighbor over from this property, and I have a hard time getting out of my driveway today. And that's without all of the traffic that's expected to be on top of what we have. That's a significant amount of folks that will be coming down this road and it is a rural road. Even though it's 45 miles, which nobody goes 45 miles an hour. Everybody can attest to that. I just want the pastor and everybody to understand that it would be very unsafe and I would lobby to have the speed limit lowered to 35.*
- *Comment: They're exactly right about the accidents on that road. I've lived in that area 52 years now. And I'm right at 11022 Ashton Rd. and there's a little bit of a null right in front of my driveway. And as you come up I hear every day people just hit their brakes just to stop. To let the neighbors get out, and so consequently they are totally right about that and the accidents on the curb are terrible in it. So, it's something you really want to consider.*
- *Comment: When it snows, sometimes they don't even plow our area. They turn the plows around at Ashton Rd. at the Ashton intersection and at the Howard County line, and during a big snow storm we had years ago, they didn't come down the road. They don't give us the care we need many times. And if you put all this in there, that's gonna make it worse than what it is.*
- *Comment: All our kids are bussed. And don't those buses normally 6:45 to 8:15. And you've got stop and go going on as people were picking up the kids along the road. They picked them up on the road at their entrance. We got another problem here that you guys are going to have to deal with because you're going to be impacted in terms of your time of operation by the school bus operation, in addition to commuters. And there's a lot of cross traffic between Howard County and the central part of Montgomery County right at that time of morning as well. In the afternoon, you're always gonna have issues as well, but maybe not as much as in the early morning to early morning. You're going to be creating a lot of issues there and you're going to be facing them. And then again, as Liz has already said, the issues relative to. What occurs during the winter? It basically can shut down 108 and you know I don't know. You guys need to seriously as I said before, I think you need to reconsider where you're sitting.*

Ms. Lee-Cho collected the contact information for the attendees before concluding the meeting at 8:21 PM.

## **PRE-SUBMITTAL MEETING FOR:**

Preliminary Plan Application for Church and Adult Day Care Use on 28.22± Acres in the RC Zone

To be held via Zoom on

Thursday, August 3, 2023 at 6:30PM

Please RSVP to [mabramson@bregmanlaw.com](mailto:mabramson@bregmanlaw.com)  
or Call Morgan Abramson at (301) 961-8661 to  
obtain Meeting ID/Passcode

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**For process and hearing information please contact:**

📍 The Maryland National Capital Park & Planning Commission  
2425 Reedie Drive, Wheaton MD 20902

[www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development)

**(301) 495-4550**

**From:** [Nadine Mort](#)  
**To:** [Casey, Jonathan](#)  
**Subject:** Ashton Village Center IAC  
**Date:** Wednesday, February 11, 2026 2:31:49 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello Jonathan, As a member of the Ashton Village Center IAC I understand you are our contact at the planning board for the proposed large scale commercial development known as the Adult Day Care Center and Korean Mission Church at 1201 Ashton Road. Do you know if the Ashton Village Center IAC should be receiving materials regarding their project? This is located much closer to the crossroads of New Hampshire Avenue and Ashton Rd, which our committee is charged with monitoring, than of the Friends House Retirement Community and the others projects which we receive notifications about. During the three years I was secretary of the Ashton Village Center IAC, we never received any communications regarding the Adult Day Care Center from the planning board or developer. The community had many concerns and feel frustrated by the lack of communication. Katherine Mencarini is the Ashton Village Center IAC's new planning board coordinator.

Please let me know at your earliest convenience.

Thank you, Nadine

Nadine Masone Mort 301-802-3630

--

*Nadine R. Mort* - Pronouns: She/Her ([What does this mean?](#))

*Creative Director ~ The Art of Stewardship*

301-802-3630

[LinkedIn](#)

[Facebook Nadine Masone Mort](#)

[Facebook The Art of Stewardship](#)

[Instagram](#) The Art of Stewardship

[Youtube The Art of Stewardship](#)

"She stood in the storm, and when the wind did not blow her away, she adjusted her sails"  
Elizabeth Edwards

## Server, Jeffrey

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**From:** Amy Medd <amymedd@gmail.com>  
**Sent:** Monday, November 25, 2024 8:23 PM  
**To:** MCP-Chair  
**Cc:** Casey, Jonathan; Server, Jeffrey  
**Subject:** AVCIAC letter regarding Adult Day Care & Church  
**Attachments:** Adult Day Care Center Korean Church(1).pdf; Adult Day Care Center Korean Church Parking Lot and Loading.png

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

November 25, 2024

Chair Harris,

I am writing this letter on behalf of The Ashton Village Center Implementation Advisory Committee to express our strong opposition to the large-scale commercial Adult Day Care Facility and Church proposed for 1201 Ashton Road, Ashton MD 20861. The suggested business complex is in direct conflict with the intent of the zoning regulations and the Sandy Spring/Ashton Master Plan (SSAMP). The site is in a Rural Cluster Zone intended for and surrounded by a mix of agricultural uses and very low-density residential development. The SSAMP for this area was established to “protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural uses”.

### Overview:

Please see the attached two documents shared by the developer. The first displays a four story 38,000 + Sq Ft industrial style building which looks very similar to hotels on Rockville Pike. The second document displays the surrounding “add-on structures” that show the complex in a more realistic campus appearance and footprint. The additional structures include a 1,750 Sq Ft unnamed surface that might be an impervious patio used as a connecting walkway to a large 1600 Sq Ft 1 ½ story covered pavilion as well as a 2,100 Sq Ft storage outbuilding and a 225 Sq Ft trash enclosure. On the west side of the Day Care building is a 5,200 Sq Ft impervious Sports Court. Also displayed, the 26 parking spaces located facing Ashton Rd are reminiscent of a car dealership. An additional 28 spaces are behind the street parking row and are encircled by the entry and exit road for the bus drop off area at the building’s main entry.

### Specific Concerns:

## **Size and Scope counter to ASSMP**

The following detailed description is presented because we feel the images as well as the verbal description submitted by the developer do not represent the actual size and overall magnitude of the project and the industrial character it will present. Please note that the SSAMP calls for “structures that are complimentary to existing construction”. There are no three or four-story buildings in Ashton and Sandy Spring. Even Olney, with a population of 35,820 has a building height limitation of four stories. The population of Ashton, Sandy Spring and Brinklow is only 5,746.

## **Safety**

The plans also appear to misrepresent the curvature, elevation and topography of this property. Ashton Road is a winding, hilly two-lane country road with no passing lines consisting of a series of blind curves and hills without shoulders. However, the developer’s representation of that portion of the road in front of the proposed entry appears to be straight. In reality, that area of the road is curved with a blind curve going east as well as west. That location is one of the most dangerous portions of Ashton Road. The current speed limit is 45 mph and there have been numerous serious accidents including fatalities. Using the Vision Zero data provided by Montgomery County, there have been over 60 accidents including two fatalities on this stretch of Ashton Road since 2015 and more serious accidents before the county posted these statistics. Adding turning vehicles between these curves, during rush hour, on this dangerous section of Ashton Road can only exacerbate this issue and put the public at risk. The traffic impact statement for the project indicates that the participants will use vans to arrive and depart the facility and that no traffic study would be needed. Regardless of the justification used to gain approval of this project not all individuals and employees will use the vans. Worship services will attract large numbers of parishioners causing chaos with traffic backing up into Howard County. The future Crossroads development at the corner of New Hampshire Ave and 108 will add additional traffic as well as the existing school traffic already making the traffic impact significant. A traffic study should be completed for this project and the dangers of turning vehicles at the posted speeds documented.

## **Environmental Impact**

This proposed commercial campus of 24 acres is in an area that does not offer public water or septic. Thus, in keeping with a rural community, the homes and farms east of New Hampshire Avenue do not have public water and sewer. This development’s proposed well size for approximately 3000 gallons a day does not seem appropriate to accommodate the daily use of the day care facility serving over 150 clients plus staff as well as for the operation of a commercial kitchen offering daily meals, catering for events and large church gatherings. The residents in the adjacent homes will most certainly be affected by this drawdown of the water table. One adjacent homeowner was recently ordered by the county to drill a secondary well and was unable to find water. Residents are very concerned about the impact to their fresh water supply and have requested that this be documented prior to any consideration of the project. The construction of the septic fields and well drilling could also impact

the quality of the county water supply. The property backs directly to the fragile Patuxent Watershed and the streams located on the property feed the Patuxent River.

The plans submitted by the developer do not clearly communicate the topography of the lot. The proposed facility will be built on a heavily wooded and sloped area that backs up to the Patuxent Watershed and stream buffers. This construction will require the destruction of many acres of old growth trees and the addition of impervious building/parking/driving areas will most certainly impact the fragile ecosystem of the area. The SSAMP includes an “emphasis on preserving the low-density rural character as the most important environmental protection strategy”. This lot is in the stream valley and forest protection area designated in the SSAMP. As stated in the RC zoning requirements “the development plan must substantially conform with the recommendations of the applicable master plan”.

In summary, the evidence makes it clear that the size and scope of this project is not appropriate and will forever change the rural character of the area. The increased traffic and turning vehicles will pose a significant risk to the traveling public. Finally, the environmental impact will forever harm the delicate Patuxent Watershed.

We recommend that this large-scale commercial development be rejected.

Respectfully,

Amy M Medd

Chair, Ashton Village Center Implementation Advisory Committee



## Sandy Spring Civic Association

[www.sandyspringcivic.com](http://www.sandyspringcivic.com)

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*Meeting the second Monday of each month, 6:30pm at the Ross Boddy Community Center  
located on Brooke Road in Sandy Spring, Maryland*

June 3, 2025

**By email**

**Re: Preliminary Plan 120240050, Korean Mission Church, 1201  
Ashton Road, Ashton, Maryland**

Dear Members of the Montgomery County Planning Board,

We write in opposition to Preliminary Plan 120240050, a proposal by the Korean Mission Church, which is scheduled for Planning Board review on June 26, 2025.

The Sandy Spring Civic Association is the oldest racially integrated Civic Association in Montgomery County (“SSCA”), and our membership includes neighbors of the site where the Applicant proposes to place a very large commercial-style building on a small rustic road in an environmentally sensitive, rural wooded area, without public water or sewer, and without access to mass transportation. Our membership unanimously opposes a massive building in this rural area for the reasons expressed below, and because the proposal is not in conformance with the applicable Master Plan. The site sits within a Rural Cluster zoned neighborhood.

Sandy Spring Civic Association welcomes true houses of worship and spiritual and religious institutions (nearby New Hampshire Avenue is proudly labeled the “Highway to Heaven”), but SSCA opposes the Korean Mission Church plan for the following reasons:

**1. This project is similar to a commercial building**

Although characterized as an “adult day care center,” the Korean Mission Church has only 20 parishioners, according to a presentation made to the SSCA by representatives of the Church. Even after a reduction in the size of the facility from the originally proposed 24,000 square feet of gross footage area plus the basement by cutting off the top floor, given the size of its sanctuary (200 person capacity) and the large size of the facility, it is clear that the facility is planned to

serve dozens of nonparishioners each day, presumably charging the participants fees.

## **2. The size of the building indicates uses other than as a day care facility**

Given the size of facility, and sponsor's statements that facility will be staffed 24 hours a day, SSCA is concerned that the facility is designed for residential purposes.

## **3. Traffic is a huge concern**

Route 108 is a heavily traveled road with one lane in each direction, with traffic moving very quickly. Sight lines for traffic exiting the facility would be poor. Especially for traffic turning left out of the facility, this presents serious safety issues for the 15 or so vans carrying elderly people that will exit the facility each day.

## **4. The proposed building is not compatible with the rustic neighborhood**

Public sewer and water are not available at the site, and neighbors report that some existing wells have run dry. Demand for water for the facility could exhaust availability of well water for neighbors. Furthermore, the facility would be placed in a wooded area with a steep grade down to the Patuxent River.

The recent Zoning Text Amendment, with good reason, limits concentrated development to areas serviced by public water and sewer, and with access to mass transit. The same considerations should apply to a large building like this in a rural area.

## **Necessary conditions should be attached if plans are approved**

If, despite neighborhood objections, the site plan and preliminary plan are approved, we suggest that the following conditions be attached:

- Participants may not be charged fees for attending the day care center.
- Overnight accommodations for staff, parishioners, or other individuals are not permitted.
- The size of the facility be limited to 12,000 square foot gross footage area.
- The facility may not commence operations until and unless, in cooperation with the Maryland State Highway Administration, the facility's owners or operators pay for installation of traffic-calming measures (*i.e.*,

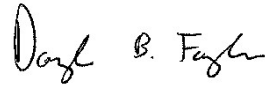
rumble strips, flashing yellow lights) in both directions less than 500 ft to the entrance to the facility.

- The design of the facility be reviewed prior to approval of site plan by the Ashton Village Plan Implementation Advisory Committee.

Respectfully submitted,

A handwritten signature in black ink that reads "Daryl Thorne". The signature is written in a cursive style with a long horizontal line extending to the right.

Daryl Thorne, Ed.D.,  
President

A handwritten signature in black ink that reads "Douglas B. Farquhar". The signature is written in a cursive style.

Douglas B. Farquhar  
Correspondence Secretary

*SSCA is a 501(c)3 non-profit organization*

July 9, 2024

Development Review Committee, Montgomery County MD

I am writing this letter as a member of The Ashton Road Community to express my strong opposition to the proposed Church/Adult Day Care facility on the property located at 1201 Ashton Road, Ashton MD 20861. The proposed Adult Day Care business is in direct conflict with the intent of the zoning regulations and the Ashton Sandy Spring Master Plan (ASSMP). The property is located in a Rural Cluster Zone intended for a mix of agricultural uses and very low-density residential development. The ASSMP for this area was established to “protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural uses”.

The following are the concerns of the Ashton Community regarding this proposal:

1. Well and Septic

The proposed facility will operate on well and septic, as this area does not have public water and sewer. A well sized for approximately 3000 gallons a day is proposed to accommodate the daily use of the facility which includes a commercial kitchen. The residents in the adjacent homes will likely be affected by this drawdown of the water table. One homeowner recently attempted to drill a secondary well and was unable to find water. The residents are very concerned about the impact to our wells and we request that this be documented prior to any approval of the project. The construction of the septic fields and well drilling could also impact the quality of the water. The property backs directly to the Patuxent Watershed and the streams located on the property feed the Patuxent River.

2. Public Safety

Ashton Road (MD108) is a rural two-lane road never intended for the current traffic. This section of Ashton Road is located between two sharp curves in both directions of the proposed structure. The current speed limit is 45 mph and there have been numerous serious accidents including fatalities. Using the Vision Zero data provided by Montgomery County, there have been over 60 accidents including two fatalities on this stretch of Ashton Road since 2015 and more serious accidents before the county posted these statistics. Adding turning vehicles between these curves, during rush hour, on this dangerous section of Ashton Road can only exacerbate this issue and put the public at risk. The traffic impact statement for the project indicates that the participants will use vans to arrive and depart the facility and that no traffic study would be needed. Regardless of the justification used to gain approval of this project not all individuals and employees will use the vans. The proposed Crossroads development at the corner of New Hampshire Ave and 108, will add additional traffic as well as the existing school traffic already making the traffic impact significant. A traffic study should be completed for this project and the dangers of turning vehicles at the posted speeds documented.

### 3. Environmental Impact

The proposed facility will be built on a heavily wooded and sloped area that backs up to the Patuxent Watershed and stream buffers. Removing the trees and adding parking lots will most certainly impact the fragile ecosystem of the area. The ASSMP includes an “emphasis on preserving the low-density rural character as the most important environmental protection strategy”. This lot is located in the stream valley and forest protection area designated in the ASSMP. As stated in the RC zoning requirements “the development plan must substantially conform with the recommendations of the applicable master plan”.

Finally, we feel that the size and scope of this project is not appropriate and will forever change the rural character of the area. Please note that we do not object to a Church that is appropriately sized for the congregation and in cohesion with the rural setting. Our opposition concerns the Adult Day Care facility and the commercial nature of this operation. In addition, the increased traffic and turning vehicles will pose a significant risk to the traveling public. We feel that more appropriate building locations close to public transportation and zoned for higher density uses should be considered for this project.

Respectfully,

---

Cheri L. DeMoss  
1115 Ashton Road  
Ashton MD 20861

1022 Ashton Road  
Ashton Maryland 20861

Dear Sir/Madam,

I am writing this letter to express my strong opposition to the proposed Korean Day Care Center to be built on the property located at 1201 Ashton Road in Ashton Maryland 20861. While I understand the need for these types of facilities in our county I know that this will have a detrimental impact on our rural area. We have no access to city water, no street lights, no speed bumps, a two-lane road that is to remain that way according to the Master plan and a peaceful environment for those who live in our area.

A facility of this type is inappropriate for our rural setting. I have lived here for over fifty years and over the years have watched my neighbors struggle with a lack of water. Most recently my neighbor Mary Light was asked by the county to dig a new well and after three attempts with Fogle well diggers two of the digs were over 600 ft. no water was found. Having that information, it baffles me to envision a facility in our area.

The increase in traffic on our two-lane road will no doubt be a major problem. From the Ashton intersection (one mile west of the proposed sight location) to Clarksville in Howard County is a no pass zone marked with a double yellow line for 4.5 miles. The drawing presented to you by the law firm of Bergman, Berbert, Schwartz and Gilday LLC is not near this area, it is located off of Rt. 270 which is 21 miles from our neighborhood. In order to properly evaluate our traffic and road structure it is paramount that they give us the courtesy to do a study in our specific area.

Consideration for the environment is another concern. That sight is full of wildlife and a plethora of beautiful hardwood trees. It also houses 12 Afro- American graves that are marked and located at the east section of the of the property very near the road. To remove the trees, force the wildlife out and possibly disturb the grave-sights would deeply sadden me.

In conclusion I strongly recommend that you reconsider this project. This area is simply not the right setting for such a large facility.

Sincerely,  
*Elizabeth A. Bugh*  
Ashton MD 20861

Montgomery County  
Planning Department

JUL 30 2024

**Received**



**From:** [Nadine Mort](#)  
**To:** [Casey, Jonathan](#)  
**Subject:** Korean Mission Church Adult Day Care Center  
**Date:** Monday, April 14, 2025 4:10:47 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello Jonathan, I am a member of the Ashton Community Association, the Sandy Spring Civic Association and serve on the Ashton Village Center Implementation Advisory Committee. Kindly include me on any future community announcements for the large scale commercial development proposed by the KOREAN MISSION CHURCH PRELIMINARY PLAN NO. 120240050 to build an adult day care center on Ashton Road in a designated Rural Cluster.

Thank you,  
Nadine

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*Nadine R. Mort* - Pronouns: She/Her ([What does this mean?](#))

*Creative Director ~ The Art of Stewardship*

301-802-3630

[LinkedIn](#)

[Facebook Nadine Masone Mort](#)

[Facebook The Art of Stewardship](#)

[Instagram](#) The Art of Stewardship

[Youtube The Art of Stewardship](#)

"She stood in the storm, and when the wind did not blow her away, she adjusted her sails"  
Elizabeth Edwards

**From:** [D.Rogers](#)  
**To:** [Casey, Jonathan](#)  
**Cc:** [Mary Light](#); [CHERI DEMOSS](#)  
**Date:** Friday, July 26, 2024 11:15:21 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Casey,

I am the owner of 1210 Ashton Road, Ashton, MD. I would like to register my disapproval of the proposed project of the Korean Mission Daycare facility which would be located directly across Ashton Road from my property.

I have concerns about the impact on our water supply, traffic concerns for buses, and the overall “fit” to our community.

I purchased this property due to the secludedness and was hoping that it would be used for residential purposes.

The water is my main concern. We have already witnessed failed attempts by neighbors to access water. As I understand, the mission also had problems tapping reliable water supplies.

As for traffic, it is already an adventure trying to retrieve my mail daily due to existing traffic.

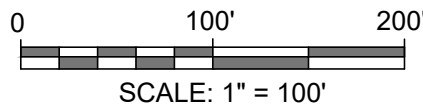
I would like to request an update on the status and I am prepared to acquire counsel to fight this to the end.

Sincerely,

D. Scott Rogers



Proposed Impervious Area		
	SF	AC
Multi Sports Court	5200	0.12
Walking Path (4' wide)	2785	0.06
Pavement/Parking Area	30493	0.70
Proposed Building	8046	0.18
Pavilion	1707	0.04
Proposed Pavement Widening-R/W	4038	0.09
Storage Building	800	0.02
Ex Lot 1 Impervious Area	12755	0.29
<b>Total</b>	<b>65824</b>	<b>1.51</b>



## IMPERVIOUS AREA EXHIBIT



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

November 13, 2024

Mr. Dhaval Patel, P.E.  
Vanmar Associates, Inc.  
310 South Main Street  
Mount Airy, Maryland 21771

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Korean Mission Church  
Preliminary Plan #: 120240050  
SM File #: 290113  
Tract Size/Zone: 28 Acres  
Total Concept Area: 4.06 Acres  
Lots/Block: 1 and 2  
Parcel(s): N/A  
Watershed: Lower Patuxent River  
Redevelopment (Yes/No): No

Dear Mr. Patel:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Landscape Infiltration.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable



*Mr. Patel, P.E.*  
*November 13, 2024*  
*Page 2 of 2*

Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,

*Mark Etheridge*

Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 290113

ESD: Required/Provided 4793 cf / 5137 cf  
PE: Target/Achieved: 1.0"/1.07"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 28-Oct-24  
**TO:** Dhaval Patel - dhaval@vanmar.com  
Vanmar Associates, Inc  
**FROM:** Marie LaBaw  
**RE:** Korean Mission Church  
120240050

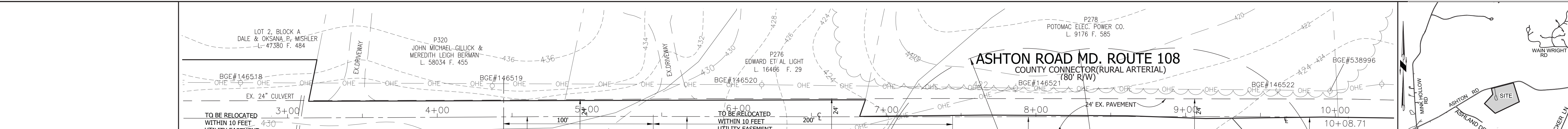
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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **28-Oct-24** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* Final dry hydrant and underground tank design to be reviewed, approval, and permitted by MCDPS Fire Protection System Plan Review group \*\*\***

**\*\*\* 12/31/2025 Revised entrance \*\*\***



**LEGEND:**

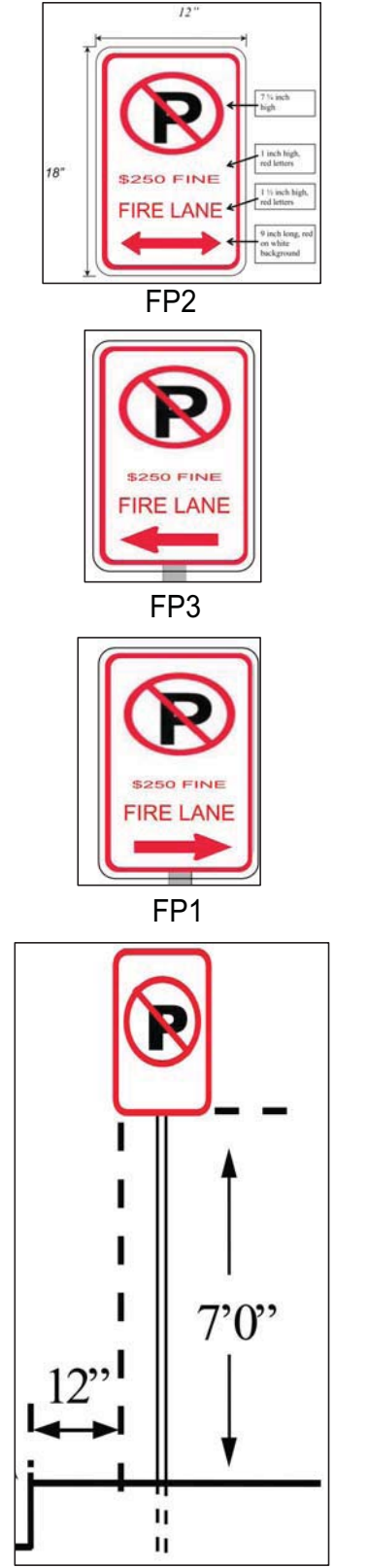
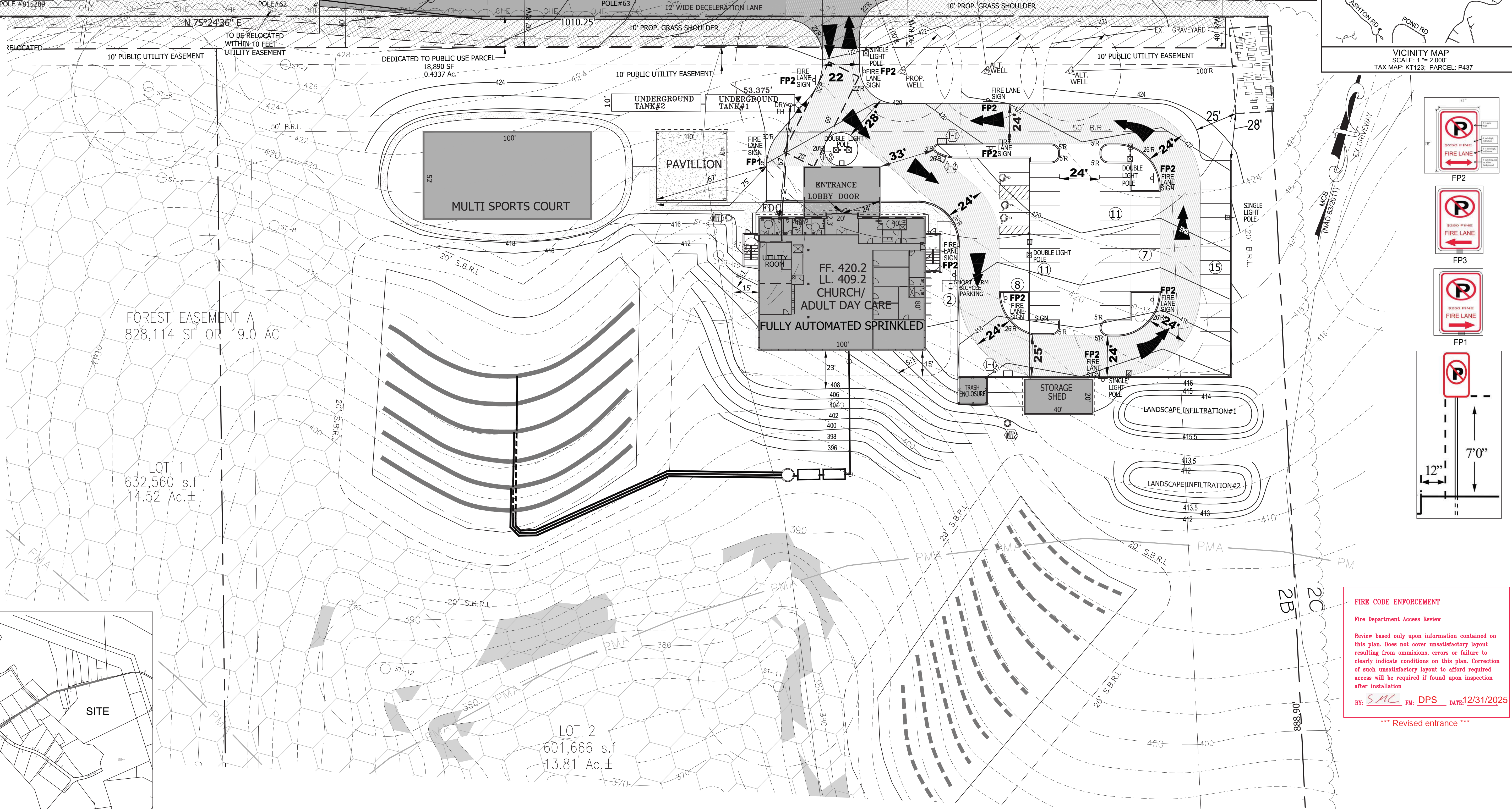
FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	50' B.R.L.
EXISTING STRUCTURE	EX.
EXISTING CONTOURS	370, 420, 424, 426, 428, 430, 434, 436, 438, 440, 442, 444, 446, 448, 450, 454, 456, 458, 460, 464, 466, 468, 470, 474, 476, 478, 480, 484, 486, 488, 490, 494, 496, 498, 500, 504, 506, 508, 510, 514, 516, 518, 520, 524, 526, 528, 530, 534, 536, 538, 540, 544, 546, 548, 550, 554, 556, 558, 560, 564, 566, 568, 570, 574, 576, 578, 580, 584, 586, 588, 590, 594, 596, 598, 600, 604, 606, 608, 610, 614, 616, 618, 620, 624, 626, 628, 630, 634, 636, 638, 640, 644, 646, 648, 650, 654, 656, 658, 660, 664, 666, 668, 670, 674, 676, 678, 680, 684, 686, 688, 690, 694, 696, 698, 700, 704, 706, 708, 710, 714, 716, 718, 720, 724, 726, 728, 730, 734, 736, 738, 740, 744, 746, 748, 750, 754, 756, 758, 760, 764, 766, 768, 770, 774, 776, 778, 780, 784, 786, 788, 790, 794, 796, 798, 800, 804, 806, 808, 810, 814, 816, 818, 820, 824, 826, 828, 830, 834, 836, 838, 840, 844, 846, 848, 850, 854, 856, 858, 860, 864, 866, 868, 870, 874, 876, 878, 880, 884, 886, 888, 890, 894, 896, 898, 900, 904, 906, 908, 910, 914, 916, 918, 920, 924, 926, 928, 930, 934, 936, 938, 940, 944, 946, 948, 950, 954, 956, 958, 960, 964, 966, 968, 970, 974, 976, 978, 980, 984, 986, 988, 990, 994, 996, 998, 1000
EXISTING SOIL LINE	2C
EX. OVERHEAD WIRE	OHE
EX. TREE LINE	---
LIMIT OF DISTURBANCE	LOD
PROPOSED FOREST CONSERVATION	---
SEPTIC PERCOLATION LOCATION	---
PROPOSED PAVEMENT	---
PROPOSED CONCRETE AREA	---
P. LANDSCAPE INFILTRATION	---
P. BIKABLE GRASS SHOULDER	---
P. GRADED AREA FOR FUTURE SIDEWALK	---
SOIL BORING LOCATION	ST-#
PRIMARY MANAGEMENT AREA	PMA
PUBLIC R/W DEDICATION	---
SHORT TERM BICYCLE PARKING	---
EX. SPECIMEN TREE	---
WELL LOCATION	---
STREAM BUFFER	SB
100 YEAR FEMA FLOODPLAIN	FP
EXISTING OVERHEAD UTILITIES	---



**DISTANCE TO NEAREST WATER SUPPLY: 1.16 MI.**

**FIRE DEPARTMENT WATER SUPPLY MAP**

NOT TO SCALE



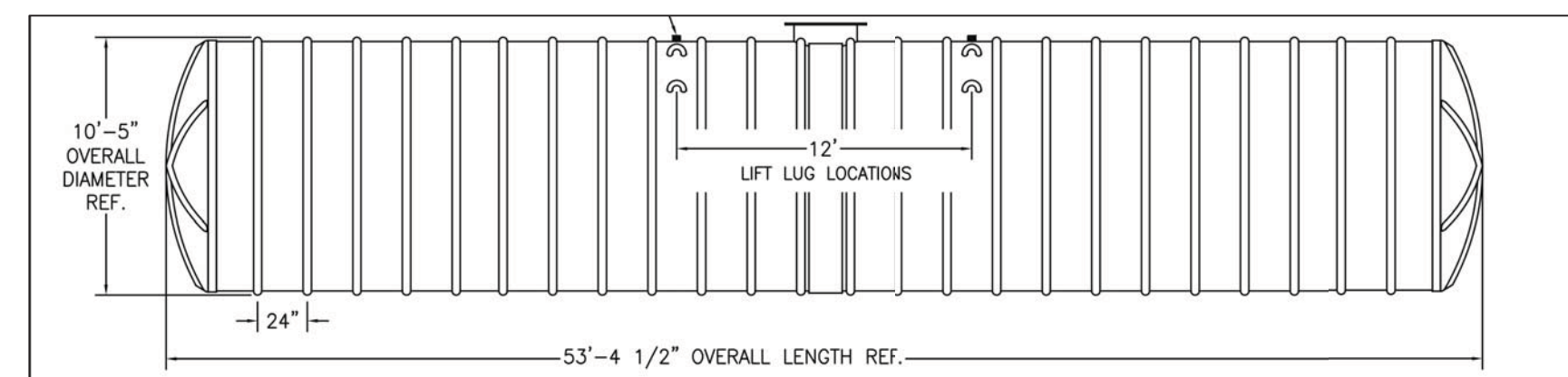
**FIRE CODE ENFORCEMENT**

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: *SAC* PM: *DPS* DATE: 12/31/2025

\*\*\* Revised entrance \*\*\*



**WARNING**  
MINIMUM SOIL DEPTH ABOVE TANK WHEN USING DEADMAN ANCHORS IS 2 FEET.

**NOTE:**  
THE DECISION TO USE AN ANCHORING SYSTEM IS THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE. NOT EVERY TANK WILL REQUIRE ANCHORING.

**DARCO**  
FIBER GLASS HORIZONTAL TANK

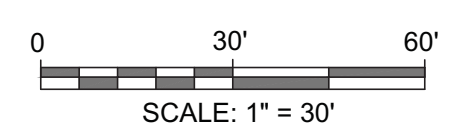
Rev. Date: 08/2020  
Rev. Let: 08/2020  
10'-0" I.D. 30,000 GAL. FIBERGLASS HORIZONTAL TANK 1 of 1

Sheet: 1 of 1

Post Office Box 66 Cotuit, MA 01935  
800-232-8660 www.darcoinc.com

**NOTE:**

- 1) THE PROPOSED BUILDING IS FULLY AUTOMATED SPRINKLED.
- 2) THE UNDERGROUND TANK AND FIRE HYDRANT DESIGN WILL BE REVIEWED BY DPS FIRE PROTECTION SYSTEM PLAN REVIEW GROUP AT TIME OF BUILDING PERMIT PROCESS.
- 3) THERE IS NO ENCLOSED SPACE IN PAVILION AND NO WATER.



**OWNER**  
EUN JIN KIM  
1201 ASHTON ROAD,  
ASHTON, MD 20861

**APPLICANT**  
KOREAN MISSION CHURCH  
C/O DANIEL CHUNG, PASTOR  
12501 SCAGGSVILLE ROAD,  
HIGHLAND, MD 20777

**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. 53140, Expiration Date: 6-6-27.

**DATE**    **REVISIONS**


DH VALKUMAR PATEL  
STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
No. 53140  
12/28/2025

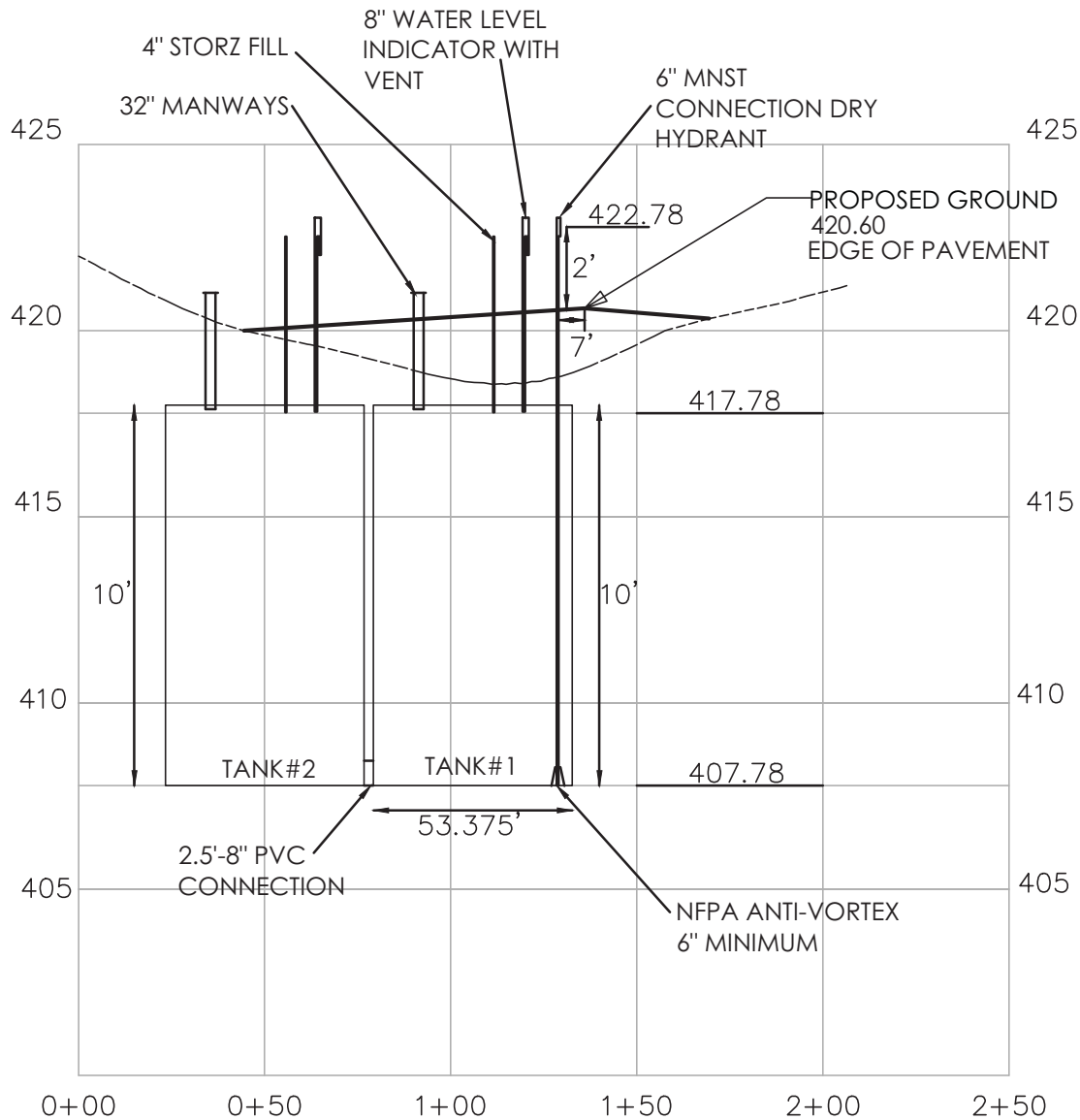
**MNCPPC PRELIMINARY PLAN NO. 120240050**

**FIRE DEPARTMENT ACCESS PLAN**

**KOREAN MISSION CHURCH**

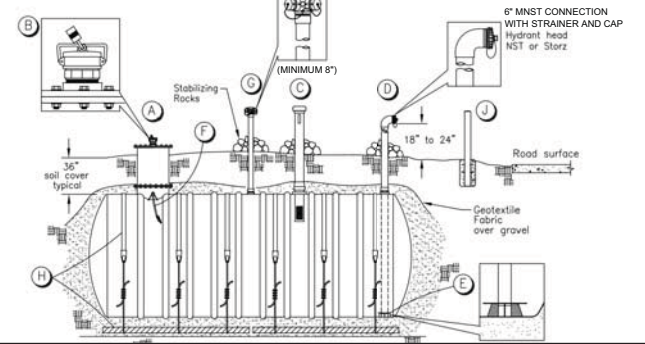
FORMERLY BOSWELL PROPERTY LOTS 1 & 2  
PARCEL P437  
LIBER 63703 FOLIO 399  
1201 ASHTON ROAD  
ASHTON ELECTION DISTRICT NO. 8 MONTGOMERY COUNTY, MARYLAND WSSC GRID: 225NE02  
SCALE: AS SHOWN, SEPTEMBER 2023

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
©Copyright, Latest Date Shown



**Standard Dry Hydrant - Suction (Draft)**

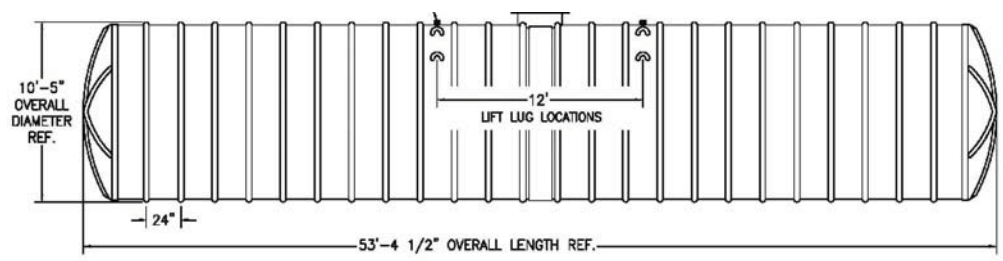
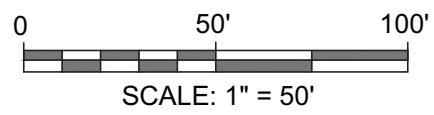
- Appurtenances**
- A. 32" Diameter manway with bolted cover.
  - B. Lockable 4" water level inspection hatch on manway cover.
  - C. Combination vent and red/green water level indicator. (MINIMUM 8')
  - D. DRY HYDRANT HEAD WITH 6" MNST CONNECTION WITH STRAINER AND CAP
  - E. 6" draw pipe with N.F.P.A. anti-vortex plate at foot.
  - F. High level weep overflow to allow any excess water to drain off.
  - G. 4" STORZ FILL.
  - H. Anchor straps, cable, and concrete deadman poured on site.
  - J. Pipe bollards in concrete.
- Notes**
- 1. Lift for 6" diameter tank = 13 vertical feet to hydrant head.
  - 2. Add or delete accessories to meet your specific water supply requirements.
  - 3. Geotextile fabric recommended between gravel backfill and soil cover.
  - 4. Height of hydrant (C) should be below pump inlet to avoid trapping air in suction hose.
  - 5. Place stabilizing rocks around PVC riser pipes and hydrant.
  - 6. Use optional Darco a deadman anchor system when necessary. Not all tanks require anchoring.
  - 7. Paint all exposed PVC pipe for UV protection.
  - 8. Locate cistern perpendicular to the road when possible.



**UNDERGROUND TANK PROFILE**

MATERIAL OF PIPE- PVC

NOTE:  
 THE UNDERGROUND TANK AND FIRE HYDRANT DESIGN WILL BE REVIEWED BY DPS FIRE PROTECTION SYSTEM PLAN REVIEW GROUP AT TIME OF BUILDING PERMIT PROCESS.



KOREAN MISSION CHURCH  
 1201 ASHTON ROAD  
 ASHTON, MD 20861



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

May 19, 2025

Mr. Jonathan Casey, Planner II  
Upcountry Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive, 14th Floor,  
Wheaton, MD 20902

RE: Preliminary Plan Letter  
Plan No. 120240050  
Korean Mission Church

Dear Mr. Casey:

This letter supersedes the correspondence dated November 18, 2024, and includes an addition to the previous comments, specifically Preliminary Plan Comment # 4. We had completed our review of the revised Preliminary Plan uploaded in eplans on November 11, 2024. The Development Review Committee reviewed the plan at its April 23, 2024, meeting. This plan is tentatively scheduled for the December 19, 2024, Planning Board meeting.

The subject property has frontage on the public street maintained by the Maryland State Highway Administration (MDSHA). MCDOT has no jurisdiction other than maintaining and operating the traffic signal, sidewalk, bus stop, bus shelter, or shared-use path along the MDSHA-maintained ROW. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendations about the ROW maintained by MDSHA, as per the review of the preliminary plan, for the attention of the concerned agencies.

**Preliminary Plan Significant Comments**

1. Ashton Road (MD-108):
  - a. The Master Plan of Highways and Transitways classifies it as a Country Connector with two lanes and 80-ft minimum right-of-way (ROW).
  - b. The Bicycle Master Plan proposes Bikeable shoulders. We recommend the applicant grade out a 10-ft shoulder along the frontage.
  - c. We agree with the roadway cross-section shown on Sheet 7 of 7 but defer to MDSHA for the final decision.
2. Sight Distance: We defer to MDSHA for sight distance approval.
3. Storm Drain: Portions of the site drain to an existing stream on the south and do not drain to an existing public storm drain system maintained by the County within 500 feet of the site. Therefore,

**Office of the Director**

---

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

the applicant is not responsible for any improvements. We defer to MDSHA for the portions of the site draining to Ashton Road (MD-108).

4. The applicant must pay for the cost to construct the 6-foot sidewalk per the Complete Street Design Guidelines (CSDG) along their Ashton Road (MD-108) site frontage. The applicant is required to provide an engineer's cost estimate that includes a 40 percent contingency for the sidewalk and all related improvements. This estimate must receive approval from MCDOT and Planning Staff. After approval, the applicant must make payment toward the Capital Improvements Project (CIP) - Sidewalk Program Minor Projects (P506747). The payment will be inflated based on the Federal Highway Administration's National Highway Construction Cost Index from the mailing date of the Planning Board resolution to the date of the payment.

#### **Standard Plan Review Comments**

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the MCDPS in the package for record plans, storm drains, grading or paving plans, or applications for access permits. Include this letter and all other correspondence from this department.
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk/sidepath and roadway.
3. The applicant shall be responsible for relocating utilities along existing roads to accommodate the applicant's required roadway improvements.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project, at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III  
Development Review Team  
Office of Transportation Policy

M:\Subdivision\Deepak\Preliminary Plan Plan\ 120240050-Korean Mission Church \Letter\ 120240050-Korean Mission Church - Prelim Plan Letter-Revised.docx

cc: SharePoint\Correspondence Folder FY'25

cc-e: Dhaval Kumar  
Soo Lee Cho

Vanmar Associates, Inc  
Bregman, Berbert, Schwartz & Gilday, LLC

Mr. Jonathan Casey  
Preliminary Plan No. 120240050  
May 19, 2025  
Page 3

Justine Gonzalez-Velez	MNCPPC
Mark Beall	MNCPPC
Kwesi Woodroffe	MDSHA District 3
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Terry	MCDOT DTEO
Wayne Miller	MCDOT DTS
Rebecca Torma	MCDOT OTP

May 15, 2025

Mr. Justine Iván González Vélez, Planner II  
Upcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission (M-NCPPC)  
2425 Reddie Drive, Wheaton, MD 20902

Dear Mr. González-Vélez:

Thank you for the opportunity to review **Preliminary Plan 120250050** for the **Korean Mission Church development** located at **1201 Ashton Rd** on Ashton Rd (MD 108) in Montgomery County. The State Highway Administration (SHA) has reviewed the application and is pleased to respond.

Based on preliminary review of the application, SHA recommends approval of the Preliminary Plan with the condition that the Applicant will be required to formally submit detailed engineering plans and supporting documentation to SHA, as part of the Access Permit process, so a comprehensive review can be performed.

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [kwoodroffe@mdot.maryland.gov](mailto:kwoodroffe@mdot.maryland.gov).

Sincerely,



*for* Derek Gunn, P.E.  
District Engineer, District 3, SHA

DG/kw

Cc: Jonathan Casey, Montgomery County Planning Department  
Deepak Somarajan, MCDOT



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

MEMORANDUM

January 7, 2026

TO: Jonathan Casey, Lead Reviewer  
Development Review  
Maryland National Capital Park and Planning Commission

FROM: Jason Flemming, Plan Reviewer J F  
Well and Septic Section  
Department of Permitting Services

SUBJECT: Preliminary Plan : Korean Mission Church at 1201 Ashton Road  
120240050

This is to notify you that the Well & Septic Section of MCDPS approved the Preliminary Plan for the subject property on 01/6/2026. Approved with the following reservations:

- The record plat must show the proposed well sites and the septic reserve areas as they are shown on this plan.
- Forest conservation easements established subsequent to this approval must meet all minimum well and septic setback requirements:
  - 5 feet from the septic area
- Plats must be signed by the Approving Authority and recorded in the land records within **six months** of preliminary plan approval. A written request for an extension may be submitted before the six-month period ends, allowing a **one-time 12-month extension** at the Approving Authority's discretion.

If you have any questions, please contact Jason Flemming at (240) 777-6334.

January 2025  
Technical Report

---

# **A Ground Penetrating Radar Survey of the Boswell Family Cemetery, Montgomery County, Maryland**

---

Prepared For:

**Korean Mission Church  
Pastor Daniel Chung  
12501 Scaggsville Road  
Highland, MD 20777**

Sensitive Information: Not For Public Distribution



---

**241 East Fourth St., Suite 100  
Frederick, MD 21701**

**KOREAN MISSION CHURCH  
PASTOR DANIEL CHUNG  
12501 SCAGGSVILLE ROAD  
HIGHLAND, MD 20777**



---

**DAVID M. GIVENS, M.A. RPA  
PRINCIPAL INVESTIGATOR**

**DRAFT TECHNICAL REPORT**

**BY**

**DAVID M. GIVENS, MA**

**LUC RENAUX, MS**

**SHANNON BAKER, MA**

**R. CHRISTOPHER GOODWIN & ASSOCIATES, INC.**

**241 E. FOURTH STREET, SUITE 100**

**FREDERICK, MARYLAND 21701**

**OCTOBER 2024**

**FOR**

**KOREAN MISSION CHURCH  
PASTOR DANIEL CHUNG  
12501 SCAGGSVILLE ROAD  
HIGHLAND, MD 20777**

## **ABSTRACT**

This report presents the results of a ground-penetrating radar survey of the Boswell Family Cemetery at 1201 Ashton Road, Ashton, Maryland. The burial site is known and identified in the Montgomery County Burial Sites Inventory as HP-294. Goodwin & Associates (G&A), under contract with Pastor Daniel Chung (Korean Mission Church), conducted a Ground-Penetrating Radar (GPR) survey of approximately 0.12 acres (5,000 sq ft) within the identified Cemetery.

The survey, conducted in January 2025, included meticulous documentation, mapping, and a comprehensive geophysical study of the cemetery. The express goal of the survey was to determine the limits of the identified cemetery through a non-invasive geophysical study and to delineate the boundaries based on the results. Before the geophysical work, the G&A team conducted an extensive pedestrian survey of the site to search for extant evidence of potential burials (stone grave markers, grave subsidence areas, or invasive memorial vegetation).

The GPR survey results and subsequent analyses identified 45 potential graves in the cemetery (and likely more). Although most of the burials found were unmarked, the geophysical anomalies identified throughout the cemetery displayed forensic evidence consistent with human interments and appeared unassociated with any other indication of burial (e.g., fieldstone, grave marker, or rectangular depression). While every effort has been made to identify features of interest through GPR, these methods are not foolproof and should be ground-truthed to verify the interpretations.

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- 7.6 Amplitude map of GPR Grids 1 & 2: 0 – 0.40 (top left), 0.40 - 0.50 mbs (top right), 0.50 – 0.60 mbs (bottom left), 0.60 – 0.70 mbs (bottom right).
- 7.7 Amplitude map of GPR Grids 1 & 2: 0.70 – 0.80 (top left), 0.80 - 0.90 mbs (top right), 0.90 – 1 mbs (bottom left), 1 – 1.10 mbs (bottom right).

7.8 Amplitude map of GPR Grids 1 & 2: 1.10 – 1.20 (top left), 1.20 – 1.30 mbs (top right), 1.30 – 1.40 mbs (bottom left), 1.40 – 1.50 mbs (bottom right)

DRAFT

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### Chapter V Tables:

Table 5.1. A Summary of the GPR survey grids at the Boswell Family Cemetery.

DRAFT

# CHAPTER I: INTRODUCTION

## **Introduction**

Goodwin & Associates (G&A), under contract with the Korean Mission Church (Pastor Daniel Chung), completed a comprehensive ground penetrating radar (GPR) survey of the Boswell Family Cemetery located at 1201 Ashton Road, Montgomery County, Maryland (Figures 1.1 – 1.2). The site consists of a previously identified and recorded cemetery (Montgomery County's Burial Sites Inventory as HPO ID 294) located in the northeastern corner of the property along the edge of Ashton Road on a ridge above the Patuxent River (Figure 1.3).

The property and site are privately owned, and the current work is in anticipation of the proposed development of the property (Figure 1.4). The project objectives and methods were determined in consultation with the Montgomery County Planning Board and representatives of the Korean Mission Church. The work aimed to investigate and delineate potential unmarked burials associated with those previously identified (see above) for planning, preservation, and memorialization. The non-invasive GPR survey consisted of two contiguous grids totaling approximately 0.12 acres (5,000 sq ft).

## **Scope of Work**

G&A's non-invasive geophysical work at the Boswell Cemetery included the following tasks:

- Task 1: Background research and a detailed review of available sources related to the property to be surveyed;
- Task 2: Establishing a systematic grid or grids within the project area: the beginning and end points of each grid were recorded by a global positioning system (GPS) to provide accurate control points for the survey;
- Task 3: A non-invasive GPR prospection survey of the study area. No ground disturbance or ground-truthing of anomalies was undertaken as part of the project;
- Task 4: Review the GPR, background, and imagery data to assess the survey area for soil anomalies systematically and to make informed decisions about the nature of these anomalies (i.e., grave shafts, landscaping, utilities, etc.);
- Task 5: Produce a comprehensive technical report, including detailed summaries of all facets of research, methodology, survey results, and recommendations.

## **Project Personnel**

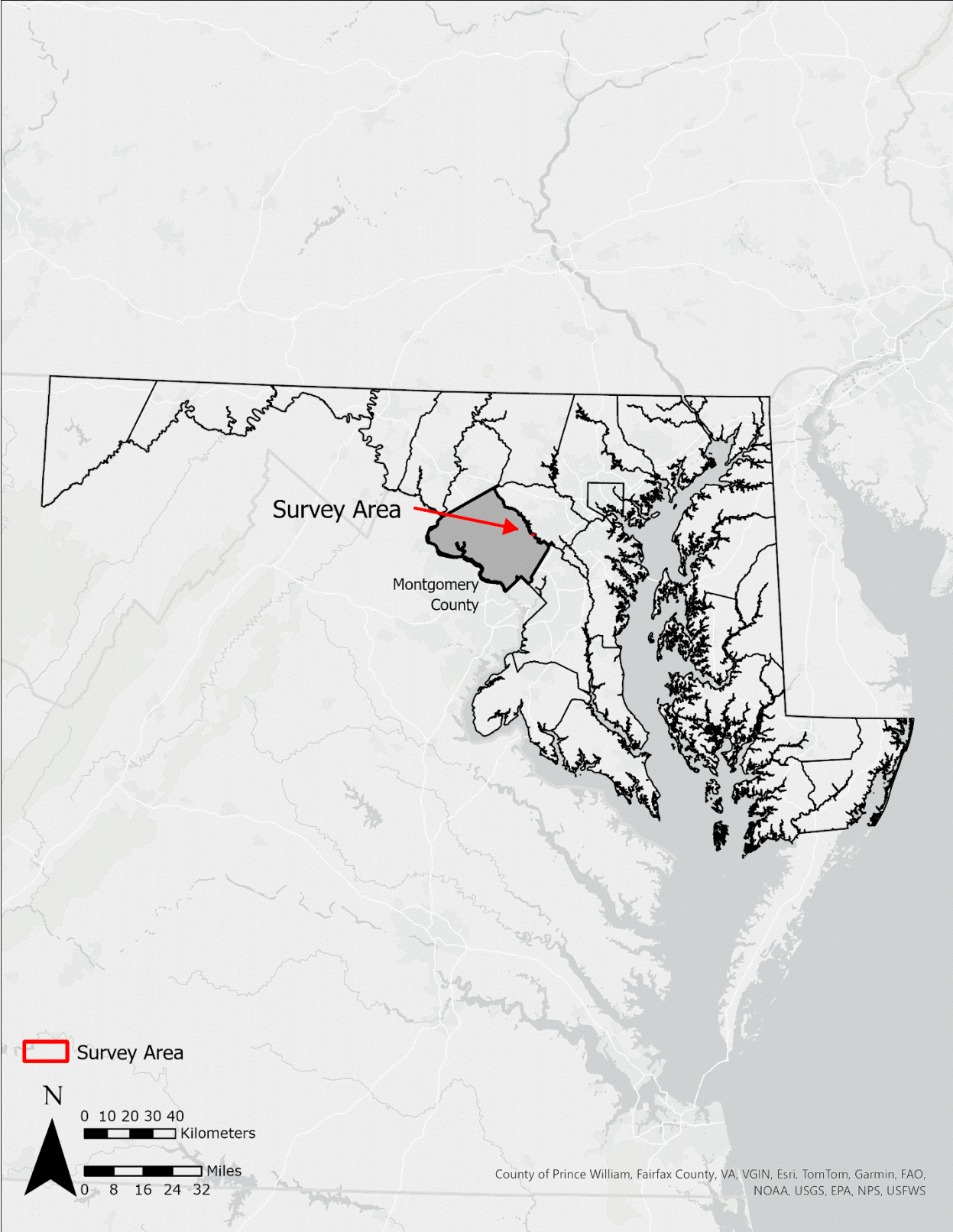
Mr. David M. Givens, M.A., RPA, served as the Principal Investigator and supervised all aspects of this project. Luc B. Renaux, M.S., conducted fieldwork. Mr. Givens and Mr. Renaux performed data analysis and prepared the graphics for this report. Ms. Shannon, M.A., provided historical research for this report. Mr. Givens and Mr. Renaux co-authored the report.

## **Organization of the Report**

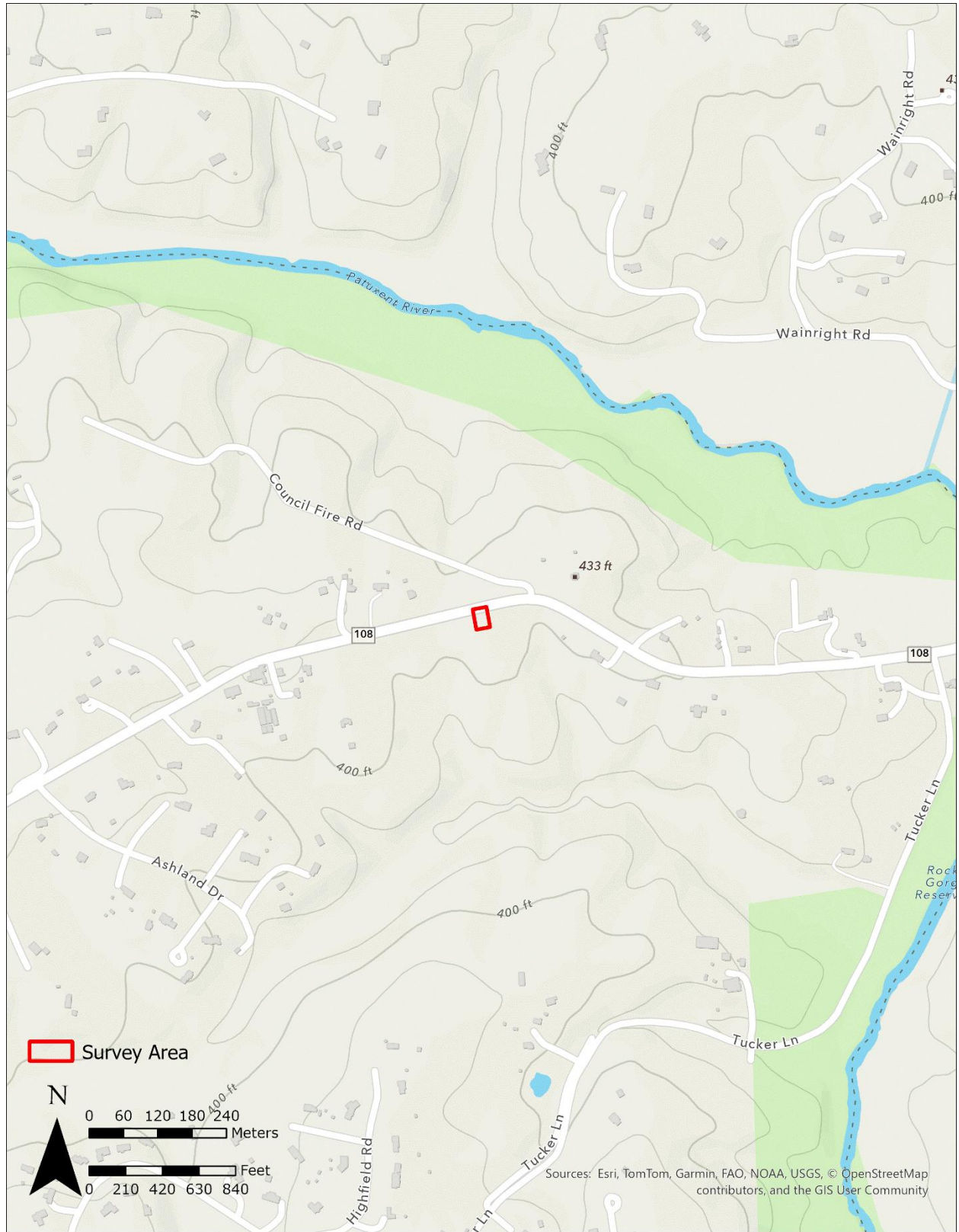
Chapter II discusses the methods used to complete this investigation. Chapter III provides a brief history of the site. Chapter IV presents the region's natural setting encompassing the Project Area and includes a brief overview of the region's geology, hydrology, and soils. Chapter V provides the results of the geophysical

survey of the cemetery. Finally, Chapter VI contains a summary and conclusion of the data collected for this report. A bibliography (Chapter VII) is followed by referenced images, which, if not included in the body of the report, are located in the Appendix (Chapter VIII).

DRAFT



**Figure 1.1. Location of the Project Area, Montgomery County, Maryland.**



**Figure 1.2. Location of the Project Area, Ashton Road, Montgomery County, Maryland.**



**Figure 1.3. Location of the Project Area, aerial perspective, Montgomery County, Maryland.**

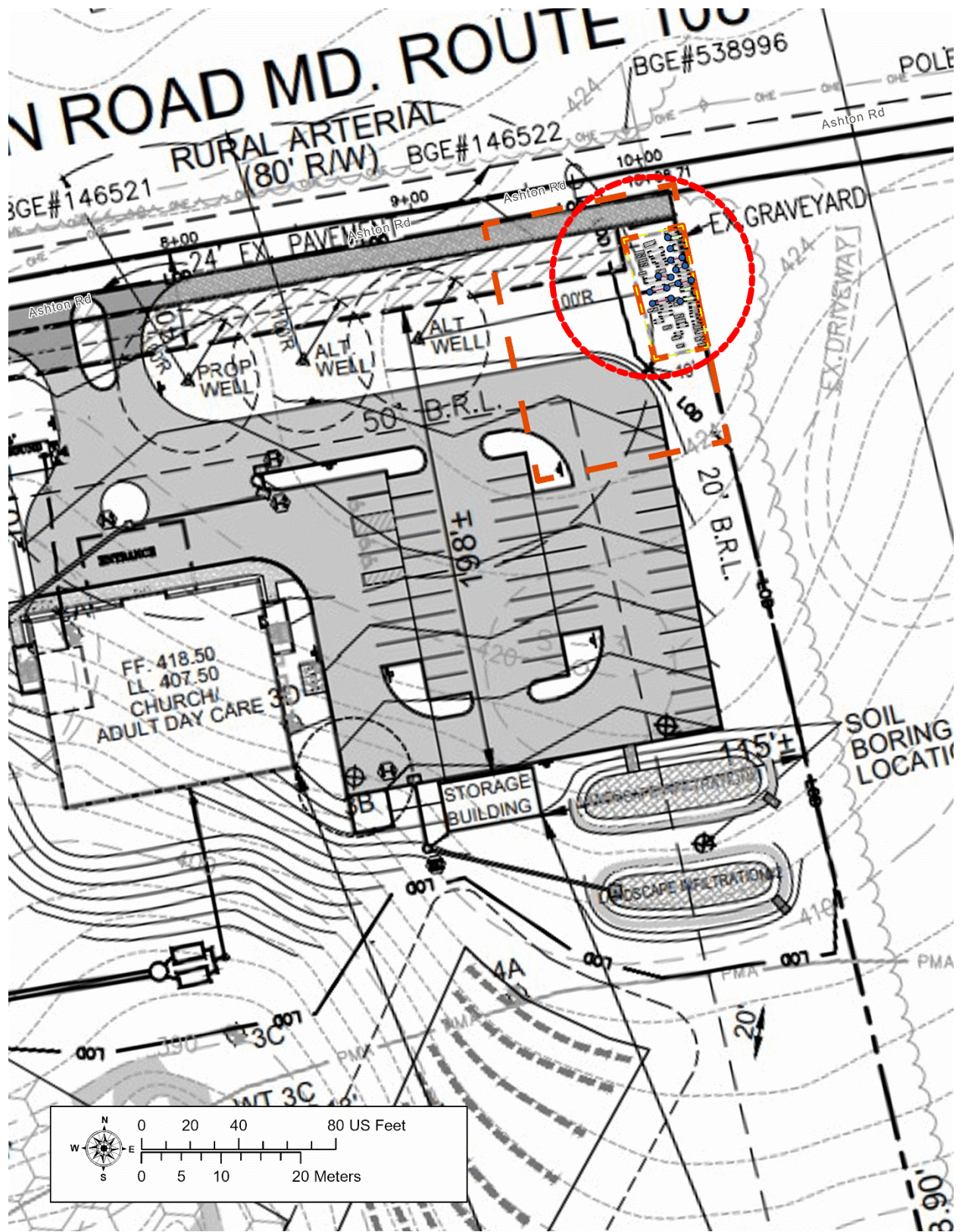


Figure 1.4. Location of the Boswell Family Cemetery in relation to the proposed limits of disturbance (LOD). The red dashed line indicates the limits of the geophysical survey.

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## CHAPTER II: METHODS

### **Introduction**

This chapter describes the research design and field methods used to complete the geophysical survey of the Boswell Family Cemetery, including GPR, mapping, and documentation. In addition, the location and point of contact for the facility at which all cultural material, drawings, maps, photographs, and field notes generated during the survey will be curated are provided below. The investigation's fieldwork was comprehensive, and planning utilized the information provided by the client before and during the undertaking (on-site). The following sections present an overview of the methods used to conduct a comprehensive geophysical and documentary survey of the site.

In Montgomery County, Maryland's laws are supplemented by Montgomery County Code Ordinances 33A-17 and 18-31 (Subdivision Regulation Amendment 17-01). Ordinance 33A-17 (adopted October 31, 2017) requires the county's Planning Board to establish and maintain an inventory of burial sites within the county. Ordinance 18-31 amended Chapter 50 of the County Code to clarify the treatment of burial sites during the subdivision planning and approval process. The amendment also required the Planning Board to establish and maintain guidelines for treating burial sites. The County's *Guidelines for Burial Sites* was adopted on May 16, 2019. The Boswell family cemetery is listed on Montgomery County's Burial Sites Inventory as HPO ID 294.

All work performed for the GPR study conformed to the *Guidelines for Burial Sites* prepared by the Montgomery County Planning Board (adopted May 16, 2019). In addition, the work was performed in accordance with the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716), with the Standards and Guidelines for Archeological Investigations in Maryland, and with relevant Maryland laws. All of Goodwin & Associates' work was directed by a professional archaeologist who exceeds the qualifications standards listed in Appendix C of the *Montgomery County Planning Board Guidelines for Burial Sites*, which defer to the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (36 CFR 61).

### **Prospection and Recording Surficial-Related Features**

In order to ensure that the extant grave markers remained preserved, G&A staff worked closely onsite with the project proponents to monitor clearing of the site prior to the geophysical survey. Before any formal gridded geophysical data collection, a walkover of the entire site and surrounding area was conducted. The close inspection of the site was twofold: to identify contextual information that could aid in understanding the context of the site (e.g., the presence of grave makers, subsidence areas, age of markers, ground cover, and vegetation) and, if present, to determine the best way to conduct a gridded survey of the site (e.g., orientation of subsided grave shafts and burial markers).

### **Survey and Mapping Methods**

After the walkover, G&A personnel established two survey grids within an area defined by the preliminary walkover and area requested to be cleared of leaves, brush, branches, and small trees. Each grid included two baselines approximately perpendicular (roughly parallel to Ashton Drive) and to the evidence of extant grave subsidence features within the cemetery. These baselines were used to reference all subsequent geophysical data collected and accurately map all surficial features and vegetation associated with the cemetery.

All geophysical work at the cemetery was collected off a common baseline using fiberglass tapes and plastic or steel chaining pins, thereby minimizing errors in locating features identified through geophysical testing. Field observations and maps were digitized to create a permanent record of the GPR survey area and related surficial information, observed field information, and landforms.

### **Digital Photography Methods**

Digital photography of the survey in progress and from each corner of the survey area was conducted to document and digitally preserve the grid's location. All above-ground features were sufficiently well-lit such that photographs captured as much of the subject and relief of inscriptions as possible (see appendix).

### **Ground-Penetrating Radar Methods**

GPR is an active, non-invasive geophysical method that records contrasts in the dielectric properties of subsurface materials (Heimmer and De Vore 1995; Clark 2001; Bristow and Jol 2003; Conyers 2004, 2006; Daniels 2004). A pulse of transmitted electromagnetic energy emitted from the GPR antenna is reflected or absorbed by such contrasts, and the resulting reflections are recorded to produce a vertical profile. Most reflections are generated at interfaces between materials of differing relative dielectric permittivity, i.e., at the boundary between different stratigraphic layers, where changes in velocity occur (Figure 2.1). A two-dimensional GPR profile represents vertical and horizontal stratigraphy consisting of individual traces resulting from a single pulse of energy and the resulting reflections at a given location that are stitched together to produce an image of dielectric contrasts. In this sense, GPR does not provide a stratigraphic profile; rather, it represents local dielectric contrasts that provide a proxy for subsurface stratigraphic changes.

GPR is an established prospection method for human graves and archaeological features such as wells, privies, shaft features, buried building foundations, trenches, and other forms of cultural stratigraphy. These features are visible with GPR due to dielectric contrasts between feature fill and surrounding sediment, visible truncation of internal stratigraphic layers, or high reflection amplitude from intense signal reflection from bricks or stones. Prospection for human burials is a common GPR application due to the subsurface signatures outlined above. A grave shaft is a vertical cut through subsurface stratigraphy and should be recognizable. The grave fill should contain internal characteristics derived from disturbance of soil layers that should contrast sharply with undisturbed subsoil (Figure 2.2) (Bevan 1991). Unmarked graves in disturbed soil contexts may be more difficult to discern. Also, the actual interred remains are only generally resolvable in GPR data with chemical changes derived from decay (Bevan 1991). Well-preserved coffins and brick and concrete vaults provide an ideal point-source object to generate a characteristic hyperbolic reflector in the GPR data and a high-amplitude reflector that can be traced horizontally in three-dimensional time slices. Profiles are generally collected across marked graves as a comparative data set. The ideal amplitude or plan view maps of grave shafts in a nineteenth-century cemetery in Dunnsville, Virginia, and two-dimensional profiles of grave shafts and coffins are displayed in Figure 2.3. However, it should be noted that in most unmarked burial investigations, GPR results are not as precise as in this example data set.

GPR prospection for historical period features such as cellar holes, piers, or middens is expected due to subsurface signatures. The cellar hole is a vertical cut through subsurface stratigraphy and should be recognizable. The cellar or midden should contain internal characteristics derived from the disturbance of soil layers that should contrast sharply with undisturbed subsoil. Stone-lined cellar holes or features such as wells provide an ideal point-source object to generate a characteristic hyperbolic reflector in the GPR data and a high-amplitude reflector that can be traced horizontally in three-dimensional time slices. An example of an ideal amplitude map and profile transect displaying a service road and path to an 18th-century church in West Point, Virginia, is shown in Figure 2.4.

The geophysical work utilized a GSSI Utility Scan GPR system with a 350 MHz HyperStacking antenna to conduct the GPR survey. The antenna and UtilityScan are mounted on a custom-built carriage by GSSI and utilize an encoder-triggered collection of 50 traces per meter (one reading every 0.8 in). All GPR data were collected at 25 cm intervals in unidirectional transects. In areas where obstructions were encountered that prevented completion of the survey transect, such as a headstone, fence, tree, etc., an additional or continuation transect was collected, beginning at the opposite end of the obstacle. Before starting the continuation, the position of the GPR machine was carefully recorded manually to ensure that no data was lost during the survey.

The careful positioning of the machine also minimized the potential for errors during the three-dimensional “stitching” of transect lines within each grid. Where possible, obstacles were removed to permit free travel along the collection transects. Collecting field data in uni-directional transects that were tightly spaced was critically important because it provided more secure data for three-dimensional interpretations of geometric targets. If the transects were spaced farther apart, the post-processing software might aggregate features in three dimensions, providing the appearance of “ghost” targets not based on two-dimensional data.

### **GPR Grid Layout**

Two GPR grids were collected during the cemetery's geophysical fieldwork. The GPR grids were designed and surveyed to encompass a buffer area emanating from what was believed to be the cemetery's core, as defined by the graves (stones and subsidence areas) previously recorded along Ashton Drive. The survey areas shared a contiguous northern border, allowing data processing and analysis of a larger bounded area (see below).

### **GPR Data Analysis**

All GPR profiles were interpreted and analyzed using GSSI RADAN software and industry-standard techniques (i.e., Conyers 2006; Leach 2019; 2021). These techniques include the following RADAN software adjustments to the raw data collected in the field: Time Zero, Range Gain, Background Removal, Finite Impulse Response (FIR) and Infinite Impulse Response (IIR) Filters, Migration, as well as three-dimensional and two-dimensional exploratory data analysis.<sup>1</sup> Each of these techniques is described in more detail below.

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<sup>1</sup> These techniques are applied generally to a dataset to “ground” the analysis. There is no “cookie cutter” approach to GPR analysis. Each survey presents unique environmental and soil conditions that require informed choices in both the analysis and the collection of data.

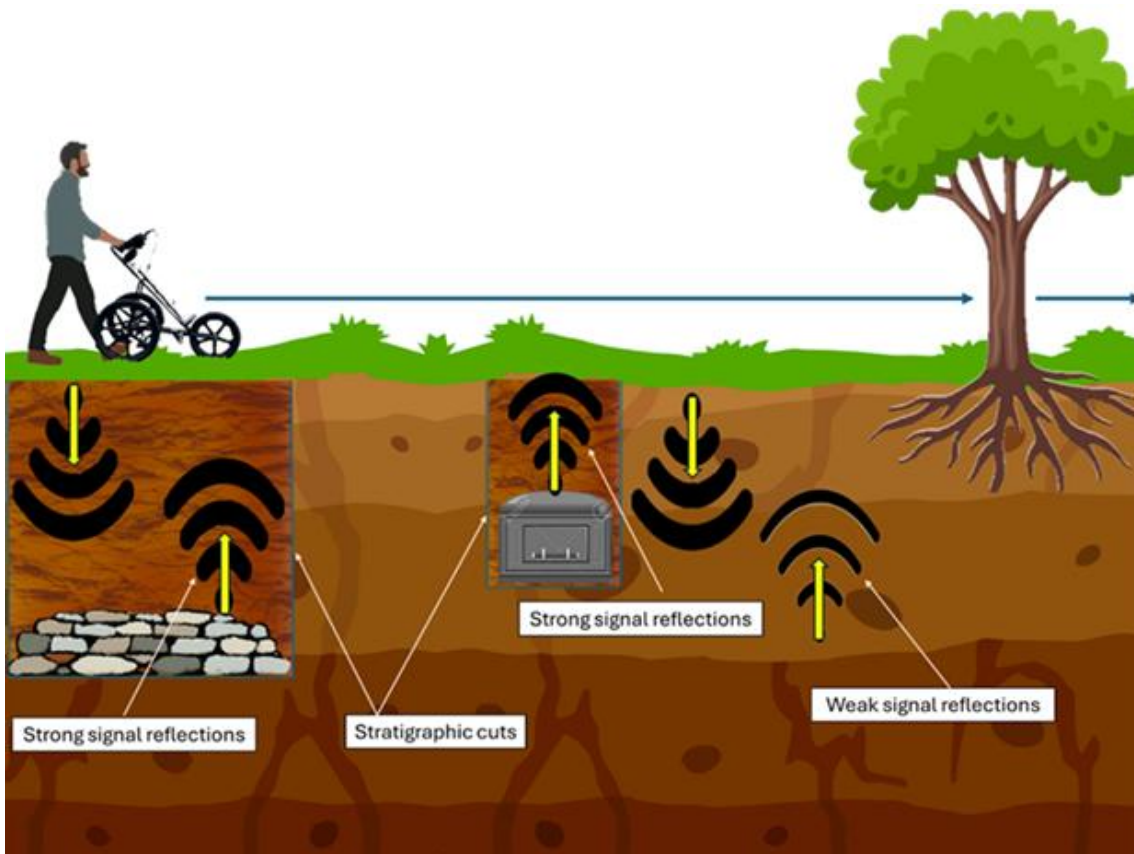


Figure 2.1. Idealized strong and weak reflectors from objects and soils via GPR.

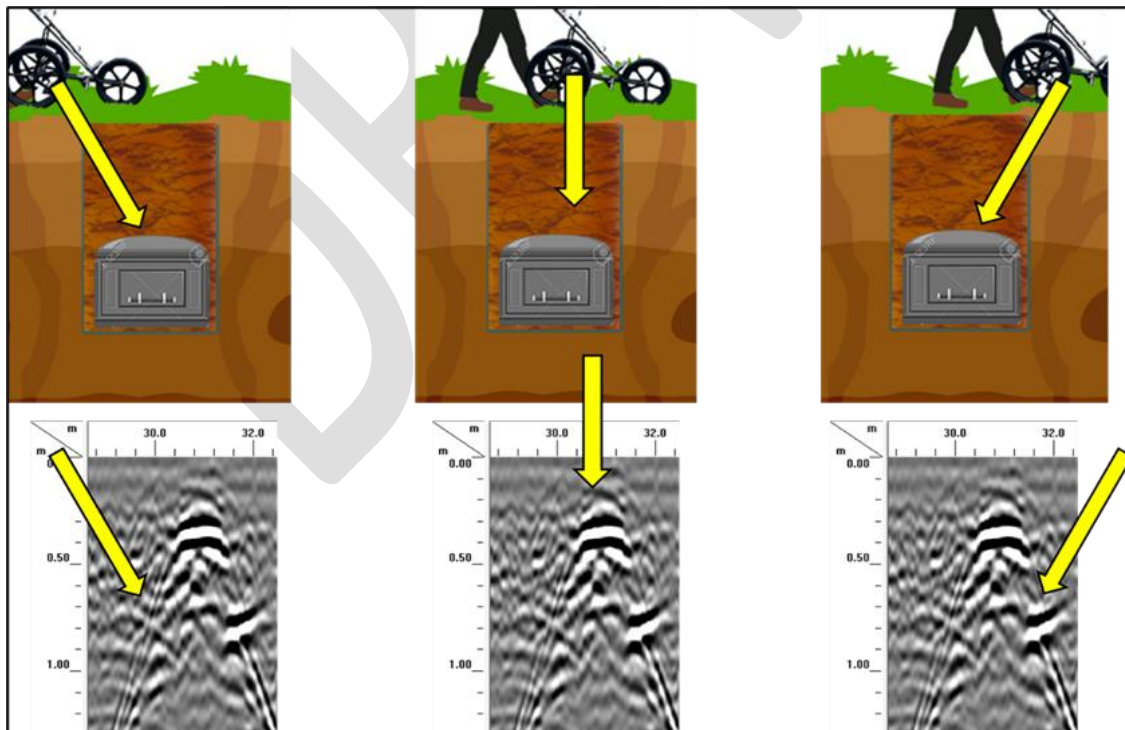
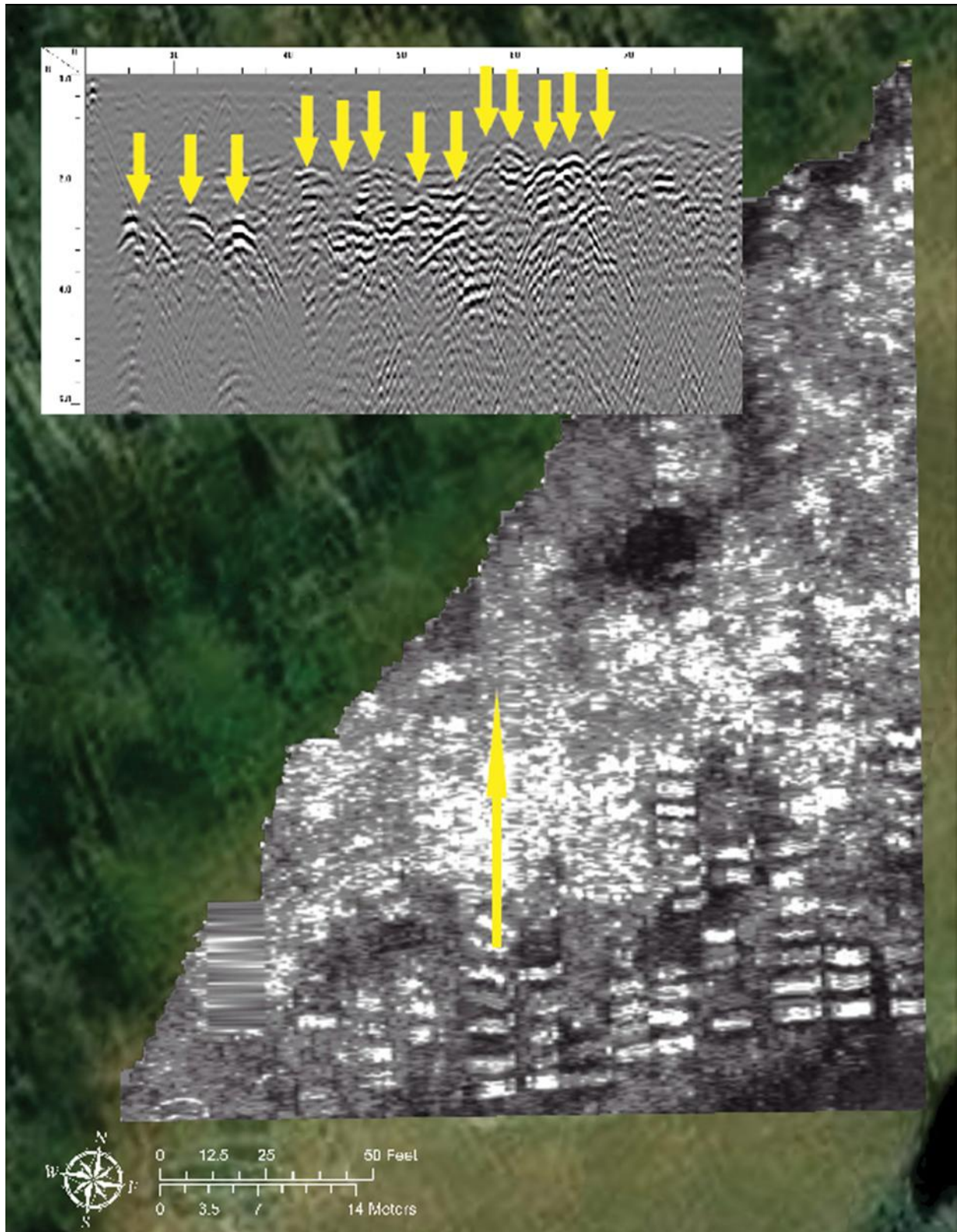
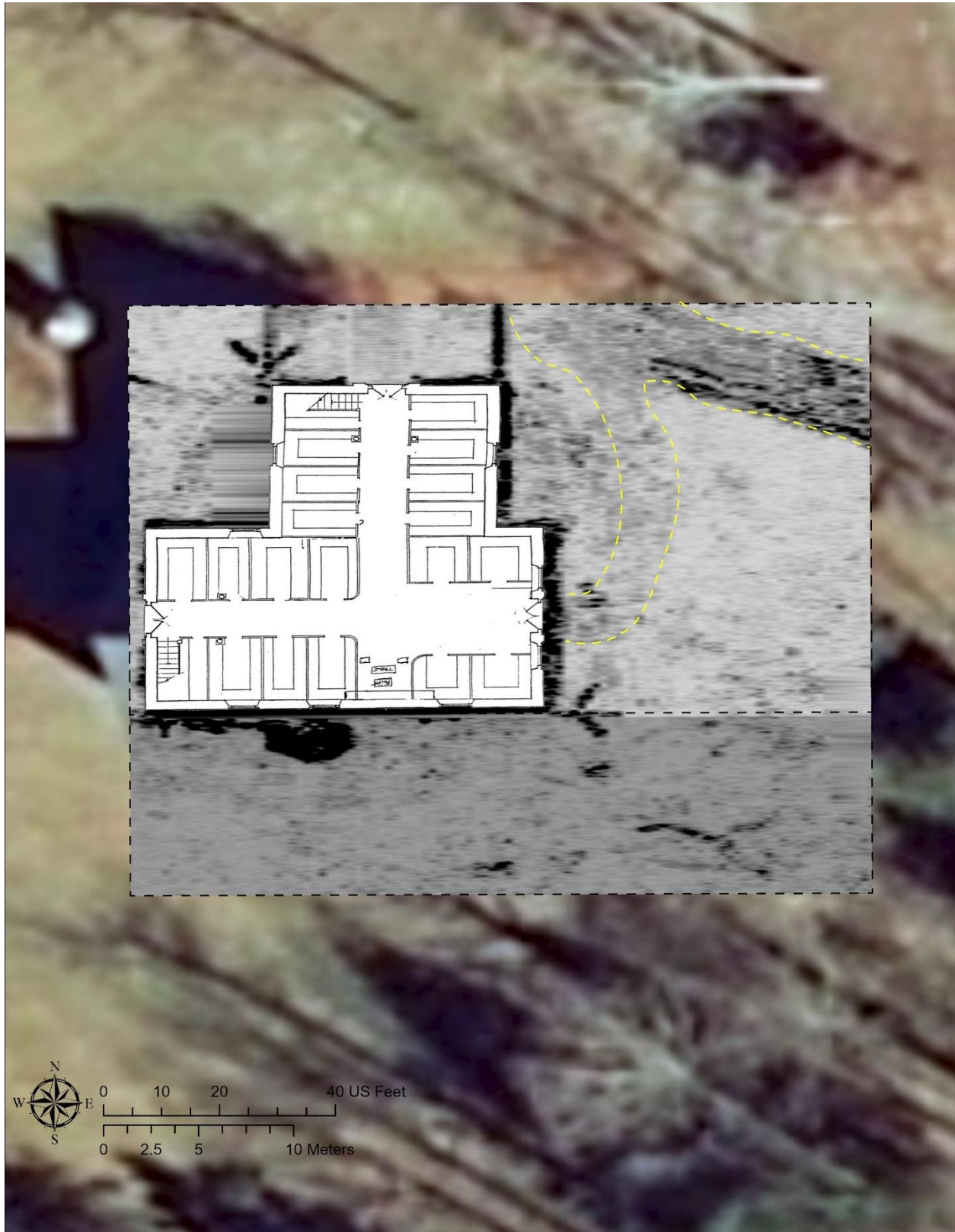


Figure 2.2. Idealized radar reflections from a coffin produce faint hyperbolic tails on either side of the coffin as the antenna approaches, moves over, and then passes the target. The result is a dense, bright parabolic reflector representing the top of the coffin.



**Figure 2.3.** GPR interpolation map of a portion of the Angel Visit Baptist Church, Tappahannock, Virginia. The high-amplitude, rectangular shapes represent probable interments (center image). A reflectance profile (inset) shows probable coffins (yellow arrows) represented by the transect below (yellow arrow).



**Figure 2.4.** An example of a historic road and path (yellow dashed line) serving St. John's Church (ca. 1734), West Point, Virginia. Note the high-amplitude linear features likely representing wagon ruts (yellow arrow).

Time Zero is a position correction of the ground surface relative to the radar pulse transmitted from the machine, measured in nanoseconds. For the Utility Scan, the position correction is generally minimal, approximately 1 to 3 nanoseconds. Range Gain is a critical analytical technique because it allows the user to attenuate the radar signal relative to the depth of the recording machine. As the signal travels farther from the machine, the signal is weaker, and vice versa. The dataset must be normalized to compensate for this and correctly interpret the entire target depth for the GPR analysis. G&A personnel used an exponential Range Gain to analyze the data because this technique most closely follows the loss of signal with depth relative to the machine.

Background Removal is another normalization technique that removes horizontal “noise” from the dataset, or those targets that extend the entire length of a GPR transect and are thus not relevant for an archaeological analysis (but may be applicable for geological analyses); noise interference from radio frequencies (cell towers, WIFI, radio towers, etc.) are also removed using the Background Removal function. FIR and IIR Filters are generally applied as a custom background removal of frequencies that appear spurious after an exploratory analysis. Migration is a transformation that flattens the appearance of a conical shape associated with hyperbolic reflectors visible at depth and, thus, farther away from the machine in horizontal space.

Finally, while three-dimensional viewing of the GPR dataset presents a powerful way to interpret geometric patterns, this is merely an algorithmic way to view two-dimensional data. All GPR transects were analyzed as amplitude profiles (two dimensions) and in post-processed formats; these data were then compared with three-dimensional geometric targets to interpret geologic and anthropogenic targets.

#### **Curation**

After completing and accepting the Final Report of Investigations, G&A will curate all drawings, maps, photographs, field notes, and GPR data.

#### **Report Preparation**

The data gathered during the survey are synthesized and presented in this report. While G&A understands that this work is being conducted solely for planning purposes, all work complied with the Secretary of the Interior’s *Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716).

## CHAPTER III: CONTEXTUAL HISTORY

### **Boswell Family Cemetery: Contextual History**

Historic maps show that the Boswell family resided in the Ashton, Maryland area as early as 1865. Edward Boswell (ca. 1827-1905), the son of Nicholas Boswell, can be found on the 1865 Martenet & Bond Map of Montgomery County, Maryland (Figure 3.1) and later on the 1879 Hopkins Atlas of Montgomery County, Maryland (Figure 3.2) in the vicinity of the project area. Throughout the late nineteenth century and at the turn of the century, Edward Boswell and his wife, Susan (Noll) Boswell (ca. 1827-1916), regularly purchased and sold land in Ashton; none of the deeds associated with the Boswell family reference a cemetery or burial ground on their property in any manner (Montgomery County Land Records [MCLR] EBP 9/280; EBP 15/453; EBP 12/48; TD 6/280; TD 6/236; TD 6/348; TD 24/26).

It appears that an early conveyance of land to Edward Boswell in 1872 occurred when Hatterly W. Talbott was appointed trustee by the Court of Equity to sell lands (consisting of approximately 86 and a half acres) formerly owned by Samuel Boswell (likely the brother of Edward Boswell) (MCLR EBP 9/280), indicating that other Boswell family members were located in the area, as well. For example, Edward Boswell's father, Nicholas Boswell, lived in Montgomery County as early as the 1820 census; however, his precise residence within the county is unclear (U.S. Bureau of Census 1820).

In the 1880 federal census, Edward Boswell was reported as a resident of the Sandy Springs area of Montgomery County. Boswell was reported as a 53-year-old white farmer who could not read or write. His household included his wife, Susan, a 57-year-old woman who emigrated from Bavaria. They had one child, Kate (Catharine) E. Boswell, who was 23 years old (U.S. Bureau of Census 1880). In the 1900 census, Edward Boswell was 78 years old. He reported being able to read and write, and still worked as a farmer. He was recorded as owning his home freely and living on the farm. His wife, Susan, was 74 years old. The census reported that Susan had only given birth once in her life, to a child (Catharine) who was still living (though she was no longer part of the household). Given this reporting, it is unlikely (though unconfirmed) that burials in the Boswell cemetery could be young children or stillbirths of Susan Boswell. An additional household resident was recorded as Richard Scott, a 29-year-old Black farm laborer (U.S. Bureau of Census 1900).

In 1905, Edward Boswell died at the age of 80. His obituary read:

*Mr. Edward Boswell, of Ashton, Montgomery county [sic], died early this morning in the eighty-first year of his age. When a young man he was employed by the father of ex-Postmaster Gary as a teamster, and being of industrious and frugal habits he bought a farm and became a tiller of the soil. He amassed a fortune. He leaves a widow and an only daughter, Mrs. Susan Boswell and Mrs. Nicholas Miller, of Clarksville, Howard County (The Baltimore Sun 1905:10).*

In the Annals of Sandy Spring, Edward Boswell was described as a “man of clear intelligence, though without school training; he was excellent farmer and a shrewd man of business... Just two weeks later, on November 6, Edward Boswell's brother-in-law, George Stiffler, died”; notably, George Stiffler had served in

both the Mexican-American War and the Civil War (Annals of Sandy Spring 1909:343-344). The burial locations of both men were unidentified.

It is, however, apparent that the widows of both Boswell and Stiffler lived together following the deaths of their husbands. In the 1910 census, Susan (Noll) Boswell (aged 81) was reported as residing in the Olney area along the "Road leading from Ashton to Patuxent River" with her sister, Eve (Noll) Stiffler (aged 77) (1834-1911). Susan and Eve were reported as farmers on a general farm, which they lived on and owned freely. The household also included Lewis Dorsey, a white, 40-year-old hired farm laborer (U.S. Bureau of Census 1910). The archival record does not presently identify the location of Eve Stiffler's burial; it is possible she was buried on her sister's property, though this is unconfirmed.

Edward Boswell's will bequeathed all his property, real and personal, to Susan Boswell. She was also made the sole executrix of his estate. Edward Boswell's will did not describe the property mentioned above in detail and did not mention a family cemetery or burial ground (Montgomery County Will Book HCA 4:260).

In 1916, Susan Boswell died. Her obituary read:

*Mrs. Susan Boswell, widow of Edward Boswell, died on Thursday morning of last week from the infirmities of age at Ashton, this county. She was born in Germany 89 years ago and came to this country when 9 years old. She is survived by one daughter, Mrs. Nicholas Miller, of Clarksville, MD.; two sisters, Mrs. Kent, of Harper's Ferry, W. Va., and Mrs. Mary Thompson, of Highland, Howard county [sic], Md.; four grandchildren and two great-grandchildren. The funeral took place Saturday morning, the Rev. John Liljenkranz, pastor of St. Louis Catholic Church, Clarksville, conducting the services. Burial was in the family burial ground on the Boswell farm (Montgomery County Sentinel 1917:3).*

Susan Boswell's obituary is the only known archival resource to mention the family burial ground on the Boswell property, as well as being the only known resource to mention any burial on the property. Susan Boswell's will does not describe the property or mention a cemetery or burial ground on the property (Montgomery County Will Book HCA 19/254). No deeds or wills associated with the property at any given time describe or mention the burial ground. Beyond Susan Boswell, the archival record is unclear about who else was buried on the property. The burial location of Edward Boswell was unidentified, suggesting he was likely buried on the property; however, this is unconfirmed.

Following Susan Boswell's death, Catharine's only child and heir-at-law came into ownership of the property. In 1922, Catharine and her husband, J. Nicholas Miller, sold the property, which consisted of four acres, more or less. The property was conveyed to Asbury Williams (MCLR 322/51). It is apparent that Catharine (also called Kate) Miller (née Boswell) was not buried in the family burial ground. Catharine was instead buried in the Saint Louis Parish Cemetery in Clarksville, Howard County, with her husband, James Nicholas Miller (Find a Grave n.d.).



Figure 3.1. 1865 Martenet & Bond Map of Montgomery County, Maryland.



Figure 3.2. 1879 Hopkins Atlas of Montgomery County, Maryland

Asbury Williams died in 1943, leaving his wife, Mary A. Williams, as the sole property owner until she died in 1944. Mary's daughters, Mattie E. Claggett and Grace Williams inherited the property. Grace Williams died in 1949, making Mattie E. Claggett the sole owner of the property. In 1998, Mattie E. Claggett granted the property to Earl A. Claggett, trustee of the Mattie E. Claggett Revocable Trust (MCLR 16297/268). Mattie E. Claggett died in 1999; the property remains in the Claggett family today (MCLR 18199/296). The burial locations of the Williams/Claggett family members have been identified and did not occur on the property. Instead, Asbury Williams, Mary A. Williams, Grace Williams, and Mattie E. Claggett were found to have been buried at the Ash Memorial Cemetery in Sandy Springs, Montgomery County, Maryland (Find a Grave n.d.).

It is most likely that the unknown burials in the Boswell Family Cemetery belong to members of the Boswell family. However, the archival record does not demonstrate which family members were most likely to have been buried on the property. Potential family members buried in the Boswell family cemetery include Edward Boswell's parents, Nicholas (1781-1851) and Eleanor, or possibly one of Edward's seven siblings: Judson (1811-1892), Rebecca (1813-1888), Henry (1813-1875), Eliza (1818-1880), Susan (1820-?), Ellen (1821-?), and Samuel (1829-1910) (FamilySearch n.d.). Of these listed Boswell family members, only the burial location of Judson Boswell was identified; he was buried in the Mount Carmel Patuxent Cemetery (Find a Grave n.d.).

# CHAPTER IV: NATURAL SETTING

## **Introduction**

This chapter briefly overviews the region's natural setting, including the study area associated with the Boswell Family Cemetery GPR Survey Area. It includes general ecological conditions and types of freshwater sources, soils, and slopes. The remainder of this section provides a brief overview of the ecology, hydrological resources, and soils near the study area and the larger region.

## **Ecoregion and Hydrology of the Study Region**

The project area is part of the Piedmont Uplands ecoregion (64c), as defined by the United States Environmental Protection Agency (US EPA) in 1996. This region is characterized by low-rounded hills, irregular plains, and open valleys. Streams and rivers of this region are mostly perennial and of low to moderate gradients. These streams and rivers tend to flow from West to East into the Chesapeake Bay. The survey area is located approximately half a kilometer South of the Patuxent River. The Patuxent River flows Southeast for about 31 km and then bends South for about 40 km before draining into the Chesapeake Bay.

The Piedmont Uplands ecoregion is bordered to the West by the Piedmont Limestone/Dolomite Lowlands (64d) and the Triassic Lowlands (64a). To the East, the ecoregion is bordered by the Chesapeake Rolling Coastal Plain. Elevations mostly range from 100 m to 300 m but can range to over 500 m. A humid climate with moderate precipitation characterizes the zone throughout the four distinctive seasons. The region is “underlain by a mix of metamorphic, igneous, and sedimentary rocks. Gabbro, granite, gneiss, schist, slate are common, and Triassic sandstone, shale, and conglomerate also occur.” (Commission for Environmental Cooperation, 2011).

Soil moisture is crucial in GPR interpretation, presenting challenges and opportunities. A thorough survey can generally overcome the interpretive difficulties of substantially wet soil. The water content is the most significant factor in determining a material’s dielectric constant, and the presence of the water table or increased soil moisture within a survey area can radically alter the geophysical signature of sediments or features. Subtle differences in a soil layer’s porosity may mean pockets of water that produce stark dielectric contrasts, generating multiple reflections or potentially scattering energy (Conyers 2013). Conversely, complete saturation of a material may reduce its contrast with neighboring materials, thereby muting some reflections. Finally, soil moisture can also alter the preservation environment of objects found within the soil, another factor to remember when analyzing amplitude reflections from near-surface or buried objects and surfaces.

## **Soils Comprising the Project Area**

Soil formation directly results from the interaction of several variables, including climate, vegetation, parent material, time, and organisms present (Gerrard 1981). Once archaeological deposits are buried within the soil, they undergo many diagenic processes. Different classes of artifacts may be preferentially protected or unaffected by these processes, whereas others may deteriorate rapidly. Cyclical wetting, drying, freezing, thawing, and compression can accelerate the decay processes for animal bones, shells, lithics, ceramics, and plant remains chemically and mechanically. Lithic and ceramic artifacts are mainly unaffected by soil pH. In contrast, animal bones and shells decay more quickly in acidic soils like those in the current Project area. In contrast, acidic soils enhance the

preservation of charred plant remains. Varied soil chemistries affect geophysical signatures in many ways. Differing preservation environments can impact the presentation of an object or feature of archaeological interest (i.e., decayed coffins versus intact coffins). Variations in soil formation can also lead to soils with different electrical conductivity and moisture retention, directly impacting the depth penetration and effective wavelength of GPR signals.

### **Glenelg Series**

The Glenelg series of soils consists of very deep, well-drained fine-loamy, mixed, semiactive, mesic Typic Hapludults. These soils formed in residuum weathered from micaceous schist on uplands of the Blue Ridge and the Northern Piedmont. Glenelg soils are nearly level to very steep soils in well-dissected uplands of the Northern Piedmont Plateau and the Blue Ridge. Slopes range from 0 to 55 percent. A typical profile associated with Glenelg soils is as follows: **Ap** - 0 to 8 inches: silt loam, **Bt1** - 8 to 18 inches: clay loam, **Bt2** - 18 to 30 inches: clay loam, **Bc1** - 30 to 42 inches: loam, **Cb1** - 42 to 54 inches: loam, **C** - 54 to 76 inches: channery fine sandy loam.

### **Summary**

A review of mapping, geological data, ecological conditions, soils, slopes, and proximity to water can inform geophysical data analysis of the Boswell Family Cemetery GPR data set. The soils featured therein generally have well-drained soils ideal for GPR surveys performed with the GSSI 350MHz antenna. No saturation or inundation was noted when the survey was conducted, and overall, the site, terrain, and underlying geology appeared favorable for a geophysical study.

## CHAPTER V: GPR RESULTS

### Introduction

As described in Chapter II, two contiguous GPR grids were collected during the fieldwork effort (Figure 5.1). The grids were formulated to determine if additional graves extended west and south of the extant fieldstone markers and associated grave shaft subsidence areas. Both grids were surveyed from north to south to image existing and potential burials perpendicular to the long axis of the interment.

Following the walkover evaluation, the temporary GPR grids were triangulated using cloth tapes to encompass a suspected portion of the cemetery, extending approximately 25 m (82 ft) to the west and 36 m (100 ft) to the south (Table 5.1). GPR Grid 1 measured approximately 32.5 m (106.63 ft) N-S by 24.5 m (80.38 ft), and Grid 2 measured approximately 4.86 m (15.95 ft) N-S by 24.5 m (80.38 ft). A total of 228 transects were surveyed at 0.25 m intervals in both GPR studies (Figure 5.2).

Grid	Size (m)	Size (ft)	m <sup>2</sup>	ft <sup>2</sup>	# Transects
Boswell Family Cemetery GPR Grid 1	32.5 (N-S) x 24.5 (E-W)	106.63 (N-S) x 80.38 (W-E)	795.25	8,571	130
Boswell Family Cemetery GPR Grid 2	4.86 (N-S) x 24.5 (E-W)	15.95 (N-S) x 80.38 (W-E)	119.07	391	98
Boswell Family Cemetery GPR Grids Combined	37.36 (N-S) x 24.5 (E-W)	122.57 (N-S) x 80.38 (W-E)	914.32	9,852	228

*Table 5.1. A Summary of the GPR survey grids at the Boswell Family Cemetery.*

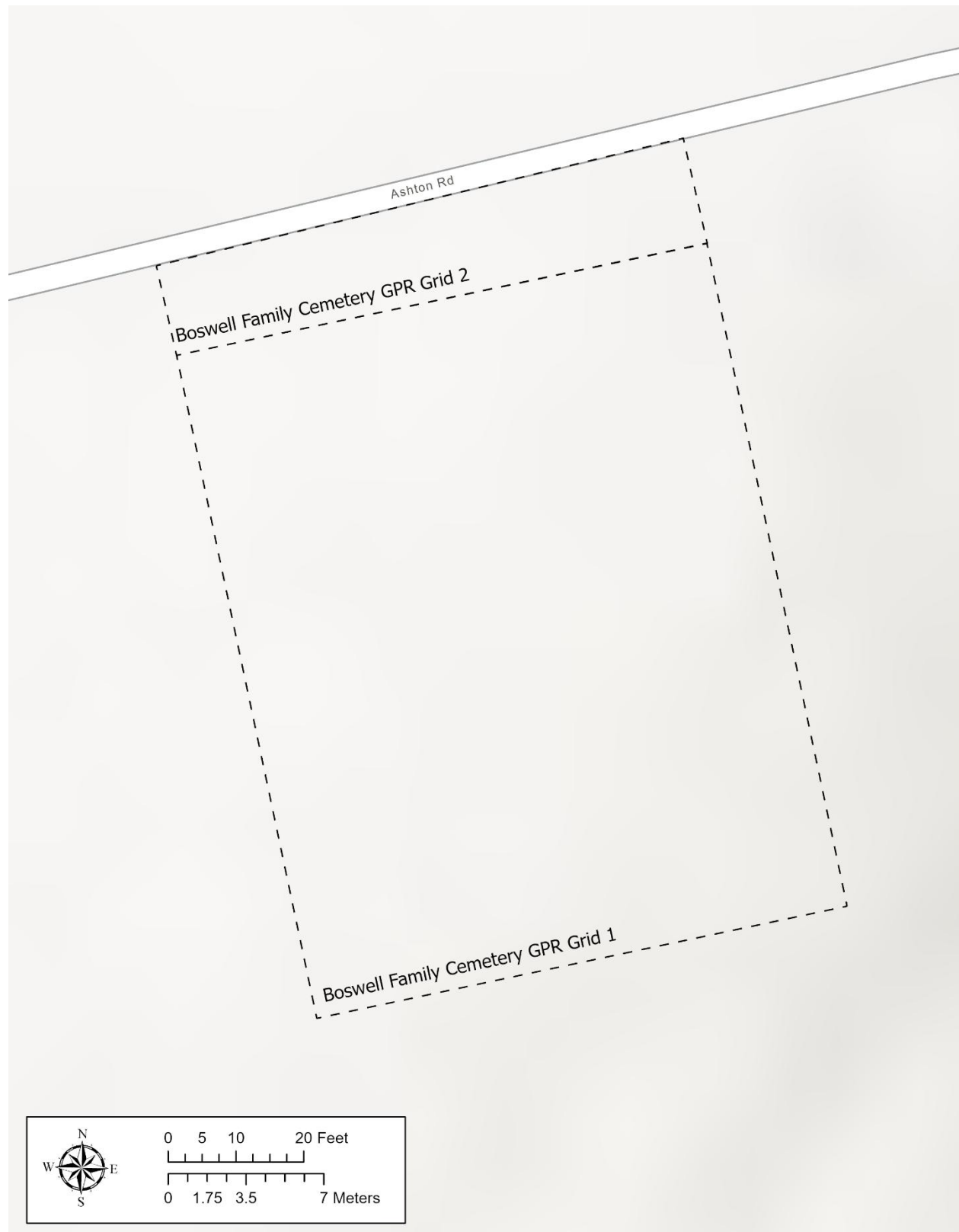
### Defining Potential Human Interments

During the analysis, anomalies representing marked or unmarked graves were identified as either a “**probable**” or a “**possible**” interment. In this report, probable burial indicates greater certainty in identifying interments than the latter.

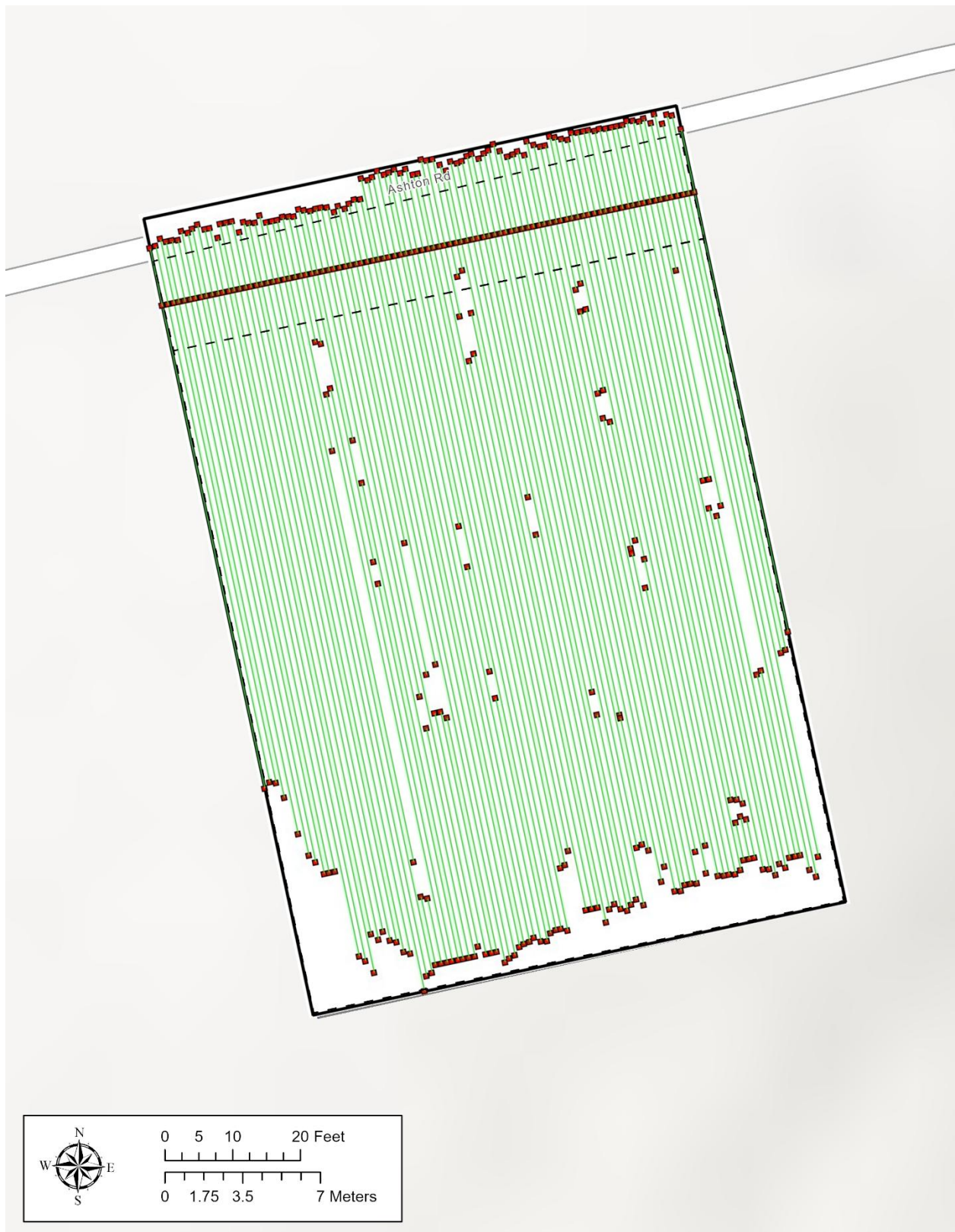
Assigning the term **probable** to an interment involves evaluating multiple lines of evidence and geophysical analysis. Surficial observations (e.g., grave markers, grave shaft slumping, and ground cover) are closely compared with the GPR reflectance profiles and three-dimensional interpolations. Two-dimensional profiles may reveal forensic evidence of grave shaft incision, slumping stratigraphy, and depth to the coffin or remains. Rendered amplitude maps can also provide spatial patterning indicating rows of individual burials, vaults, coffins, or casket remnants.

Assigning the term **possible** to a burial means that one or more pieces of forensic evidence are missing. Possible unmarked burials may also be interments within severely decayed coffins or buried within a shroud, which results in poorly reflective targets or surfaces. Anomalies marked as possible burials may also represent other features, such as a tree throw, rodent dens, or a buried, faintly reflective geologic object. Disinterments are also common in cemeteries, and the geophysical signatures of these events cannot always be distinguished from those of burials in which coffins have degraded significantly.

In addition, consideration must be given to the possibility of non-burial-related features, including outbuildings, middens, large postholes, etc. Other identified features include buried metal or masonry associated with the property's habitation and farming. Buried metal and other objects (random brick, concrete, or cinder block) are also highly reflective to the GPR antenna, which may appear similar to burials but can often be eliminated based on morphology and depth.



**Figure 5.1. Location of the Boswell Family Cemetery GPR survey grids.**



**Figure 5.2. GPR survey lines and impediments (trees) in the GPR survey grids.**

The maps and other graphic data provided within this section of the report are intended to illustrate the findings of the geophysical survey. Separate GPR amplitude maps in the plan view are also included in Chapter VII: Appendix. Select relevant two-dimensional reflectance profiles of probable and possible burials are also included. These are annotated to provide examples of interpretations of the morphology of marked and unmarked graves.

### **Initial Prospection and Walkover**

A pedestrian survey of the site was undertaken before the geophysical work was conducted. Special attention was paid to surficial structures that were either anthropogenic (human-made) or natural. Areas of subsidence, exposed stone, potential roadways, and potential invasive vegetation were noted and, if applicable, referenced within the GPR survey areas. These data were subsequently incorporated into a site-wide synthesis of a geographic information system (GIS) for comparative analysis centered around the results of the geophysical surveys.

The preliminary site walk-over revealed the location of several (n = 15) grave markers (uninscribed fieldstones), six of which appeared to be paired head- and foot-stone markers. Three rectangular depressions or “grave slumps” resulting from grave shaft fill settling, coffin collapse, subsidence, or both were observed and previously noted and recorded by Montgomery County Planning Staff (Figure 5.3 & 5.4).

In addition to the surficial forensic evidence for graves, a periwinkle (*Vinca major*) ground cover was observed in the cemetery's core, a few feet away from the extant stone markers and grave subsidence features. Periwinkle is often found in cemetery contexts, planted as a groundcover that flowers throughout the year (inset Figure 5.4).

Before the formal gridded survey began, the G&A geophysical team calibrated the GSSI antenna to ensure accurate distance measurement and maximize data collection within the local geologic settings. Additionally, several prospecting lines were surveyed across the site, specifically the grave subsidence areas, to confirm the calibration settings and observe the collected data as proxy information to apply across the rest of the site. The results of the geophysical prospection suggested that the local geology appeared fairly amenable for a GPR survey, and several high-amplitude targets and surfaces were observed throughout the survey area.

### **Gridded GPR Survey**

GPR survey Grid 1 began collecting in the northeast corner of the northern baseline, and the individual lines were surveyed towards the south to encompass the majority of the area recently cleared of brush and debris. Grid 2 was contiguous with Grid 1 and was surveyed to the north, starting in the southeast corner (northeast corner of Grid 1). Both GPR grids (north to south) were formulated and surveyed to be perpendicular to the long axis of the paired stones and grave subsidence features. In the analysis phase, both GPR grids were combined in the RADAN 7 software to form a single, contiguous unit of interpolated data for a survey-wide analysis of the GPR portion of the site. With the data sets combined, filtering (see Chapter II: Methods) of the GPR grids was conducted uniformly across the survey area, allowing for increased site-wide pattern recognition and resolution.

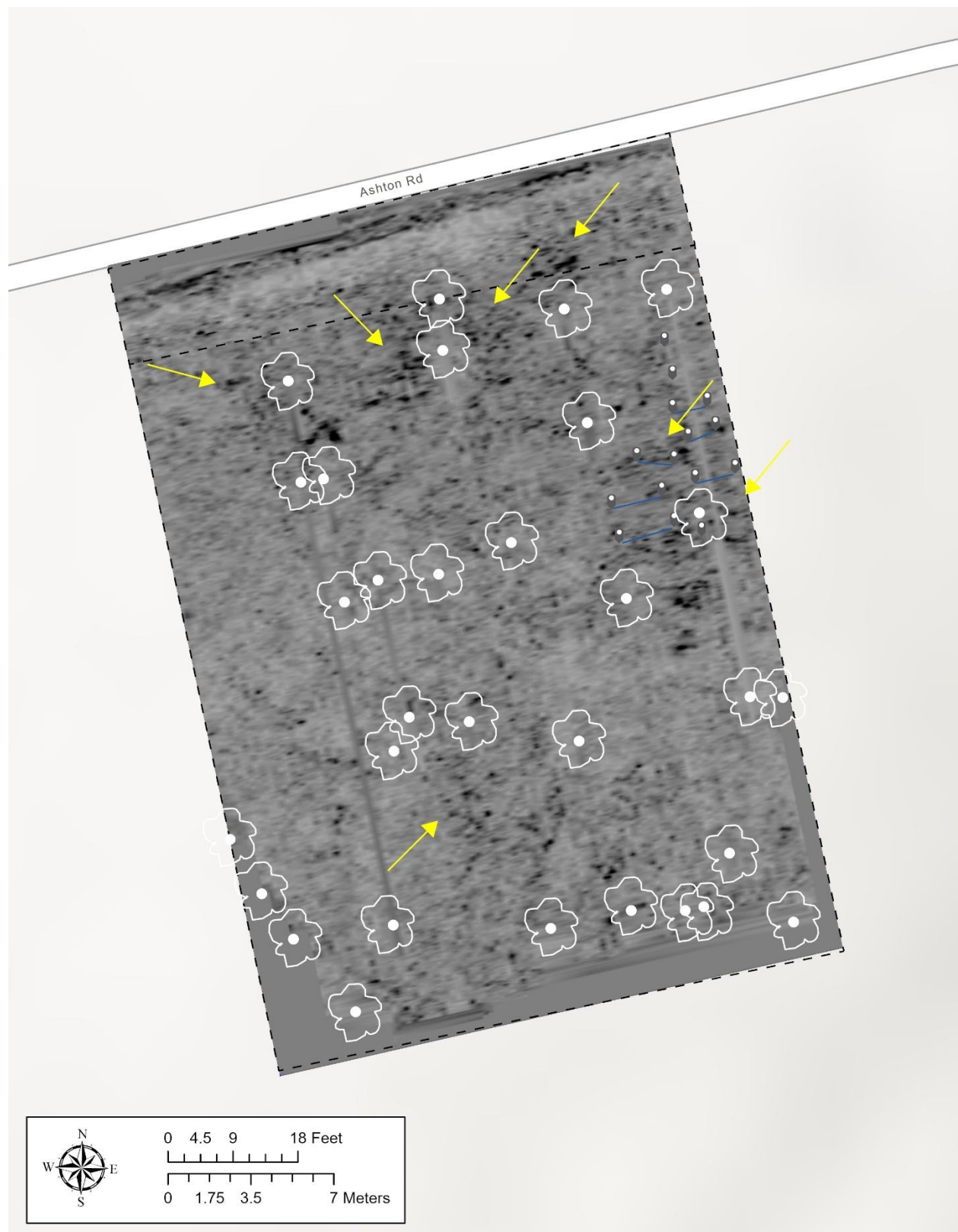
Overall, field conditions for the survey were favorable, but brush piles, tree stumps, and trees were obstacles to the surveys. Subsequently, at the end of the study, all observed surficial features were mapped for comparative analysis with the collected GPR data.



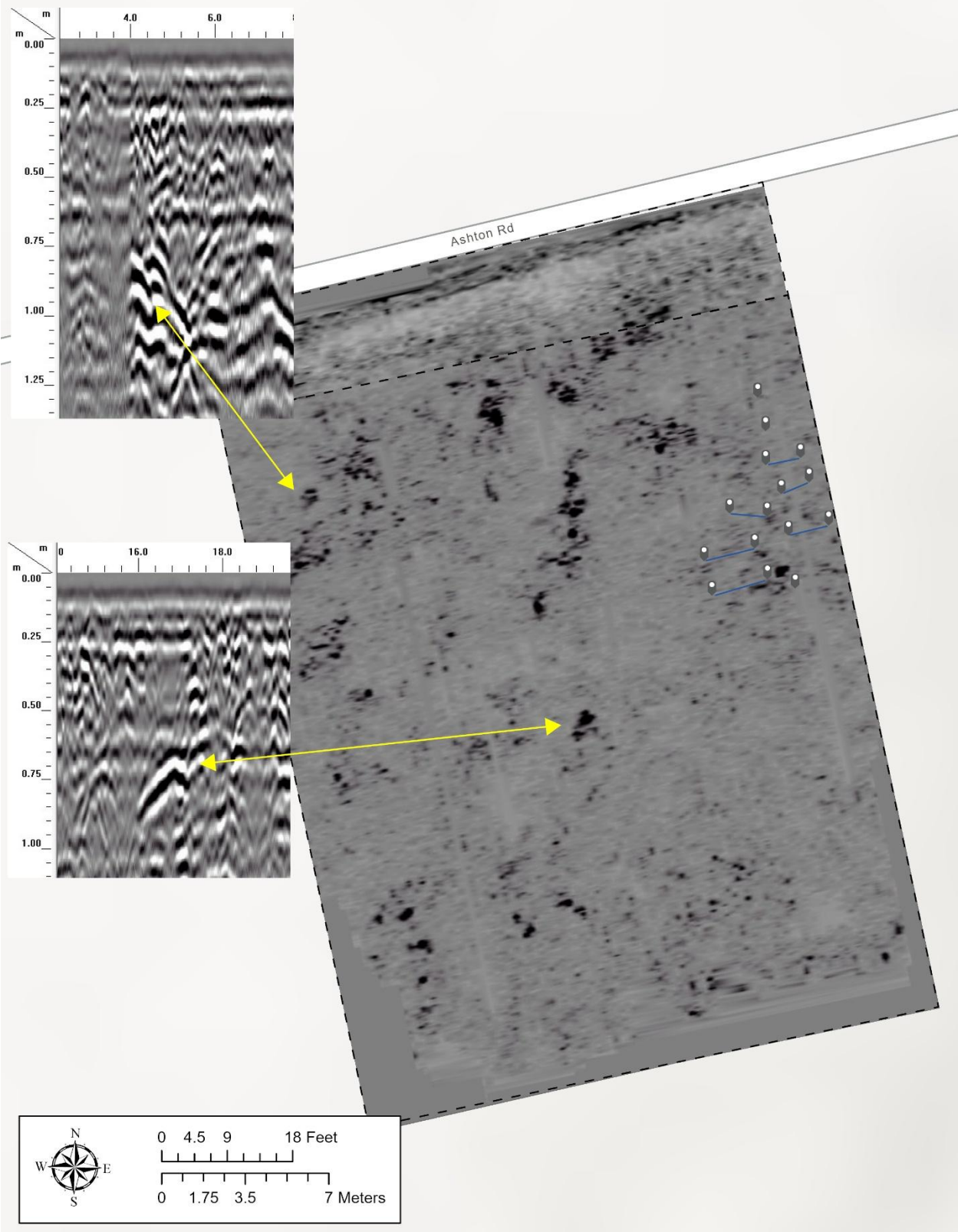
**Figure 5.3.** Location of the extant fieldstone grave markers (grey callout icons), grave subsidence features (grey rectangles), and paired grave markers (blue lines).



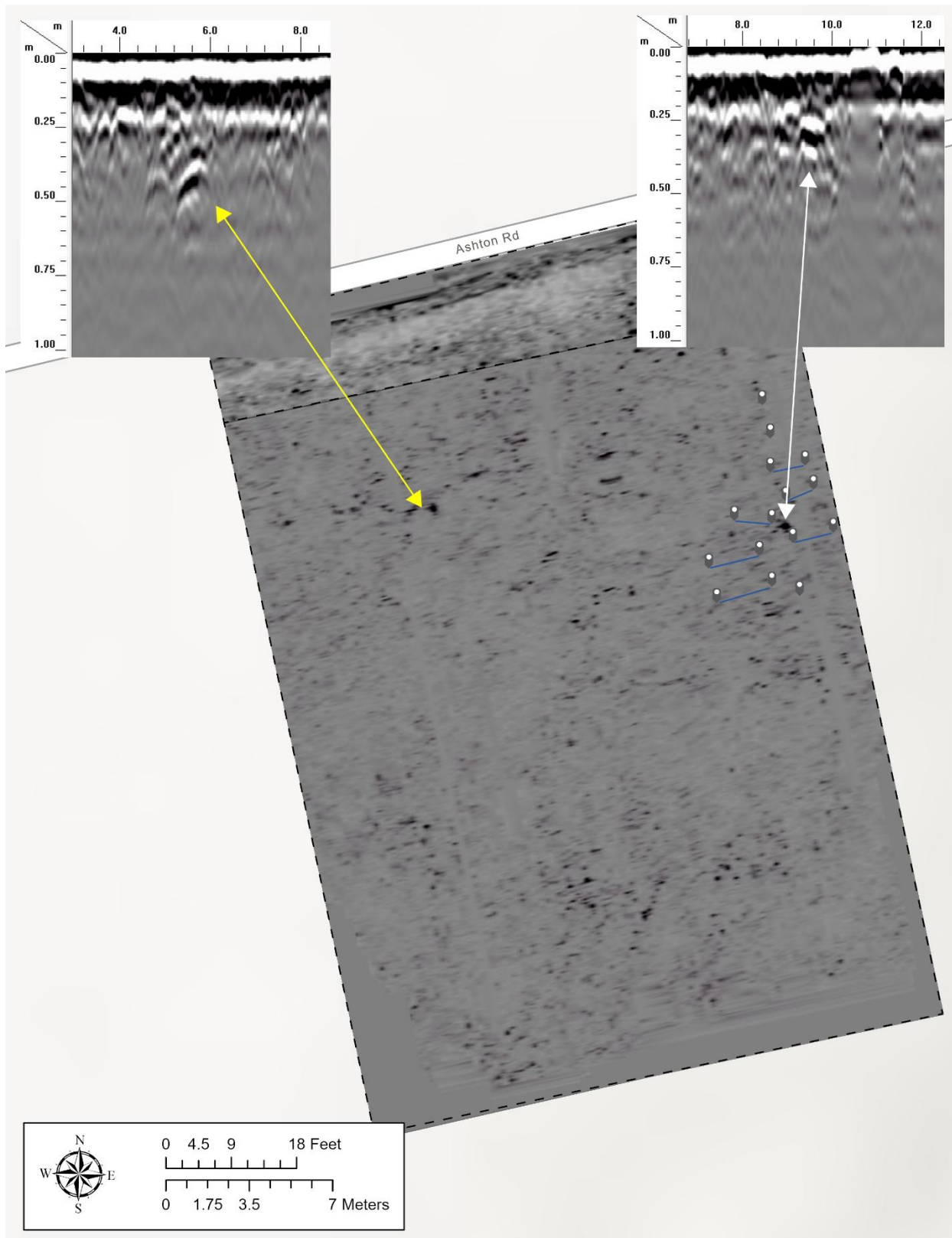
**Figure 5.4.** Image of periwinkle (*Vinca major*) ground cover (center; right) found around and within proximity to the extant stone markers and two of the visible grave subsidence features outlined in the dashed yellow lines (top; center).



**Figure 5.5.** Locations of trees (obstacles) in the GPR survey area (indicated by white icons). The articulated root systems of the trees can be observed in the interpolated data (highlighted by yellow arrows) and were visible within the first 0.50 m of the dataset.



**Figure 5.6. Interpolation map showing cobblestones or large rocks (boulders) at 0.86 m and the associated reflectance profiles (insets).**



**Figure 5.7. Interpolation map showing field stones (potential buried markers) or cobblestones located in the near-field view and the associated reflectance profiles (insets).**

### **Near-Field Data**

The near-field perspective, or surficial GPR readings, revealed natural and anthropogenic features. An intense scatter of shallow, high-amplitude targets was visible during the survey. Data interpolation and filtering rendered the targets into a network of articulated roots emanating from the vegetation (primarily trees) scattered throughout the survey area (Figure 5.5).

Overall, soil and geological conditions were amenable to the geophysical surveys, although the site stratigraphy, tree roots, and geology proved challenging when interpreting the data set. Most survey areas contained relatively shallow soil underlain by medium to large cobbles (small boulders?) visible in the reflectance profiles for over 1.25 m (Figure 5.6 and Figures 7.6 & 7.7; Appendix). Only two buried field stones were observed in the near-field data and were located just below the surface within 0.50 m, one of which was near the extant field stone markers and grave subsidence features (Figure 5.7).

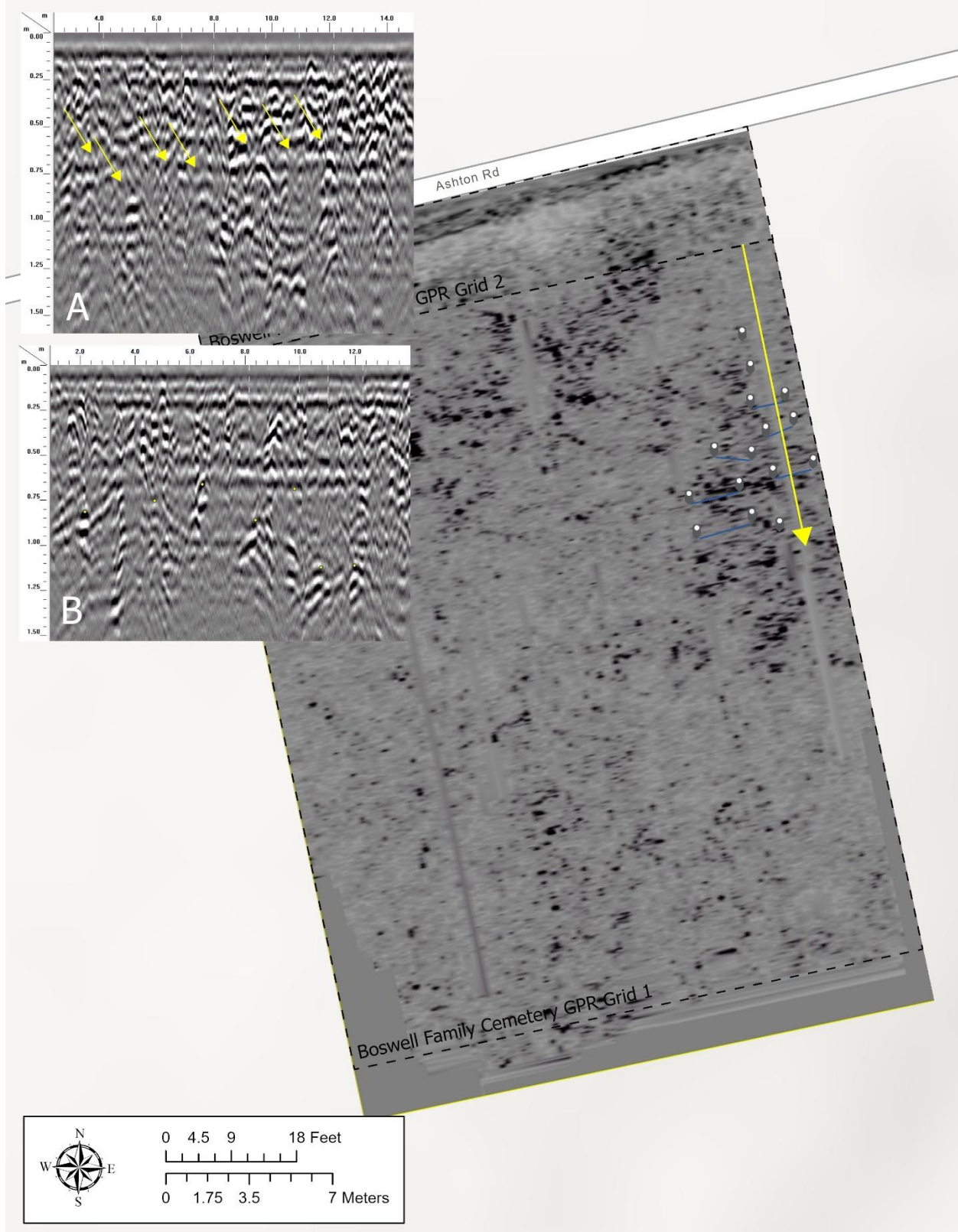
No rodent tunnels, warrens, or surface holes were observed in the GPR data, preliminary walkover, or prospection. Additionally, no metal objects were noted in the reflectance profiles and three-dimensional amplitude maps. Metal objects are commonly found during GPR surveys, especially in former agricultural settings where active farming can and often does lead to fragmentation or loss of farming implements while cultivating former fields. Similarly, domestic occupation can result in scattered metal fragments. The lack of forensic evidence of metal may suggest that portions of the site had not been included in local agricultural or domestic activities and may have been set aside for a historic cemetery (see below).

### **Forensic Evidence of Possible Human Interments**

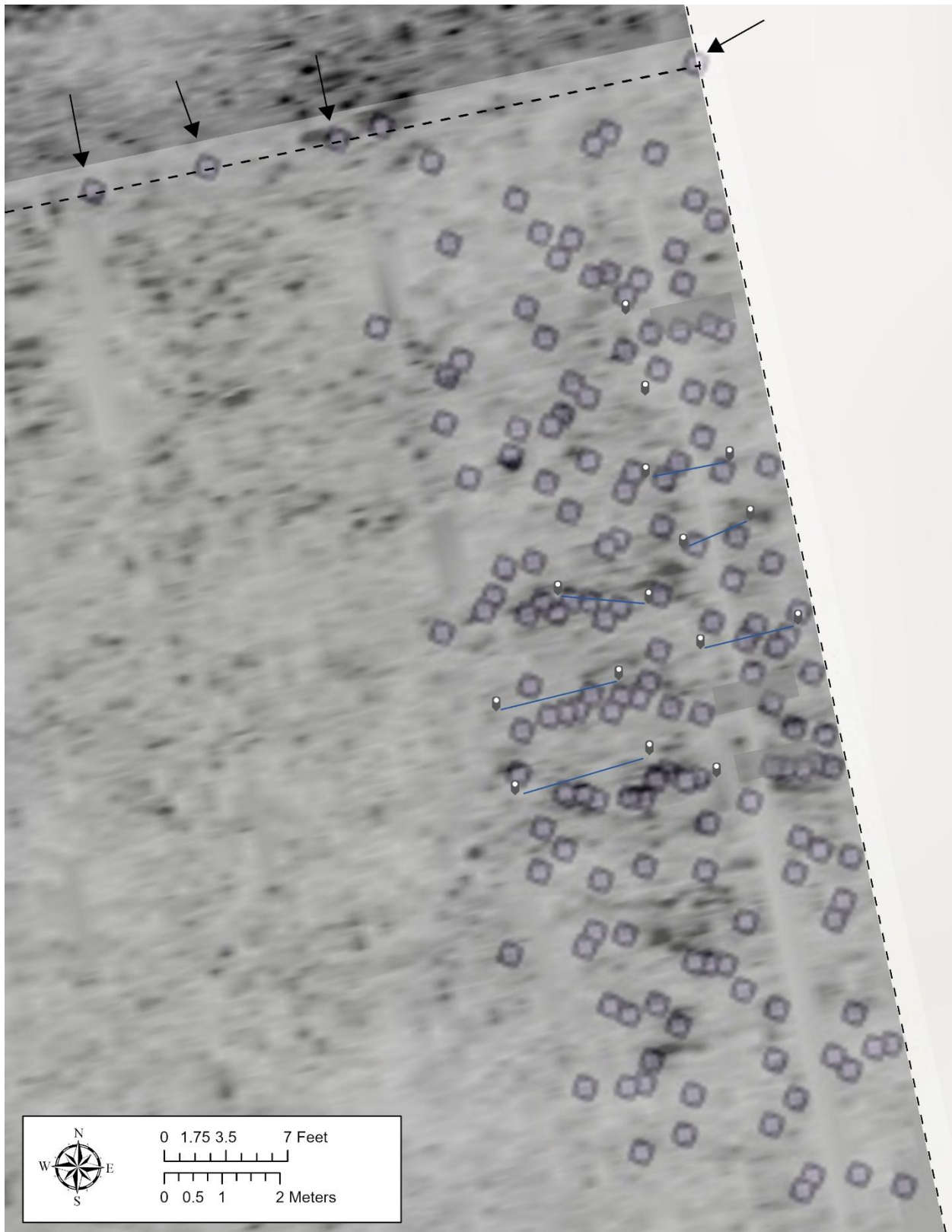
The express purpose of the geophysical survey of the Boswell Family Cemetery was to determine, through non-invasive geophysical methods, the potential for additional human interments outside of the extant grave markers and subsidence features found onsite and previously recorded by Montgomery County Planning Staff (Montgomery County's Burial Sites Inventory # HPO ID 294).

Data filtering and analysis of the reflectance profiles showed evidence of incisions, probable and possible coffins, and partially intact interments. Most of the potential interments were represented by weak point-source reflectors and likely signified fully decayed coffins or interments without a casket (see Figure 5.8; inset). The radiogram profiles indicated strong, high-amplitude, single-point reflections with air voids (intact coffins), hyperbolae with bifurcated tops, and partial air voids (collapsed coffins).

In a formal cemetery context, interments do not vary significantly in depth (Conyers 2012). A selection (n=12) of the probable unmarked graves ranged in depth from 0.67 m (2.20 ft) to 1.79 m (5.87 ft), averaging 0.93 m (3.05 ft) to the top of the interment. To provide additional supporting forensic information for analysis, each GPR reflectance profile within each grid was closely inspected for forensic evidence associated with a probable coffin, decayed coffin, or shrouded remains. In each case where evidence was identified, a point or "pick-point" was assigned to the geophysical target with each reflectance profile (Figure 5.9).



**Figure 5.8. Amplitude map of GPR Grid 1 and corresponding reflectance profiles of potential interments (inset A) and pick points assigned to each possible target (inset B). Profiles were derived from survey line 3 (yellow arrow).**



**Figure 5.9. Amplitude map of GPR Grid 1 with the three-dimensional “pick points” assigned to each potential target (points). The black arrows denote the fiducial points assigned for georectification purposes.**

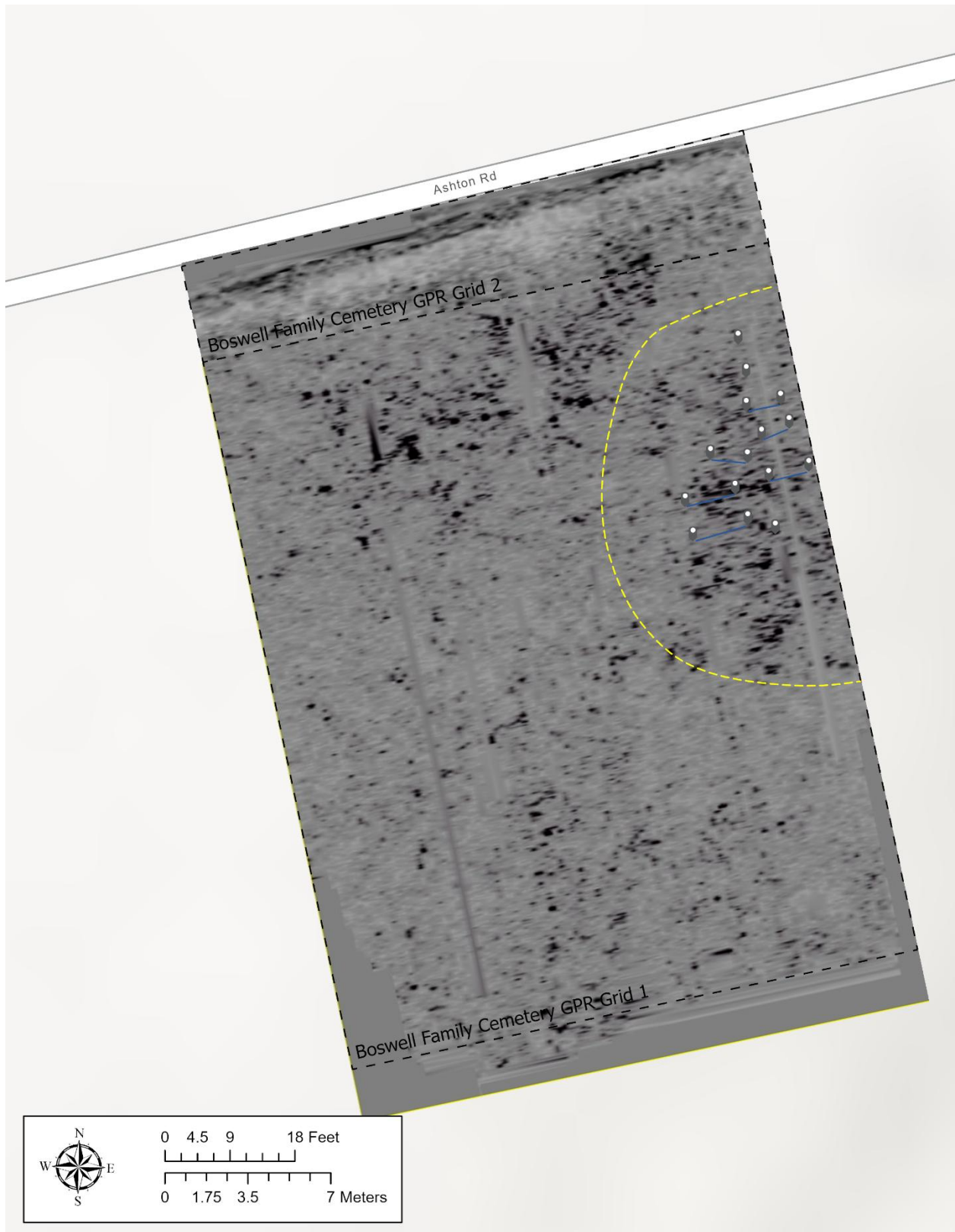
In addition to the reflectance profiles, closely examining the three-dimensional data collected on the site indicated a “zone” of ejecta that generally outlined the apparent interment area within the geophysical survey Grid 1. A single human interment (i.e., coffin or shrouded burial) in a defined cemetery or burial ground involves the excavation of a grave shaft, the committal of the individual into the excavated trench, and subsequent backfill. The process notably impacts the near-surface homogenous parent subsoils as deeper and often denser soils are scattered around the grave. The resulting discombobulation creates a subtle compositional contrast to the surrounding natural stratigraphy, which creates a thin layer of “ejecta.”

In the context of a controlled, tight-interval survey and subsequent interpolation of collected data, the sensitivity of GPR can, in the right conditions, detect these discrete changes in near-surface soil densities containing contrasting dielectric characteristics. This ejecta pattern can provide the researcher with an additional forensic tool in the spatial and, in some cases, temporal burial patterning within a cemetery context.

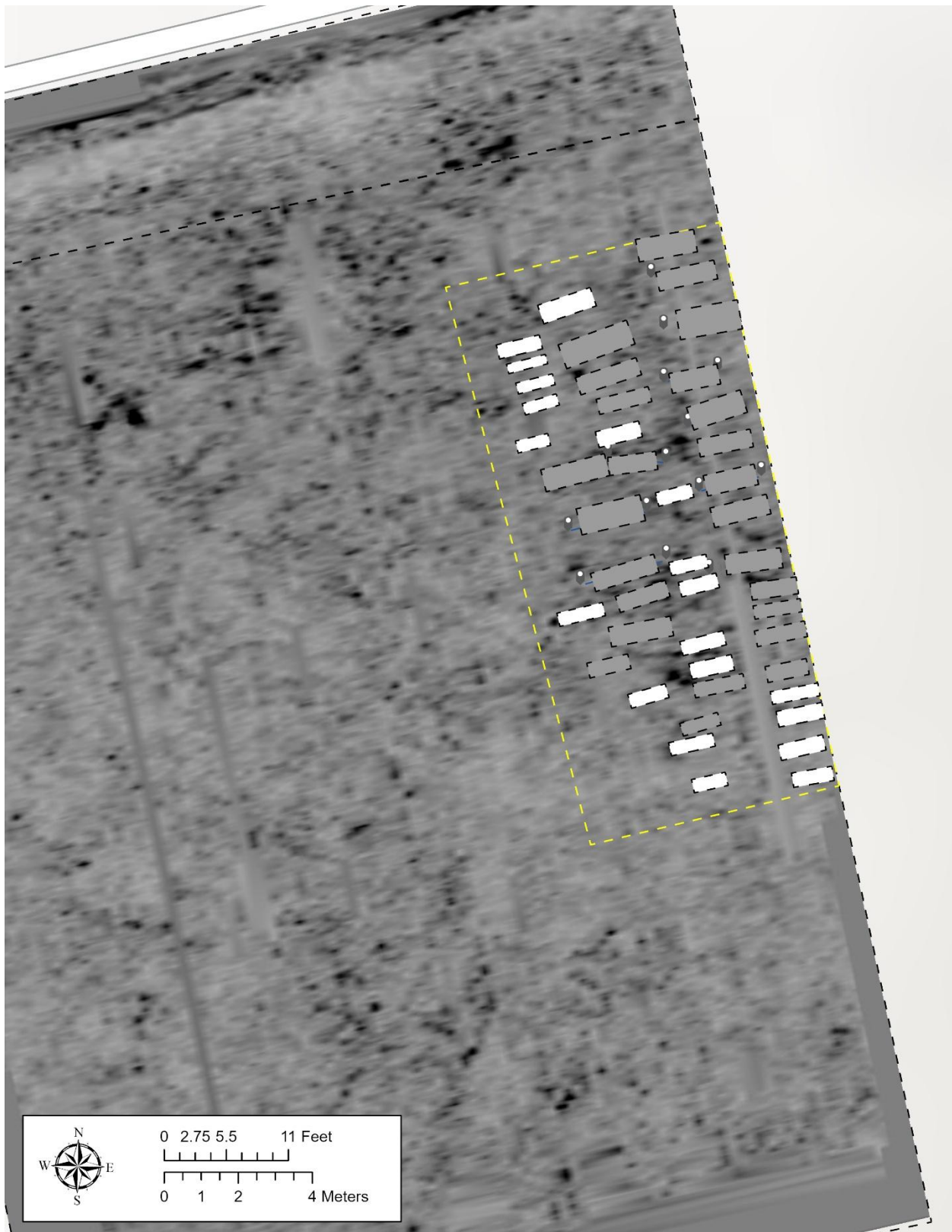
“Thin slicing,” or inspecting the interpolated data at a minor interval (i.e., 0.05 ft), indicated a geometric pattern of soil density corresponding to the approximate location of intensive burials. While this information adds forensic information underpinning the synthesized data set (reflectance profiles and three-dimensional interpolation), the soil pattern does not preclude outlying interments (Figure 5.10).

The synthesis of the combined forensic information collected from the GPR data (two-dimensional reflectance profiles, interpolation maps, pick point data, and evidence of ejecta) identified **25 probable graves and 20 possible graves** in the eastern half of GPR Grid 1 (Figure 5.11). Overall, the information gathered from the geophysical survey provided enough evidence to suggest that the cemetery is approximately 7.62 m (25 ft) E-W by 15.56 m (51.05) N-S.

While the processing, analysis, and interpretation of this data were comprehensive, the density of individuals and the potential for non-coffin burials are likely, and the potential for additional burials is high. Additionally, the proximity of potential (probable and possible) graves along the northeastern edge of GPR Grid 1 suggests the cemetery may extend further to the east, off the current property boundary.



**Figure 5.10. Amplitude map showing “ejecta” pattern (yellow dashed line) centered around extant cemetery markers and grave subsidence areas.**



**Figure 5.11. Amplitude and plan map of probable (grey rectangles) and possible (white rectangles) interments and the proposed Boswell Cemetery boundaries based on the geophysical evidence (yellow dashed line).**

## **CHAPTER VI:**

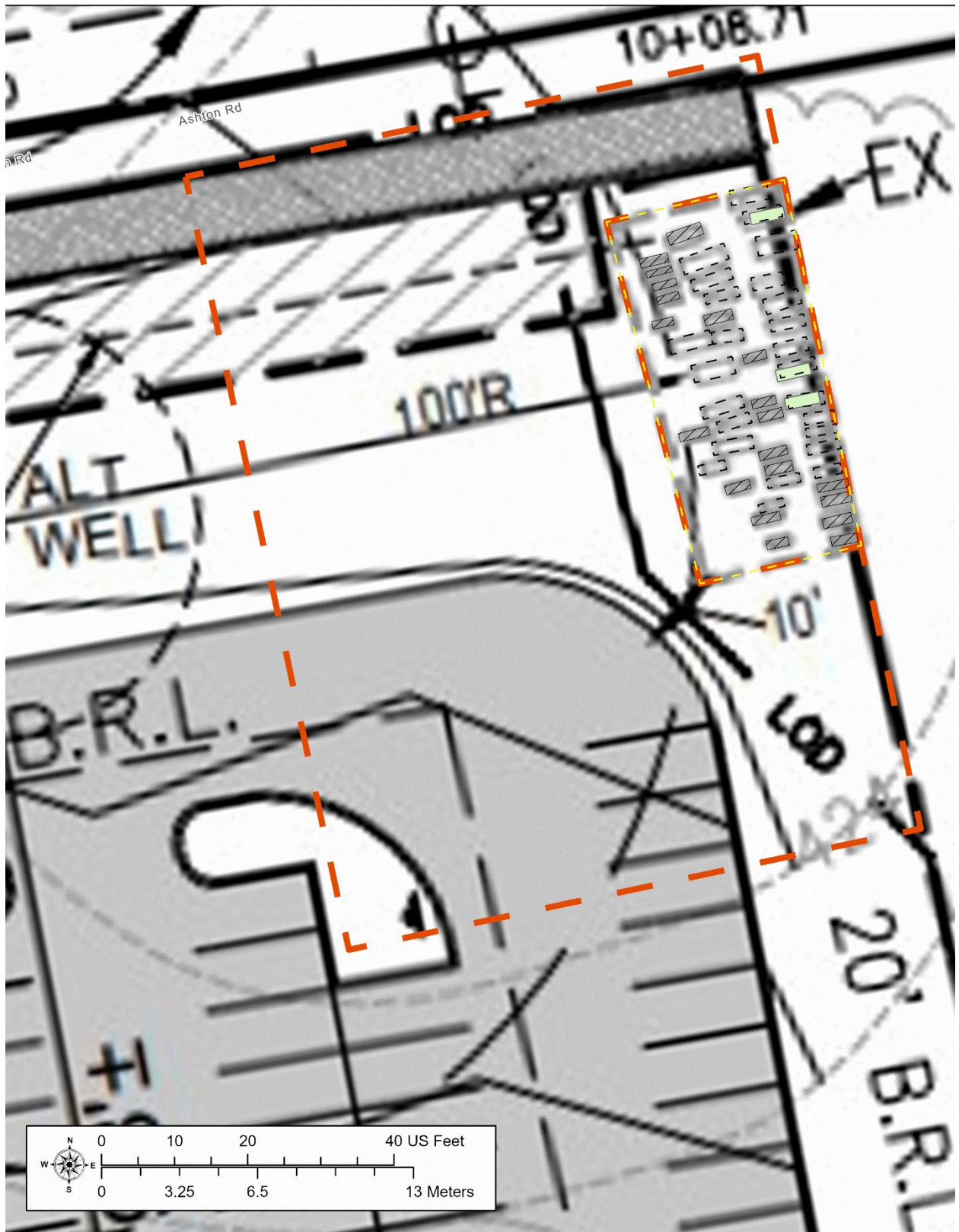
# **CONCLUSIONS AND RECOMMENDATIONS**

This report presents the results of a geophysical survey of the Boswell Family Cemetery located along Ashton Road in Montgomery County, Maryland (-97.0715531°W 35.4190022°N). The graveyard had previously been identified by Montgomery County Planning Staff (Burial Sites Inventory # HP-294), and portions of the cemetery were visible at the time of the geophysical survey as extant field stone markers and surficial evidence of grave subsidence features. Goodwin & Associates (G&A), under contract with Pastor Daniel Chung (Korean Mission Church), conducted non-invasive geophysical surveys of approximately 0.12 acres (5,000 sq ft) surrounding the site. The survey, conducted in December of 2024, included meticulous documentation, mapping, and a comprehensive geophysical study of a portion of the cemetery. The aim was to identify the limits of any marked or unmarked burials through a non-invasive geophysical survey with the express intent to delineate the boundaries based on the results. The results were intended for planning and preservation efforts.

Before the geophysical work, the G&A team conducted an extensive pedestrian survey of the site to search for extant evidence of potential burials (stone grave markers, grave subsidence areas, or invasive memorial vegetation). Following best practices for cemetery surveys using non-invasive geophysical techniques, the G&A team established systematic grids for data collection. The grids were formulated parallel and perpendicular to the graves previously identified along Ashton Road. Two GPR grids were employed, encompassing 464.52 sq m (5,000 sq ft), and 228 individual transects were collected and analyzed during this survey.

Given the newly discovered limits of the Boswell Family Cemetery and the sensitivity of the extant fieldstone markers, it is recommended that the proposed project involve close consultation with Montgomery County Planning staff to determine the best practices for delineating, preserving, and memorializing the newly discovered limits of the Cemetery (Figure 6.1). Additionally, given the proximity to the proposed limits of disturbance (LOD), it is recommended that a qualified archaeologist monitor any ground disturbance conducted near the Cemetery.

The geophysical survey results, analysis, and synthesis of the data collected identified 45 potential graves (and likely more). Although many of the burials found were unmarked, the geophysical anomalies identified throughout the cemetery displayed forensic evidence consistent with human interments and appeared to support the surficial evidence of graves (e.g., fieldstone, grave marker, or rectangular depression). Aside from the probable and possible interments, no other anthropogenic features were noted in the GPR survey area or the processed data collected. While every effort has been made to identify features of interest through GPR, these methods are not foolproof and should be ground-truthed to verify the interpretations.



**Figure 6.1.** Location of the probable and possible graves, proposed limits of the cemetery based on the potential graves discovered in the geophysical survey (dashed red and yellow lines), and the limits of the GPR grid (dashed red line).

## CHAPTER VII: BIBLIOGRAPHY

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**CHAPTER VIII: APPENDIX**



*Figure 7.1. View of the Project Area, facing southwest.*



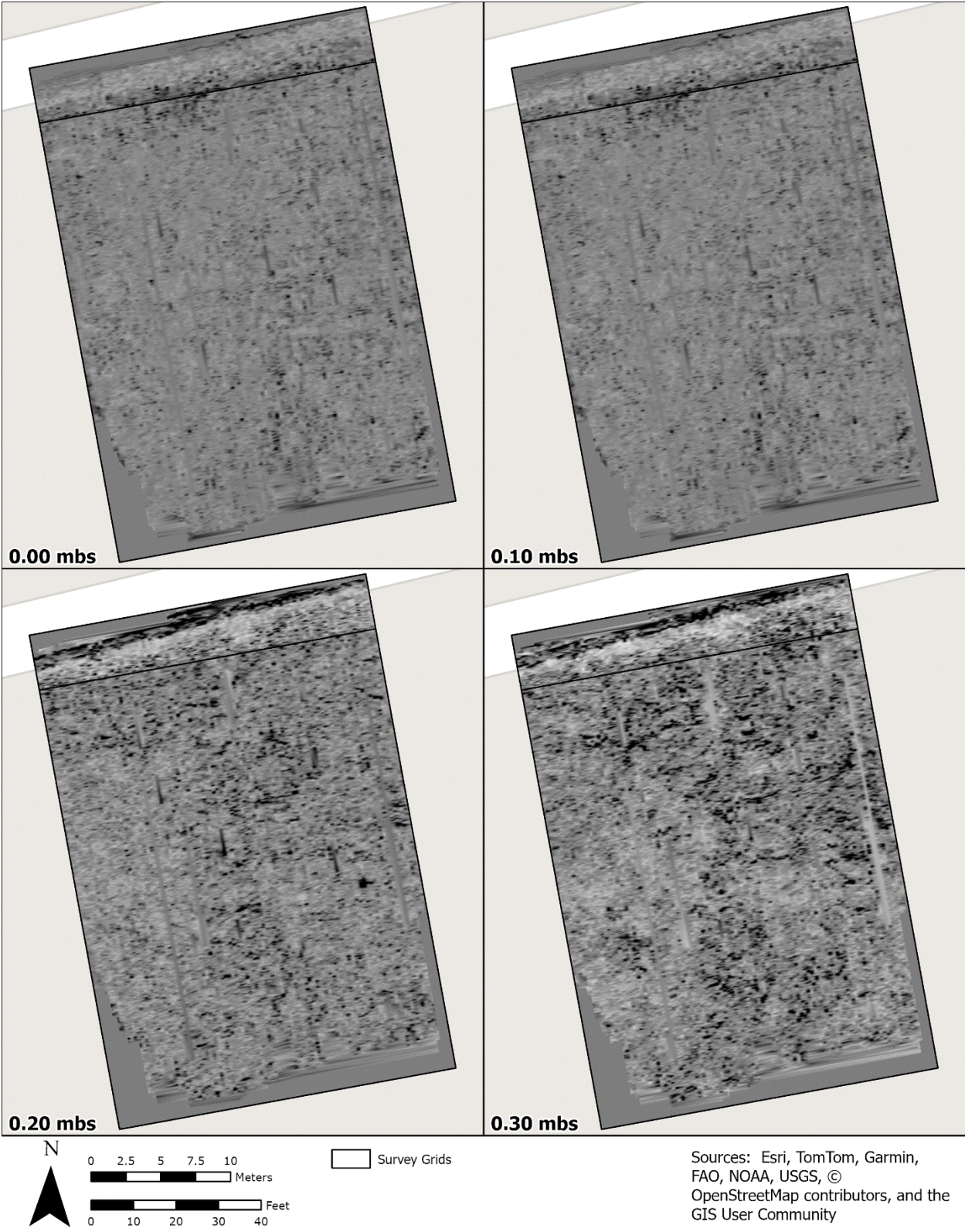
*Figure 7.2. View of the Project Area, facing northwest.*



**Figure 7.3.** *View of the Project Area, facing northeast.*



**Figure 7.4.** *View of the Project Area, facing southeast.*



**Figure 7.5. Amplitude map of GPR Grids 1 & 2: Surface (top left), 0 - 0.10 mbs (top right), 0 - 0.20 mbs (bottom left), 0 - 0.30 mbs (bottom right).**

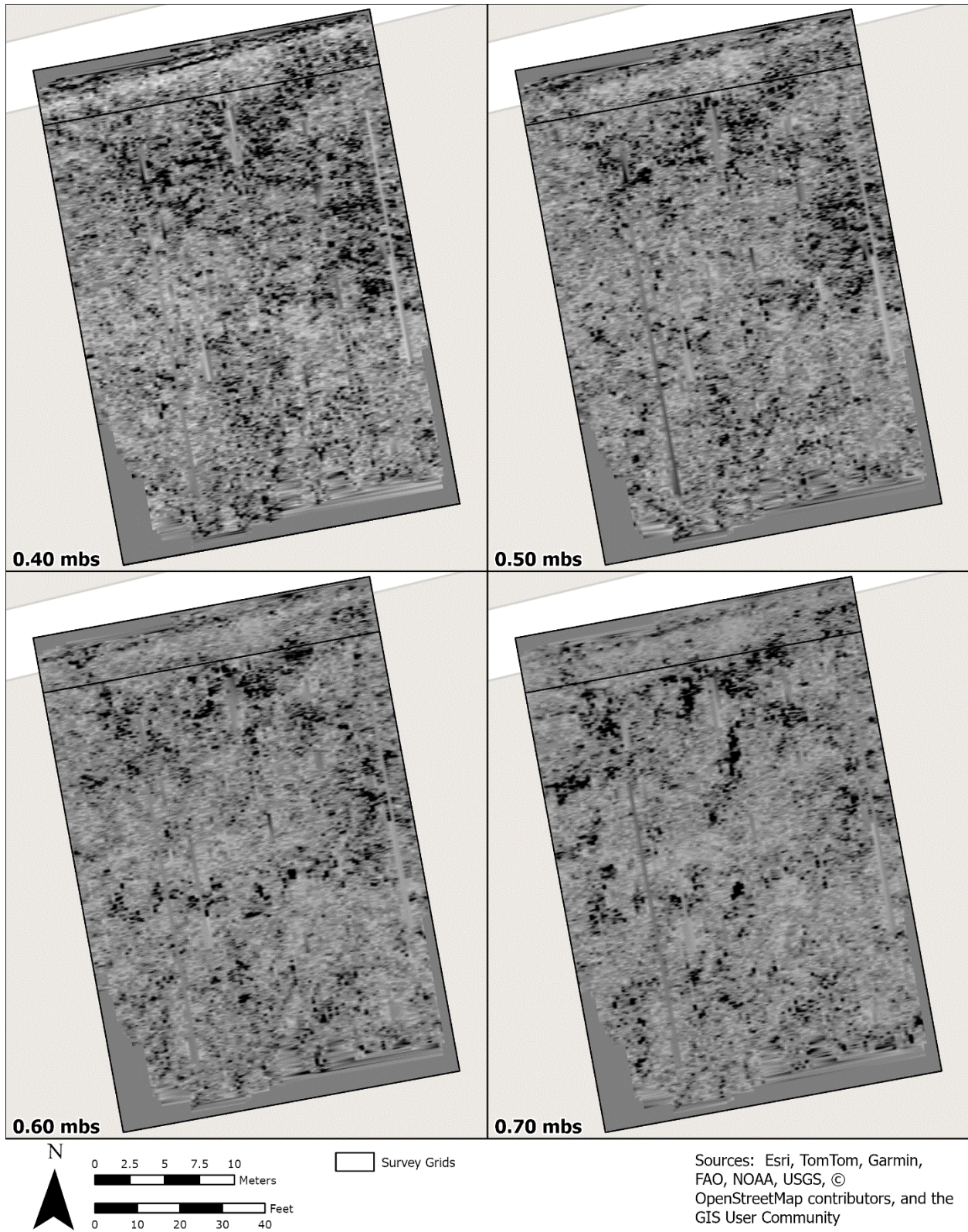


Figure 7.6. Amplitude map of GPR Grids 1 & 2: 0 – 0.40 (top left), 0.40 - 0.50 mbs (top right), 0.50 – 0.60 mbs (bottom left), 0.60 – 0.70 mbs (bottom right).

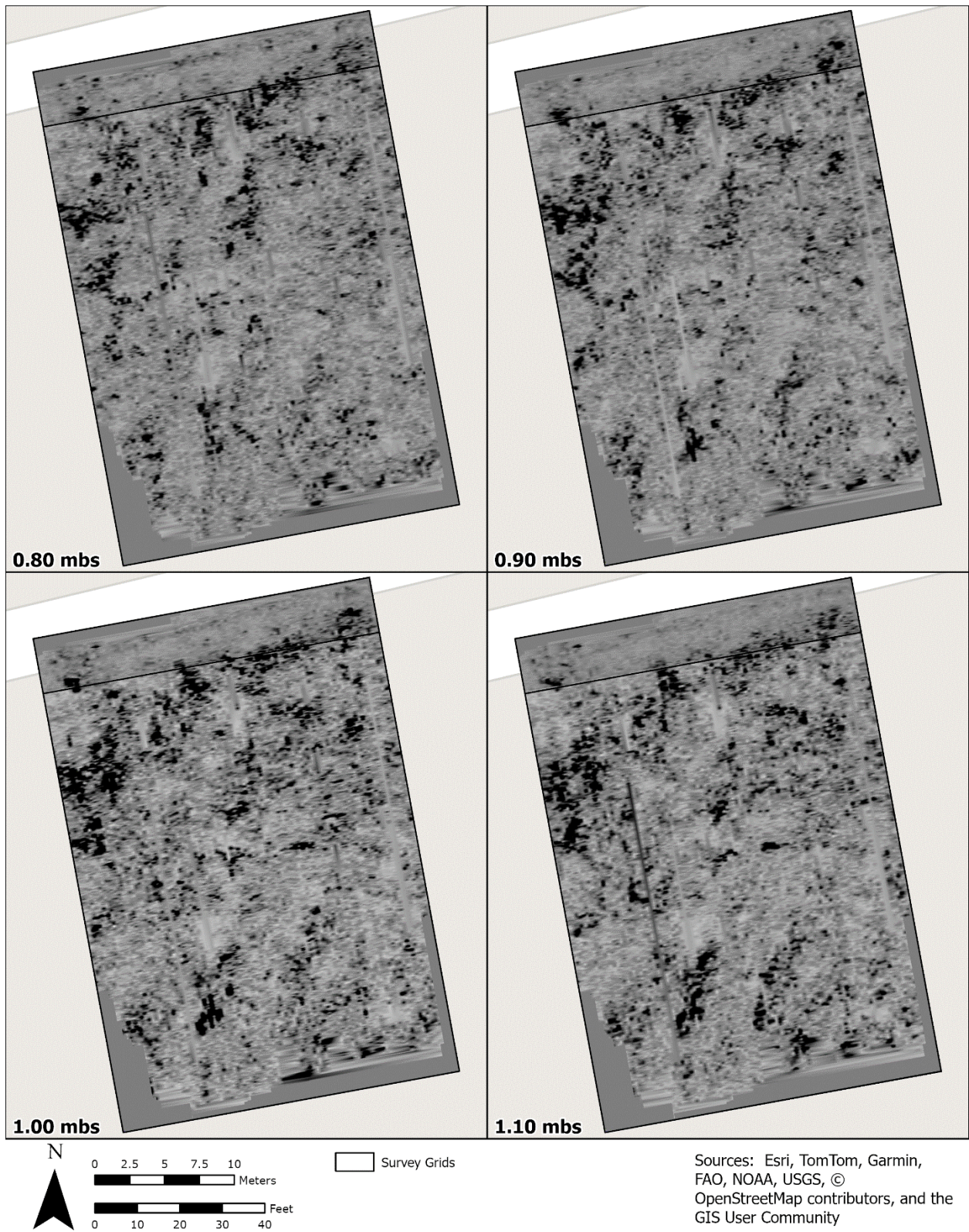
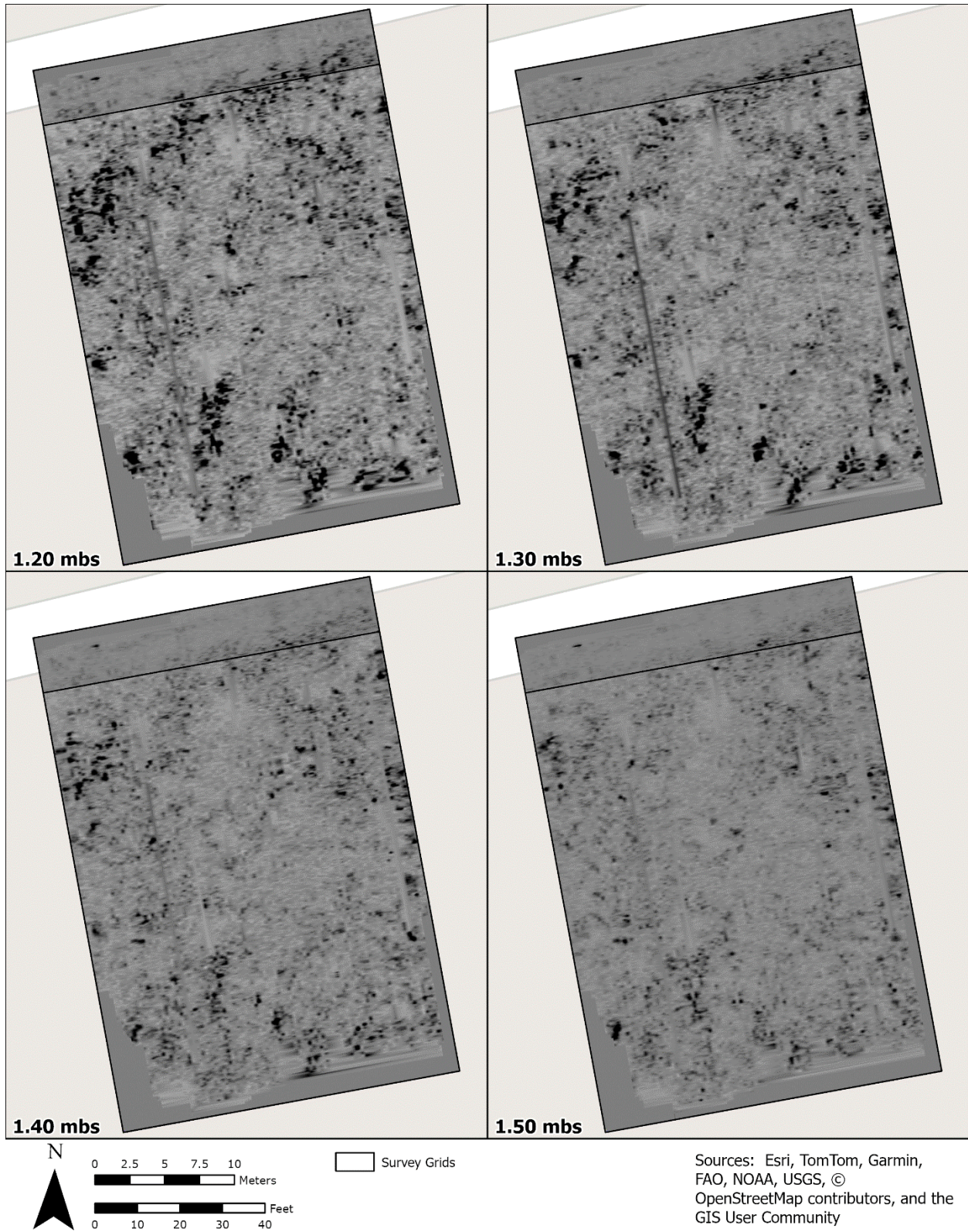
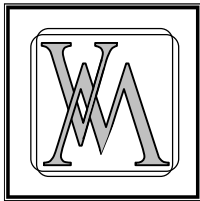


Figure 7.7. Amplitude map of GPR Grids 1 & 2: 0.70 – 0.80 (top left), 0.80 - 0.90 mbs (top right), 0.90 – 1 mbs (bottom left), 1 – 1.10 mbs (bottom right).



*Figure 7.8. Amplitude map of GPR Grids 1 & 2: 1.10 – 1.20 (top left), 1.20 – 1.30 mbs (top right), 1.30 – 1.40 mbs (bottom left), 1.40 – 1.50 mbs (bottom right).*



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MEMORANDUM

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**FROM:** RONALD THOMPSON

**SUBJECT:** KOREAN MISSION CHURCH SHARED PARKING ANALYSIS

**DATE:** 2.16.2026

**VMA #:** 6161

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The Korean Mission Church Site Plan provides 52 parking spaces. These parking spaces are comprised of 49 parking spaces and 3 ADA parking spaces. There will be dual use of the site consisting of Religious Assembly Use and Senior Adult Day Care Use. These are separate uses where the Religious Assembly use is limited to Sunday only while the Senior Adult Day Care Use will operate Monday through Sunday but on different timelines as mentioned below.

The Senior Adult Day Care will utilize 14 passenger vans. A total of seven vans will be stored onsite while the remaining 7 passenger vans will be taken home by the drivers. The vans stored onsite will be utilized to bring seniors to church service which reduces the passenger vehicle parking space requirement for Religious Assembly use on Sundays.

The hours of operation for the two uses are:

- Religious Assembly: Starting at 2:00 PM on Sunday.
- Senior Adult Day Care: Monday – Saturday 6:30 AM – 3:00 PM, On Sunday 6:30 AM to 1:00 PM.

The passenger vans stored onsite will be used to bring Senior Adults to the church service, thereby reducing overall parking demand.

Since the two uses planned for the site are done on separate days/Timelines and not concurrently, they do not require a cumulative of increased parking requirement for the site. Therefore the 52 parking spaces proposed for the site meet the requirements for onsite parking.

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