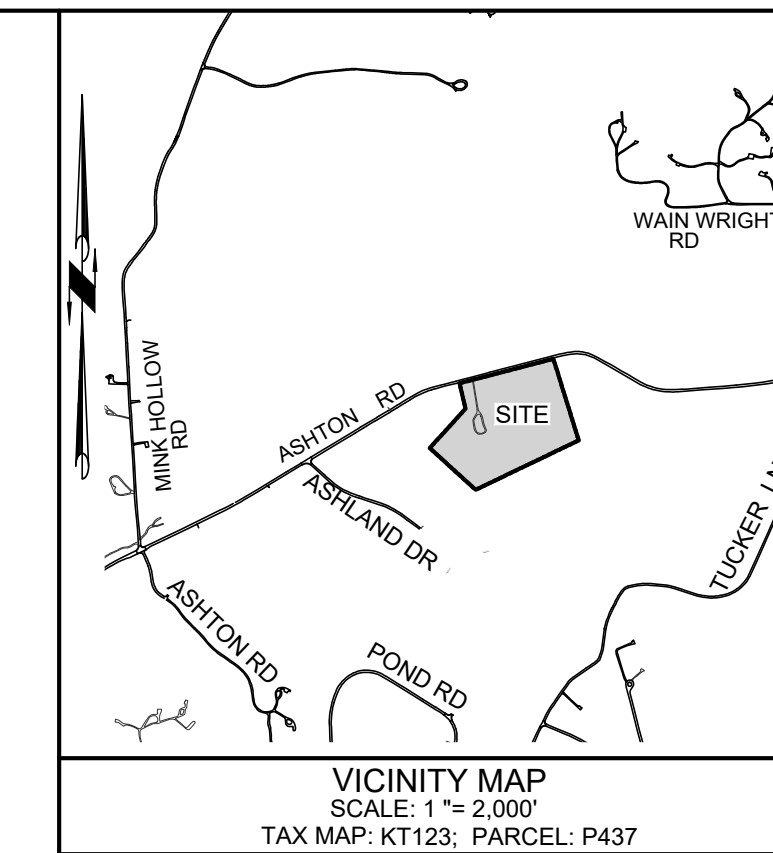


KOREAN MISSION CHURCH PRELIMINARY PLAN #120240050 FOR 1201 ASHTON ROAD ASHTON-SANDY SPRING MONTGOMERY COUNTY, MD

INDEX OF DRAWINGS	
SHEET	TITLE
1 OF 8	COVER SHEET
2 OF 8	APPROVAL SHEET
3 OF 8	EX CONDITION
4 OF 8	SITE LAYOUT PLAN
5 OF 8	PARTIAL SITE LAYOUT PLAN
6 OF 8	SEPTIC PLAN
7 OF 8	ASHTON ROAD CROSS SECTION
8 OF 8	ASHTON ROAD CROSS SECTION



ABBREVIATIONS

⊙	AT
&	AND
AC	ACRES
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
B	BEND
BC	BOTTOM OF CURB
BOB	BOARD ON BOARD FENCE
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCH MARK
C&G	CURB AND GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
DIA	DIAMETER
DS	DOWNSPOUT
DWG	DRAWING
E	ELECTRIC
EA	EACH
EL	ELEVATION ABOVE SEA LEVEL
ELEC	ELECTRICAL
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F	FOLIO
FC	FIELD CONNECTION
FCP	FOREST CONSERVATION PLAN
FD	FOUNDATION DRAIN
FF	FINISH FLOOR
FH	FIRE HYDRANT
FT	FOOT/FEET
CPD	GALLON PER DAY
GAR	GARAGE
H	HORIZONTAL
HB	HORIZONTAL BEND
HT	HEIGHT
HGL	HYDRAULIC GRADIENT LEVEL
INV	INVERT
IPF	IRON PIPE FOUND
JB	JUNCTION BOX
L	LIBER
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LL	LOWER LEVEL
MB	MICRO BIO-RETENTION
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NO./#	NUMBER
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
OP	OVERHEAD POWER
OT	OVERHEAD TELEPHONE
PT	POINT OF TANGENT
PL	PROPERTY LINE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
RW	REQUIRED RIGHT OF WAY
S	SANITARY SEWER
SCH	SCHEDULE
SD	STORM DRAIN
SF	SILT FENCE
SSF	SUPER SILT FENCE
STA	STATION
STD	STANDARD
SWM	STORM WATER MANAGEMENT
TBR	TREE TO BE REMOVED

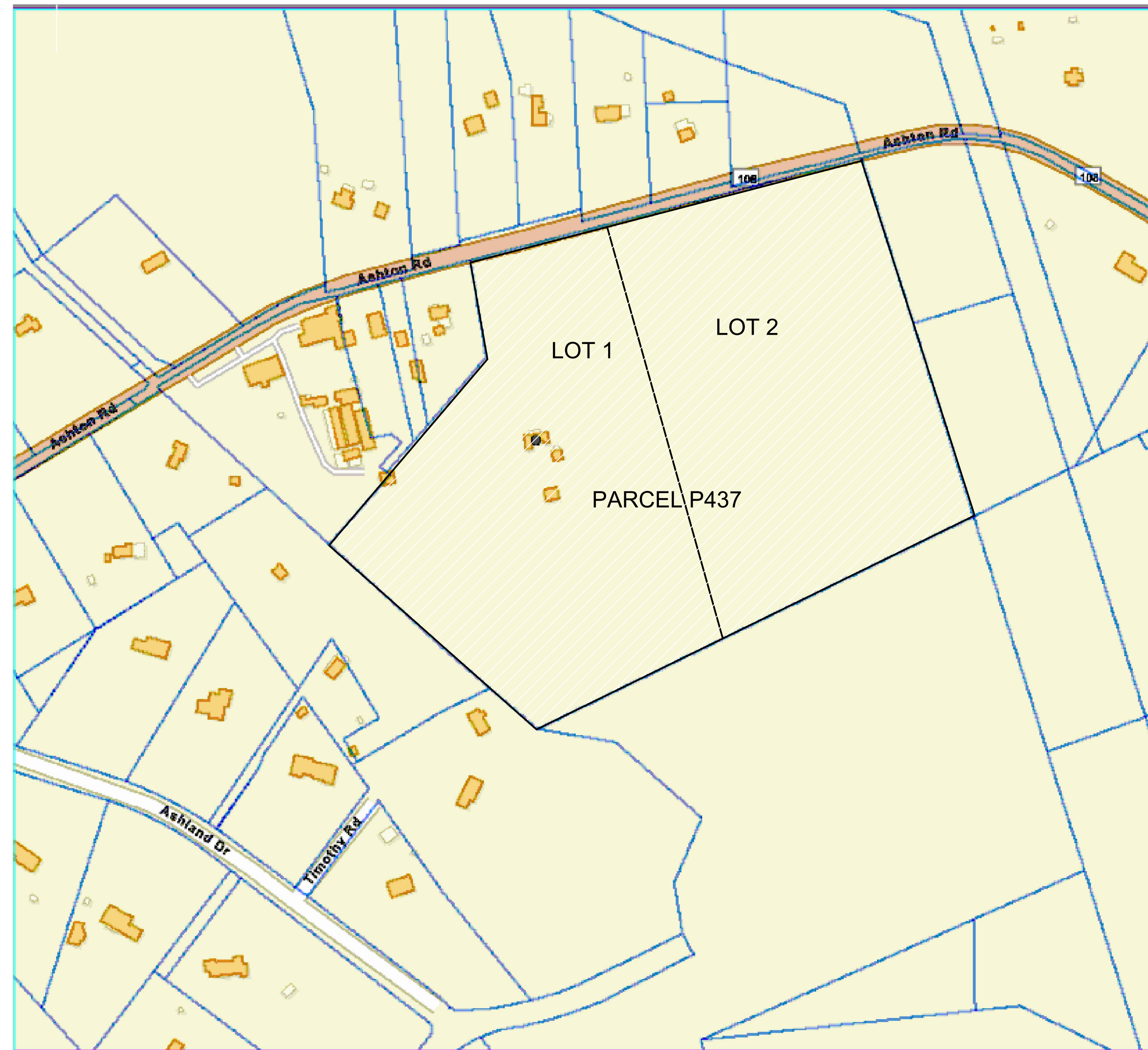
LEGEND

	EXISTING	PROPOSED
CENTERLINE (WITH +25' TICS)	+50 1+00 +50	1+00
PROPERTY LINE	---	---
CURB & GUTTER	---	---
CONCRETE SIDEWALK	---	---
HANDICAP RAMP	---	---
CURB INLET	---	---
GRADE CONTOUR	---	---
SPOT ELEVATION	609.20 +	610.01 +
FLARED END SECTION	---	---
STORM SEWER	---	---
DOMESTIC WATER LINE	---	---
FIRE LINE	---	---
WATER METER	---	---
FIRE HYDRANT	---	---
WATER LINE TEE	---	---
GATE VALVE	---	---
PLUG (WITH 2" BLOW OFF VALVE)	---	---
ELECTRIC LINE	---	---
POWER & COMCAST	---	---
OVERHEAD UTILITIES	---	---
POWER POLE	---	---
GAS METER	---	---
GAS LINE	---	---
TRANSFORMER	---	---
FENCE	---	---
STRUCTURE NUMBER (INLETS AND MANHOLES)	---	---
SOIL BOUNDARY AND TYPE	---	---
SILT FENCE	---	---
LIMIT OF DISTURBANCE	---	---
TREE	---	---
SINGLE HEAD LIGHT	---	---
DOUBLE HEAD LIGHT	---	---

SITE DEVELOPMENT STANDARD ANALYSIS
SITE ZONING: COMMERCIAL

LEGEND:

FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	50' B.R.L.
EXISTING STRUCTURE	EX
EXISTING CONTOURS	-370
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. BI-KABLE GRASS SHOULDER	---
P. GRADED AREA FOR FUTURE SIDEWALK	---
SOIL BORING LOCATION	---
PRIMARY MANAGEMENT AREA	PMA
PUBLIC RW DEDICATION	---
SHORT TERM BICYCLE PARKING	---
EX. SPECIMEN TREE	---
WELL LOCATION	---
STREAM BUFFER	SB
100 YEAR FEMA FLOODPLAIN	FP
EXISTING OVERHEAD UTILITIES	---
DA TO LANDSCAPE INFILTRATION#1	---
DA TO LANDSCAPE INFILTRATION#2	---



SITE LOCATION PLAN
0 200' 400'
SCALE: 1" = 200'

SIDEWALK NOTE:
THE APPLICANT IS GRADING THE SITE FRONTAGE TO ACCOMMODATE A FUTURE 6-FOOT-WIDE CONCRETE SIDEWALK. THE SIDEWALK WILL BE CONSTRUCTED BY OTHERS AND IS NOT PART OF THIS APPLICATION; ONLY THE GRADING IS INCLUDED IN THIS APPLICATION. THE APPLICANT WILL PROVIDE A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION

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.

- GENERAL NOTES:**
- OWNER: EUN JIN KIM
1201 ASHTON ROAD
ASHTON MD 20861
 - APPLICANT: KOREAN MISSION CHURCH
12501 SCAGGSVILLE ROAD
HIGHLAND, MD 20777
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM, NAD83/2011 AS PROJECTED BY THE LEICA SMARTNET RTN WITH TIES TO LOCAL WSSC CONTROL STATIONS
 - DEED REFERENCE: LIBER 63703 AT FOLIO 399
 - TAX MAP: KT123 PARCEL: P437
 - GROSS LAND AREA: 28.22 AC.
 - EXISTING ZONING: RC
 - SETBACKS:
FRONT: 50' REAR: 35' SIDE: 20'
 - EXISTING USE: SINGLE FAMILY DWELLING
 - PROPOSED USE: SINGLE FAMILY DWELLING, ADULT DAYCARE AND CHURCH
 - WATERSHED: LOWER PATUXENT RIVER
 - WATER/SEWER CLASSIFICATION: W6/S6
 - PROPOSED UTILITIES: INDIVIDUAL PRIVATE WELL AND SEPTIC
 - PLANNING AREA: ASHTON
 - ADJOINING LAND USE: RESIDENTIAL
 - WSSC GRID: 225NE02
 - WETLAND SOURCE: NON EXIST- MARYLAND DEPARTMENT OF NATURAL RESOURCES
 - 25% SLOPE EXIST ON SITE SHOWN THUS
 - TOPOGRAPHY: MONTGOMERY COUNTY GIS DATA FIELD EDITED AND SUPPLEMENTED BY VANMAR ASSOC. INC. BASED ON NAVD 88.
 - FLOODPLAIN SOURCE : FLOODPLAIN MAPPING SHOWN ON FEMA MAP 24031C0240D, DATED SEPTEMBER 29, 2006
 - PROPERTY NOT LOCATED WITHIN SPECIAL PROTECTION AREA.
 - ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF PROPERTY LINES HAVE BEEN SHOWN.
 - THE SITE IS PARTIALLY LOCATED WITHIN A PMA ZONE.
 - AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.
 - THE BUILDING FOOTPRINTS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE FOR EACH LOT.
 - APPROVED NRI/FSD ON JUNE 20TH, 2023- 420222400

DEVELOPMENT STANDARDS RC(RURAL CLUSTER) ZONE:

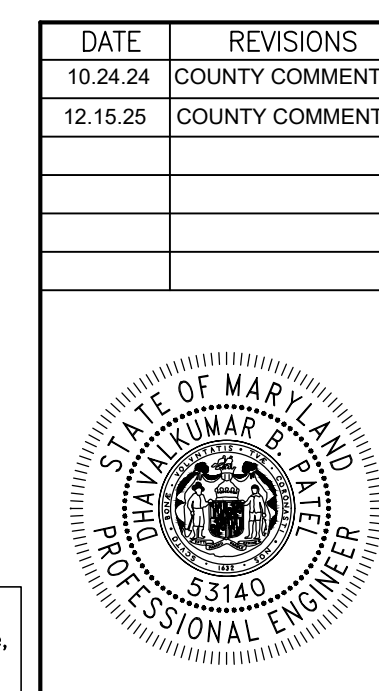
No.	Item	Permitted/ Required	Provided	
			LOT 1	LOT 2
1	Minimum Lot Area	5.0 AC.	14.52 AC.	13.81 AC.
2	Minimum Lot Width At Front Building Line	300'	383 Feet	610 Feet
3	Minimum Lot Width At Lot Line	300'	383 Feet	610 Feet
4	Maximum Lot Coverage (%)	10 % Lot 1- 63249 sf/1.45 ac Lot 2- 60156 sf/1.38 ac	0.51 % (3219 sf/0.07 ac.)	1.74% (10446 sf) (0.24 ac.)
5	Maximum Building Height	50 Feet	LESS THAN 50 Feet	LESS THAN 50 Feet
6	Minimum Building Front Setback (street R/W)(MD 108)	50 Feet min.	50 Feet	50 Feet
7	Minimum Building Side Setback	20 Feet	20 Feet	20 Feet
8	Minimum Building Rear Setback	35 Feet	35 Feet	35 Feet
9	Parking* Religious Assembly- 1430 SF Senior Adult Day Care- 16,000 SF ADA Parking Spaces	29 spaces 48 spaces 3 spaces		49 spaces 49 spaces 3 spaces TOTAL= 52 SPACES
10	Bicycle Parking* Religious Assembly- 100-seat sanctuary Senior Adult Day Care- 16,000 SF	1 short-term (15% LONG TERM) 4 short-term(85% LONG TERM)		1 short-term 1 short-term/4 long-term

*The dual uses proposed for Lot 2 will not be operated concurrently. The Religious Assembly use is limited to Sunday only, while the Senior Adult Day Care use will operate Monday through Saturday.
* Van Parking: The Senior Adult Day Care will utilize 14 passenger vans. A total of seven vans will be stored onsite with the remaining 7 passenger vans taken home by drivers. The vans stored onsite will be utilized to bring seniors to church service which reduces the passenger vehicle parking space requirement.

IMPERVIOUS AREA CALCULATION

	LOT 1	LOT 2
TOTAL SITE AREA:	14.52 AC	13.81 AC
SITE AREA WITHIN PMA AREA:	13.23 AC (576299 SF)	7.68 AC (334540 SF)
ALLOWABLE PERCENTAGE OF IMPERVIOUS COVERAGE WITHIN PATUXENT RIVER PMA:	57630 SF- 10%	33454 SF- 10%
TOTAL IMPERVIOUS AREA WITHIN PMA:	10349 SF- 1.79%	00 SF- 0.00%
TOTAL IMPERVIOUS AREA OUTSIDE OF PMA:	2642 SF	53069 SF

LONG TERM BICYCLE PARKING SPACE:
A ROOM INSIDE THE CHURCH WILL BE DESIGNATED FOR TOTAL 4 LONG TERM BICYCLE PARKING SPACE.



MNCPPC PRELIMINARY PLAN NO.120240050

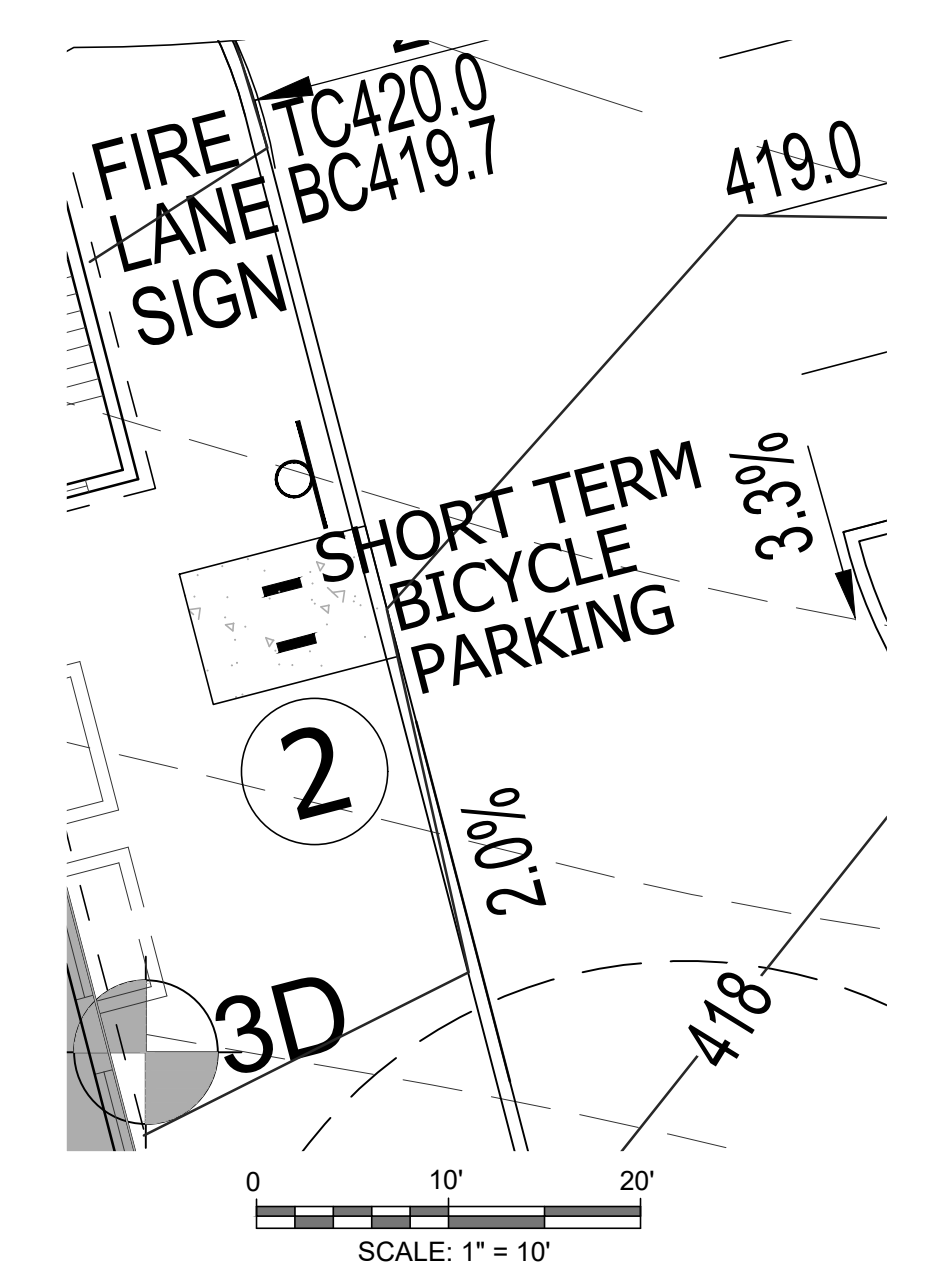
COVER SHEET
KOREAN MISSION CHURCH
FORMERLY BOSWELL PROPERTY LOTS 1 & 2
PARCEL P437
LIBER 63703 FOLIO 399
1201 ASHTON ROAD
ASHTON ELECTION DISTRICT NO. 8 MONTGOMERY COUNTY, MARYLAND WSSC GRID: 225NE02
SCALE: AS SHOWN, SEPTEMBER 2023

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
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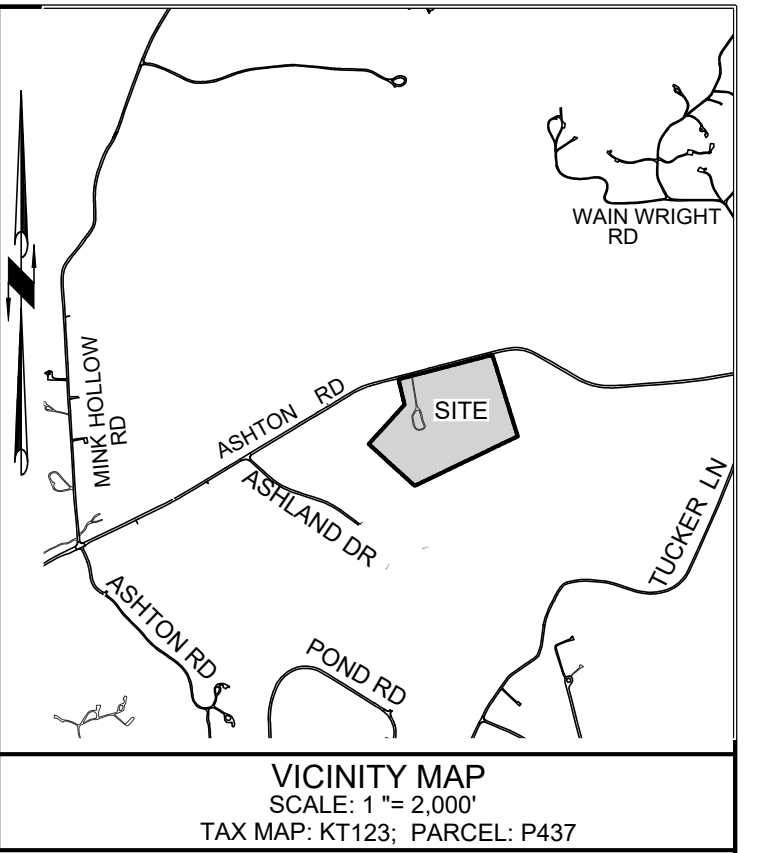
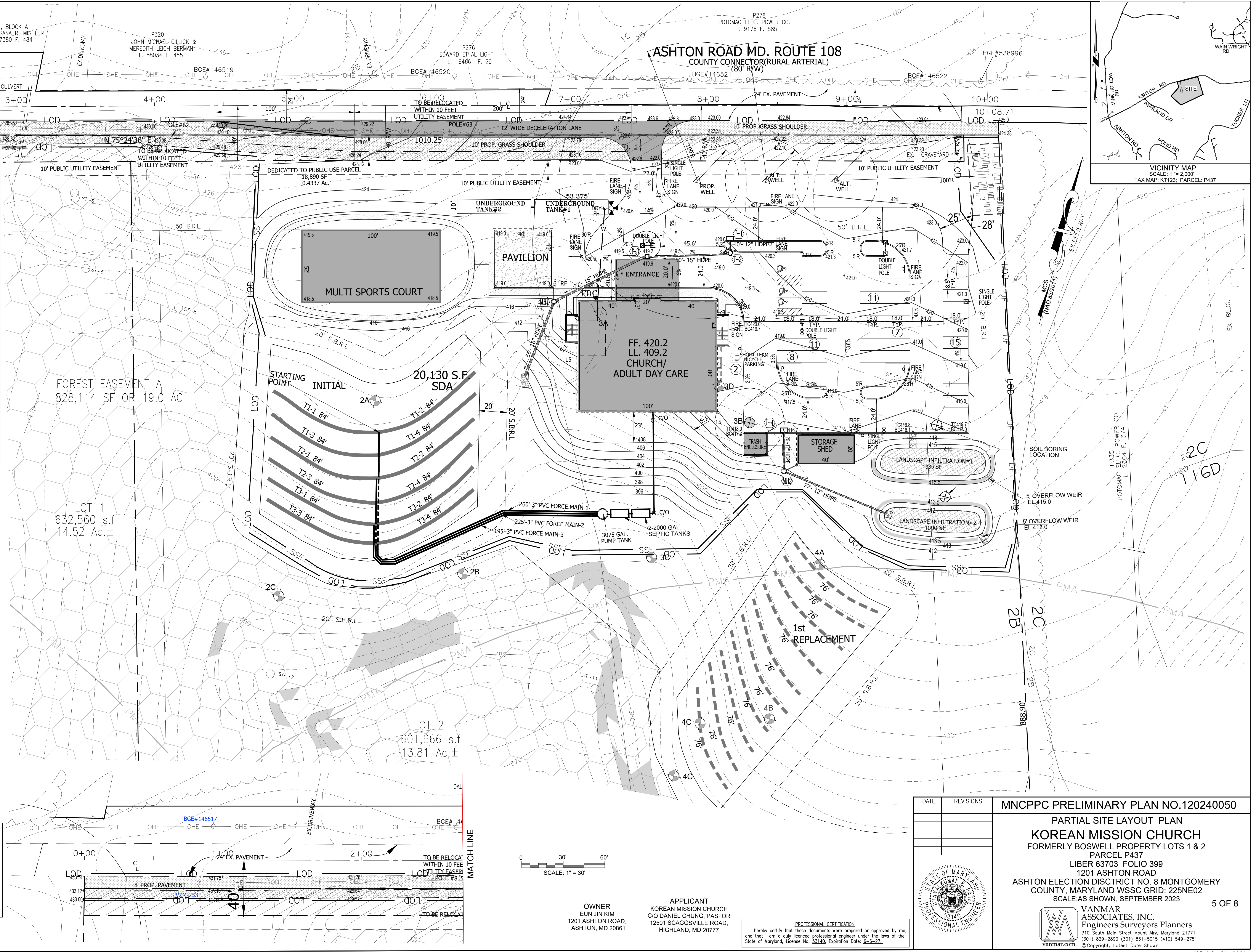
1 OF 8

LEGEND:

FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	50' B.R.L.
EXISTING STRUCTURE	EX
EXISTING CONTOURS	378
EXISTING SOIL LINE	2C
EX. OVERHEAD WIRE	OHE
EX. TREE LINE	LOD
LIMIT OF DISTURBANCE	LOD
PROPOSED FOREST CONSERVATION	ST-5
SEPTIC PERCOLATION LOCATION	SP
PROPOSED PAVEMENT	SSP
PROPOSED CONCRETE AREA	SSC
P. LANDSCAPE INFILTRATION	LI
P. BIABLE GRASS SHOULDER	BS
P. GRADED AREA FOR FUTURE SIDEWALK	SS
SOIL BORING LOCATION	SB
PRIMARY MANAGEMENT AREA	PMA
PUBLIC RW DEDICATION	---
SHORT TERM BICYCLE PARKING	2
EX. SPECIMEN TREE	ST-1
WELL LOCATION	W
STREAM BUFFER	SB



SIDEWALK NOTE:
THE APPLICANT IS GRADING THE SITE FRONTAGE TO ACCOMMODATE A FUTURE 6-FOOT-WIDE CONCRETE SIDEWALK. THE SIDEWALK WILL BE CONSTRUCTED BY OTHERS AND IS NOT PART OF THIS APPLICATION; ONLY THE GRADING IS INCLUDED IN THIS APPLICATION. THE APPLICANT WILL PROVIDE A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION



DATE	REVISIONS

MNCPPC PRELIMINARY PLAN NO. 120240050

PARTIAL SITE LAYOUT PLAN

KOREAN MISSION CHURCH

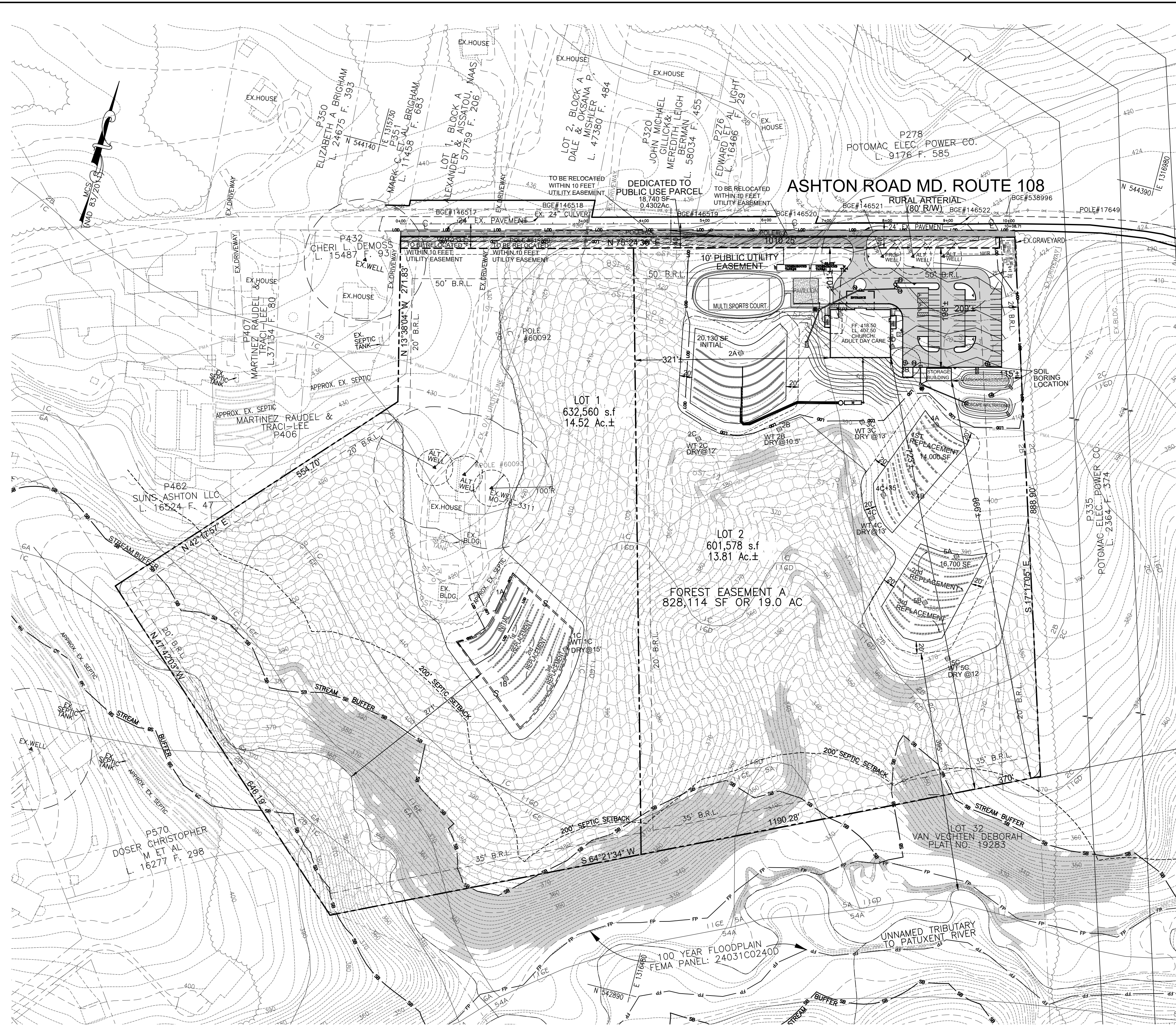
FORMERLY BOSWELL PROPERTY LOTS 1 & 2
PARCEL P437
LIBER 63703 FOLIO 399
1201 ASHTON ROAD
ASHTON ELECTION DISTRICT NO. 8 MONTGOMERY COUNTY, MARYLAND WSSC GRID: 225NE02
SCALE: AS SHOWN, SEPTEMBER 2023

5 OF 8

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Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
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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: 6-6-22.

Q:\AutoDesk\kbb\c-16161_Boswell\Draw\Korean Mission Church\PRELIMINARY_FINAL.dwg, 12/29/2023, 4:10:54 PM, DWG To PDF.pc3



GENERAL NOTES:

- OWNER: EUN JIN KIM
1201 ASHTON ROAD
ASHTON MD 20861
301-892-2717
- THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM, NAD83/2011 AS PROJECTED BY THE LEICA SMARTNET RTN WITH TIES TO LOCAL WSSC CONTROL STATIONS
- DEED REFERENCE: LIBER 63703 AT FOLIO 399
- TAX MAP: KT GRID: 13 PARCEL: P437
- GROSS LAND AREA: 28.22 AC.
- EXISTING ZONING: RC
- SETBACKS:
FRONT: 50' REAR: 35' SIDE: 20'
- EXISTING USE: SINGLE FAMILY DWELLING
- PROPOSED USE: SINGLE FAMILY DWELLING, RESIDENTIAL CARE FACILITY, ADULT DAYCARE AND CHURCH
- WATERSHED: LOWER PATUXENT RIVER
- WATER/SEWER CLASSIFICATION: W6/S6
- PROPOSED UTILITIES: INDIVIDUAL PRIVATE WELL AND SEPTIC
- PLANNING AREA: ASHTON
- ADJOINING LAND USE: RESIDENTIAL
- WSSC GRID: 225NE02
- WETLAND SOURCE: NON EXIST- MARYLAND DEPARTMENT OF NATURAL RESOURCES
- 25% SLOPE EXIST ON SITE SHOWN THUS
- TOPOGRAPHY: MONTGOMERY COUNTY GIS DATA FIELD EDITED AND SUPPLEMENTED BY VANMAR ASSOC. INC. BASED ON NAVD 88.
- FLOODPLAIN SOURCE: FLOODPLAIN MAPPING SHOWN ON FEMA MAP 24031C0240D, DATED SEPTEMBER 29, 2006
- PROPERTY NOT LOCATED WITHIN SPECIAL PROTECTION AREA.
- ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF PROPERTY LINES HAVE BEEN SHOWN.
- THE PURPOSE OF THIS PLAN IS TO ESTABLISH AN APPROVED SEWAGE DISPOSAL AREA AND SEPTIC SYSTEM DESIGN FOR PERMITS.
- ALL TREES LOCATED IN THE SEPTIC AREA ARE SUBJECT TO REMOVAL UPON INSTALLATION OF THE INITIAL AND FUTURE REPLACEMENT SEPTIC SYSTEMS.

LEGEND:

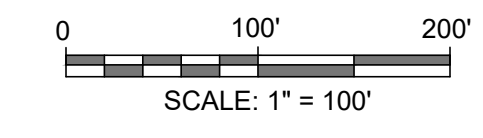
FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	---
EXISTING STRUCTURE	EX
EXISTING CONTOURS	376
EXISTING SOIL LINE	2C 116D
EX. OVERHEAD WIRE	OHE
EX. TREE LINE	---
LIMIT OF DISTURBANCE	LOD
PROPOSED FOREST CONSERVATION	---
SEPTIC PERCOLATION LOCATION	---
PROPOSED PAVEMENT	---
PROPOSED CONCRETE AREA	---
P. LANDSCAPE INFILTRATION	---
P. BIKABLE GRASS SHOULDER	---
P. GRADED AREA FOR FUTURE SIDEWALK	---
SOIL BORING LOCATION	---
PRIMARY MANAGEMENT AREA	PMA
PUBLIC ROW DEDICATION	---
SHORT TERM BICYCLE PARKING	---
EX. SPECIMEN TREE	---
WELL LOCATION	SB
STREAM BUFFER	---
100 YEAR FEMA FLOODPLAIN	FP
EXISTING OVERHEAD UTILITIES	---

SEPTIC SYSTEM DESIGN CHART

LOT 2	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	SEPTIC TANK		LENGTH OF INITIAL SYSTEM IN FEET	LENGTH OF TOTAL SYSTEM IN FEET	DEPTH OF STONE	CHURCH ADULT DAYCARE CAPACITY @ 15 PARTICIPANTS @ 15 GPD	INV. LOWEST FIXTURE	INVERT STARTING POINT
										INV. IN	INV. OUT						
INITIAL	2A	20	2.5/11	2B	20	3.5/10.5	2C	20	2.5/11			1008	N/A	3'	1495 GPD	404.0	409.0
20 MPI AVERAGE PERC RATE @ 3.5' & 10.5' WITH 3' OF STONE.																	
1st REPLACEMENT	4A	22	3.5/12	4B	18	3/11.5	4C	11	2/12			760	N/A	4.0'	1495 GPD		
17 MPI AVERAGE PERC RATE @ 3.5' & 11.5' WITH 4' OF STONE.																	
2nd & 3rd REPLACEMENT	5A	8	2.5/11	5B	5	3/11.5	5C	6	2.5/11			480	960	4.0'	1495 GPD		
7 MPI AVERAGE PERC RATE @ 3' & 11' WITH 4' OF STONE.																	
NOT USED	3A	19	2.5/12.5	3C	30	4/12.5	3D	7	2.5/11.5			1844	3.5'				
19 MPI AVERAGE PERC RATE @ 4' & 11.5' WITH 3.5' OF STONE. UNSATISFACTORY (FAILED) TEST RESULTS																	
	2B	NT/20	3.0/10.5	3B	NT/30	3.5/11.5		4A	NT/14	3/12							

NOTE: DEPTH OF STONE IN DEEP UNBRACED TRENCHES MUST BE NO MORE THAN FOUR FEET FROM FINISHED GRADE BEFORE PLACEMENT OF PIPE. ABSORPTION SYSTEM WITH APPROVED PERCOLATION BELOW FOUR FEET CAN BE CREDITED ONLY FOR SIDEWALL AREA WITHIN THE AREA ESTABLISHED BY PERCOLATION TESTS.

REQUIRED SEPTIC AREA = 17,000 S.F. / 500 GPD = 50,830 S.F.
PROVIDED SEPTIC AREA = 50,830 S.F.



PURPOSE STATEMENTS:

THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL OF THE SEPTIC AND WELL LOCATION AREAS AS PART OF THE PRELIMINARY PLAN (NO. 120240050).

USAGE	#	Day										
		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday				
Church With Warming Kitchen	5	GPD/Seat	100	500	2	10	2	10	2	10	2	10
Adult Day Care Participants	15	GPD/Participant	66	990	99	1,485	99	1,485	99	1,485	99	1,485
TOTAL GPD			1,490	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	

SEPTIC SYSTEM DESIGN CHART

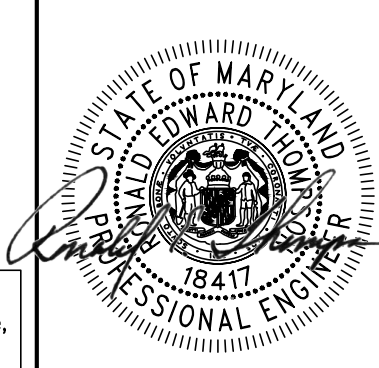
LOT 1	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	TEST SITE	AVE. TIME MIN.	DEPTH TEST IN FEET	SEPTIC TANK		LENGTH OF INITIAL SYSTEM IN FEET	LENGTH OF TOTAL SYSTEM IN FEET	DEPTH OF STONE	NO. OF BEDROOMS	INV. LOWEST FIXTURE	INVERT STARTING POINT
													INV. IN	INV. OUT						
INITIAL & 3 REPLACEMENTS	1A	22	2.5/12	1B	16	2.5/11.5	1C	21	3/12	EXISTING					336	1005	4.5'	5'	EX.	410.0
20 MPI AVERAGE PERC RATE @ 3' & 11.5' WITH 4.5' OF STONE.																				

NOTE: DEPTH OF STONE IN DEEP UNBRACED TRENCHES MUST BE NO MORE THAN FOUR FEET FROM FINISHED GRADE BEFORE PLACEMENT OF PIPE. ABSORPTION SYSTEM WITH APPROVED PERCOLATION BELOW FOUR FEET CAN BE CREDITED ONLY FOR SIDEWALL AREA WITHIN THE AREA ESTABLISHED BY PERCOLATION TESTS.

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

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

DATE	REVISIONS
03/24/25	HD COMMENTS
11/10/25	HD COMMENTS



WELL & SEPTIC PLAN

MNCPPC FINAL PLAN NO. 120240050
KOREAN MISSION CHURCH
WITH ADULT DAYCARE
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) 828-2890 (301) 831-5015 (410) 548-2751
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FOREST CONSERVATION WORKSHEET
Boswell Property

NET TRACT AREA:

A. Total tract area ...	28.33
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.14
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.43
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area	28.04

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0	0

G. Afforestation Threshold ... 20% x G = 5.61
H. Conservation Threshold ... 35% x G = 9.81

EXISTING FOREST COVER:

I. Existing forest cover	25.85
J. Area of forest above afforestation threshold	20.24
K. Area of forest above conservation threshold	16.04

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	13.02
M. Clearing permitted without mitigation	12.83

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	6.91
O. Total area of forest to be retained	18.94

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	6.91
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	9.13
S. Total reforestation required	0.00
T. Total afforestation required	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.00

Forest Conservation Data Table

Tract	Number of Acres
Remaining in Agricultural Use	28.3
Road & Utility ROWs	
Total Existing Forest	
Forest Retention	25.9
Forest Cleared	6.9

Land Use & Thresholds

Land Use Category	ARA, MDR, IDA, HDR, MPD, or CIA
Conservation Threshold	20% percent
Afforestation Threshold	35% percent

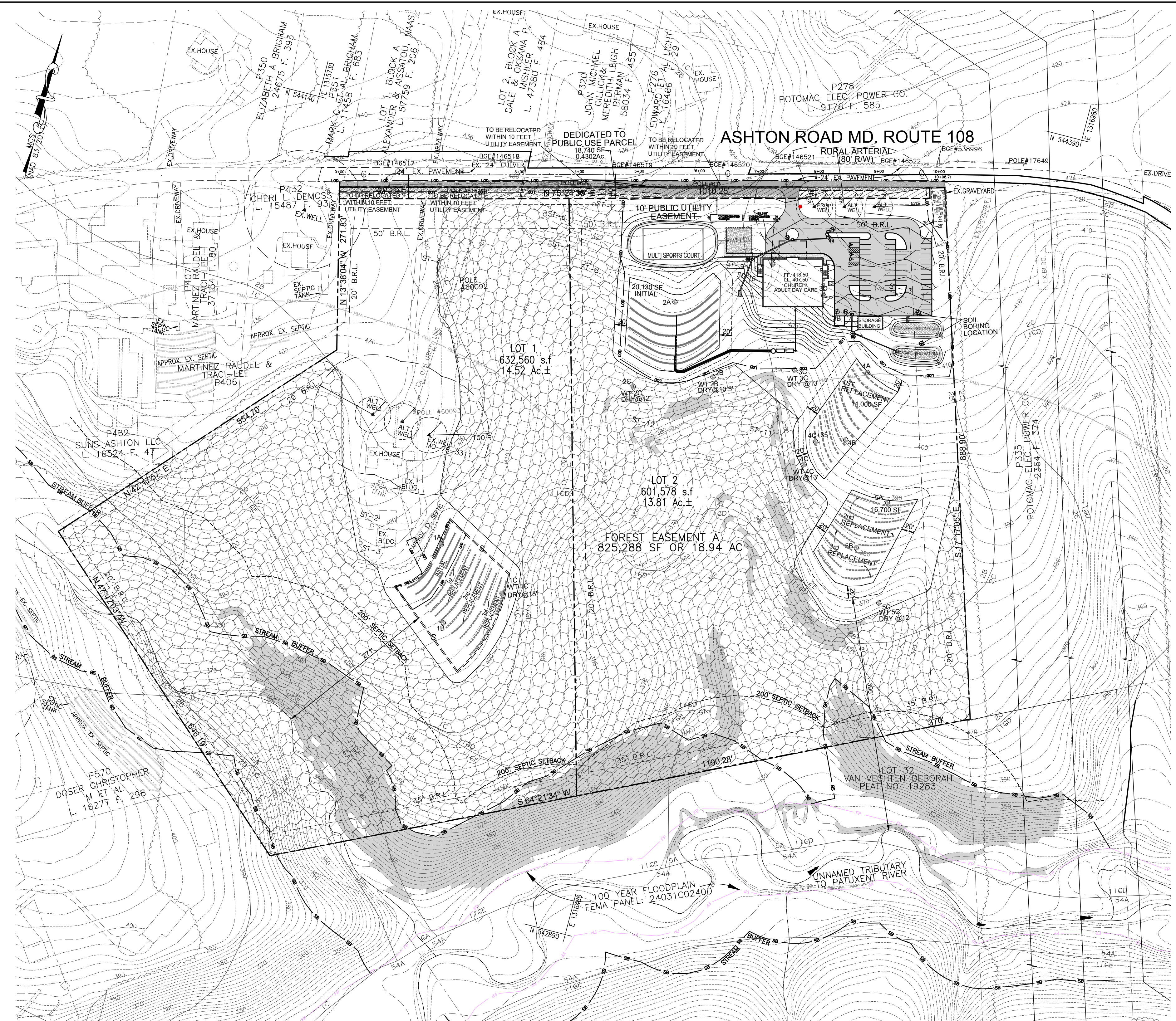
Total Channel Length (ft.)	Average Buffer Width (ft.)
Stream(s)	687 / 100

Acres of Forest in

Retained	Cleared	Planted
Wetlands	-	-
100-Year Floodplain	3.01	-
Stream Buffers	4.58	-
Priority Areas	-	-

SOIL LEGEND

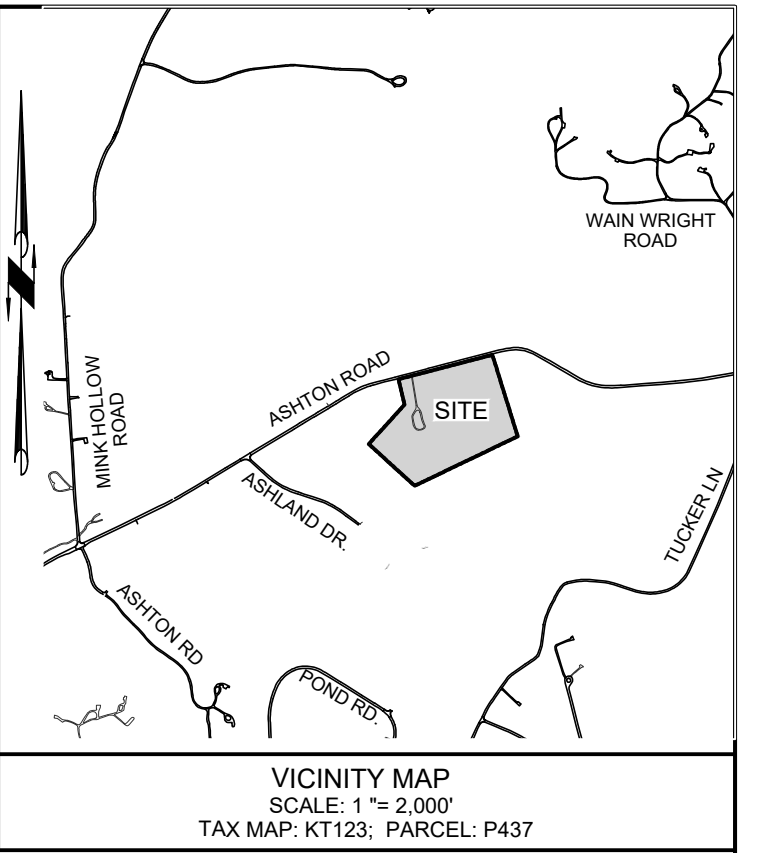
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC? COMPONENTS	Kw	SLOPE
1C	GAILA SILT LOAM	B	NO	0.43	8-15%
2B	GLENELG SILT LOAM	B	NO	0.37	3-8%
2C	GLENELG SILT LOAM	B	NO	0.37	8-15%
5A	GLENVILLE SILT LOAM	CD	NO	0.37	0-3%
6A	BAILE SILT LOAM	C/D	NO	0.37	0-3%
54A	HATBORO SILT LOAM	BD	NO	0.37	0-8%
116D	BLOCKTOWN CHANNERY SILT LOAM	D	NO	0.28	15-25%
116E	BLOCKTOWN CHANNERY SILT LOAM	D	NO	0.28	25-45%



LEGEND:

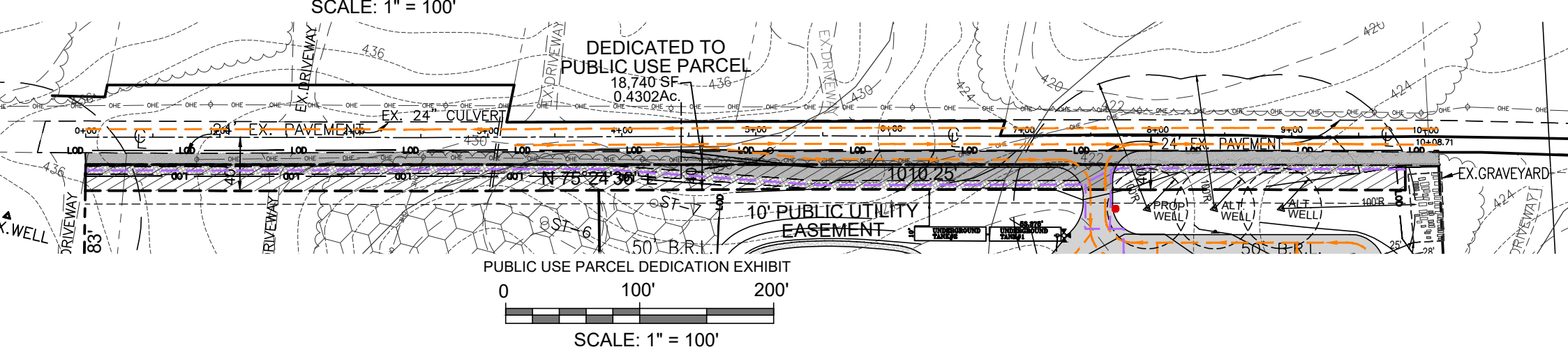
FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	---
EXISTING STRUCTURE	EX
EXISTING CONTOURS	376
EXISTING SOIL LINE	2C
EX. OVERHEAD WIRE	OHE
EX. TREE LINE	---
LIMIT OF DISTURBANCE	LOD
PROPOSED FOREST CONSERVATION	---
SEPTIC PAVEMENT LOCATION	---
PROPOSED PAVEMENT	---
PROPOSED CONCRETE AREA	---
P. LANDSCAPE INFILTRATION	---
P. PIKABLE GRASS SHOULDER	---
P. GRADED AREA FOR FUTURE SIDEWALK	---
SOIL BORING LOCATION	---
PRIMARY MANAGEMENT AREA	PMA
PUBLIC ROW DEDICATION	---
SHORT TERM BICYCLE PARKING	---
EX. SPECIMEN TREE	---
WELL LOCATION	---
STREAM BUFFER	SB
100 YEAR FEMA FLOODPLAIN	FP
EXISTING OVERHEAD UTILITIES	---

- 1. GENERAL NOTES:**
- OWNER: EUN JIN KIM
 - 1201 ASHTON ROAD
 - ASHTON MD 20861
 - 301-892-2717
 - DEED REFERENCE: LIBER 63703 AT FOLIO 399
 - TAX MAP: KT GRID:13 PARCEL: P437
 - GROSS LAND AREA: 28.22 AC±
 - EXISTING ZONING: RC
 - SETBACKS:
 - FRONT: 50'
 - REAR: 35'
 - SIDE: 20'
 - EXISTING USE: SINGLE FAMILY DWELLING
 - PROPOSED USE: SINGLE FAMILY DWELLING, RESIDENTIAL CARE FACILITY, ADULT DAYCARE AND CHURCH
 - WATERSHED: LOWER PATUXENT RIVER
 - WATERSHED USE CLASS: IV, P
 - WATER/SEWER CLASSIFICATION: W6/S6
 - PROPOSED UTILITIES: INDIVIDUAL PRIVATE WELL AND SEPTIC
 - PLANNING AREA: ASHTON
 - ADJOINING LAND USE: RESIDENTIAL
 - WSSC GRID: 225NE02
 - WETLAND SOURCE: NON EXIST- MARYLAND DEPARTMENT OF NATURAL RESOURCES
 - 25% SLOPE EXIST ON SITE SHOWN THUS
 - TOPOGRAPHY: MONTGOMERY COUNTY GIS DATA FIELD EDITED AND SUPPLEMENTED BY VANMAR ASSOC. INC. BASED ON NAVD 88.
 - FLOODPLAIN SOURCE: FLOODPLAIN MAPPING SHOWN ON FEMA MAP 24031C0240D, DATED SEPTEMBER 29, 2006
 - PROPERTY NOT LOCATED WITHIN SPECIAL PROTECTION AREA. THIS PROPERTY IS NOT LOCATED ON THE LIST OF HISTORICAL SITES
 - ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF PROPERTY LINES HAVE BEEN SHOWN.



SIGNIFICANT / SPECIMEN TREE CHART

TREE #	SPECIES	SIZE (DBH)	CONDITION	COMMENTS	SAVE/REMOVE
ST-1	RED OAK	44.5"	MODERATE	TREE HAS FALLEN DUE TO ACTS OF NATURE AND HAS BEEN REMOVED	N/A
ST-2	TULIP POPLAR	44"	MODERATE	WOUND ABOVE ROOT COLLAR W/ DECAY, INSECT DAMAGE, BROKEN LIMBS	SAVE
ST-3	RED MAPLE	27"	POOR	GALLS ABOVE ROOT COLLAR, DEAD LEADER WITH ADVANCED DECAY	SAVE
ST-4	TULIP POPLAR	35.5"	MODERATE	VINES GROWING ON TRUNK, CO-DOMINANT LEADERS	SAVE
ST-5	RED MAPLE	31.5"	MODERATE / POOR	GALL ON TRUNK, CO-DOMINANT LEADER, BROKEN DEAD LIMBS IN CANOPY	SAVE
ST-6	SYCAMORE	29.5" & 31"	MODERATE	DEAD WOOD W/ DECAY, RESPONSE GROWTH AT BRANCH UNION, SNAGS	SAVE
ST-7	TULIP POPLAR	30"	MODERATE	CLOSE TO ROAD, BROKEN DEAD LIMBS W/ DECAY, VINE IN CANOPY	SAVE
ST-8	TULIP POPLAR	26"	MODERATE	ADVENTITIOUS LIMBS, CO-DOMINANT LEADERS	SAVE
ST-9	SCARLET OAK	37"	MODERATE / POOR	ADVENTITIOUS LIMBS, DEAD LIMBS W/ DECAY, CO-DOMINANT LEADERS	REMOVE
ST-10	TULIP POPLAR	26"	POOR	INSECT DAMAGE, ADVENTITIOUS LIMBS, VINE IN CANOPY, DEAD LIMBS	REMOVE
ST-11	TULIP POPLAR	32"	POOR	CO-DOMINANT LEADERS, ADVENTITIOUS LIMBS, GALL ON TRUNK	SAVE
ST-12	TULIP POPLAR	27"	MODERATE	CAVITY UNDER TREE, CO-DOMINANT LEADERS, ADVENTITIOUS LIMBS, DEAD LIMBS IN CANOPY	SAVE
ST-13	TULIP POPLAR	26"	MODERATE	CO-DOMINANT LEADERS, DEAD LIMBS IN CANOPY	REMOVE



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

SIGNATURE OF QUALIFIED PREPARER: CAROLINE LATIMER, FCA QUALIFIED PROFESSIONAL, 01/13/2026

DEVELOPER'S CERTIFICATE

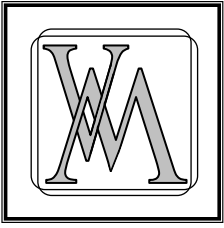
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No F20240360 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: KOREAN MISSION CHURCH
Contact Person or Owner: DANIEL CHUNG, PASTOR
Address: 12501 SCAGGSVILLE ROAD, HIGHLAND, MD 20777
Phone and Email: 301-256-5358, careinjesus@gmail.com
Signature: _____

MNCPPC FOREST CONSERVATION #F20240360

FINAL FOREST CONSERVATION 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
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December 22, 2025
Variance Request Letter

Joshua Penn
Montgomery County Planning Department
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

RE: Variance Request for Specimen Tree Removal
Koreon Mission Church, Parcel- P437
MNCPPC Forest Conservation F20240360

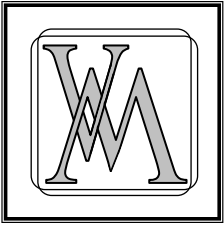
Dear Mr. Penn:

This letter formally requests a variance from Section 22A-21 for the property located at 1201 Ashton Road, to allow for removal of one specimen tree (ST9) due to location constraints from the PMA and stream buffers. The project, with its combination of Church and adult day care, proposes to create a home for a multi-generational religious community where families and seniors can interact with each other. The stream valley and PMA buffers to the south ends of the site will include a 19-acre Forest Conservation area that will perpetually preserve this existing forest.

Justification of Variance Section 22A-21 of the County Ordinance authorizes the County to approve variances to the Forest Conservation Law allowing disturbances to certain trees, including specimen trees. An applicant seeking a variance must present a request in writing and the applicable approving authority must make certain findings and descriptions prior to approval. Applicant's variance request satisfies the required findings as follows:

- (1) *Describe the special conditions peculiar to the property which would cause the unwarranted hardship;*

The developable area of the property is significantly constrained by the PMA buffers to the south, and the Project has been intentionally designed to minimize PMA and stream buffer impacts, preserve forest, and expand the protective forested stream buffer. The specimen tree proposed for removal is located within proposed storm drain area on the Property that grading and other design considerations impacting the trees were minimized to the extent practicable. Denial of the variance would cause unwarranted hardship by



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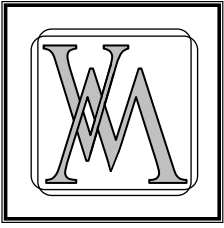
significantly reducing the area of the Property that could be developed. This would preclude implementation of the Project, considerably undermine the economic viability of any redevelopment of the Property and prevent the achievement of the County's adopted planning goals.

The Project will require removal of one specimen tree (ST9), which is in moderate to poor condition. Impacts minimization and avoidance to the specimen trees are described as follows:

- Tree ST 9 - 37" DBH Scarlet Oak
Proposed CRZ Impact: Severe at 100%
Tree Conditions: All in Moderate to Poor conditions
Waiver Request: Approve for removal. This tree is proposed for removal due to its location well inside the proposed Limits of Disturbance (L.O.D.). This tree is in proposed storm drain areas. An effort to save this tree would require a significant reduction in usable stormwater space to clear the CRZs and would not be reasonably feasible within the scope of Project's design.
- Tree ST 6 – 29.5" and 31" DBH Sycamore
Proposed CRZ Impact: Minor -less than 30% impact
Tree Conditions: Moderate
Waiver Request: Approve to remain. This tree is proposed to remain as it's CRZ impacts are less than 30%
- Tree ST 7 – 30" DBH Tulip Poplar
Proposed CRZ Impact: Minor -less than 30% impact
Tree Conditions: Moderate
Waiver Request: Approve to remain. This tree is proposed to remain as it's CRZ impacts are less than 30%
- Tree ST 11 –32" DBH Tulip Poplar
Proposed CRZ Impact: Minor -less than 30% impact
Tree Conditions: Poor – Gall on trunk and co-dominant leaders
Waiver Request: Approve to remain. This tree is proposed to remain as it's CRZ impacts are less than 30%

(2) *Describe how enforcement of this Chapter will deprive the landowner of rights commonly enjoyed by others in similar areas;*

Denial of the variance would also deprive Applicant of rights commonly enjoyed by others in similar areas. Despite the constraints the existing environmental features create for development of the property, this project



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establishes compatible relationships between new development and existing neighborhoods through limits on density and uses. Approval of the variance will allow Applicant to facilitate the needs of a multigenerational religious service-oriented community that is consistent with the existing land uses in the area. All these goals are consistent with the rights enjoyed by nearby property owners.

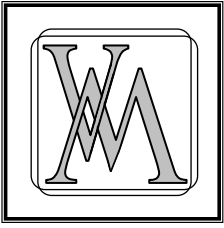
- (3) *Verify that State water quality standards will not be violated and that a measurable degradation in water quality will not occur because of the granting of the variance;*

The granting of Applicant's variance request will not result in a violation of State water quality standards, nor will a measurable degradation in water quality occur as a result. On the contrary, the Project will implement measures to improve water quality. A significant area within and adjacent to the Patuxent River Watershed Primary Management Area (PMA) will be placed into a Category I Forest Conservation Easement and allow for an increase in the width of forested areas buffering the onsite stream. The Project also integrates current state-of-the-art stormwater management practices.

- (4) *Provide any other information appropriate to support the request.*

Approving Applicant's variance request is justified for other reasons as well. The Project proposes both preserving existing forest adjacent to the PMA buffers subject to Forest Conservation Easements. It is envisioned that a significant number of additional plantings will occur throughout the property, including shade trees, evergreen trees, ornamental trees, and planting beds, all of which will serve to improve ecological quality. Focusing development on increasing Forest Conservation well in excess of minimum requirements, landscape plantings, and greatly improved stormwater management design all combine to significantly improve water quality protection, wildlife value, carbon sequestration, and reduction in urban heat island effects. Furthermore, the variance does not arise from a condition related to land or building use, either permitted or nonconforming, on a neighboring property.

Thank you for your consideration of Applicant's tree variance request. The supporting information provided in this letter establishes that denial of the variance would result in unnecessary hardship or practical difficulty, as well as demonstrates Applicant's extensive



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efforts to minimize impacts. Please contact me with any questions, or if you require additional information.

Sincerely,

VanMar Associates, Inc.

BY _____
Caroline Latimer
FCA Qualified Professional

_____ Date