

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8940 Jones Mill Rd., Chevy Chase	Meeting Date:	6/13/2018
Resource:	Master Plan Site #35/12 (Woodend)	Report Date:	6/6/2018
Applicant:	Audubon Naturalist Society (Amy Ritsko-Warren, Agent)	Public Notice:	5/30/2018
Review:	HAWP	Tax Credit:	No
Case Number:	35/12-18A	Staff:	Michael Kyne
PROPOSAL:	Site alterations		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with conditions** the HAWP application.

1. Any permanent above grade features for which details have not been provided and/or which have not been specifically addressed are not included in this approval, and the applicant must return with a revised HAWP application for any such features.
2. Details will be provided for all proposed materials for the proposed roost climbing structure, covered gathering area with bathrooms, and pond shelter, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

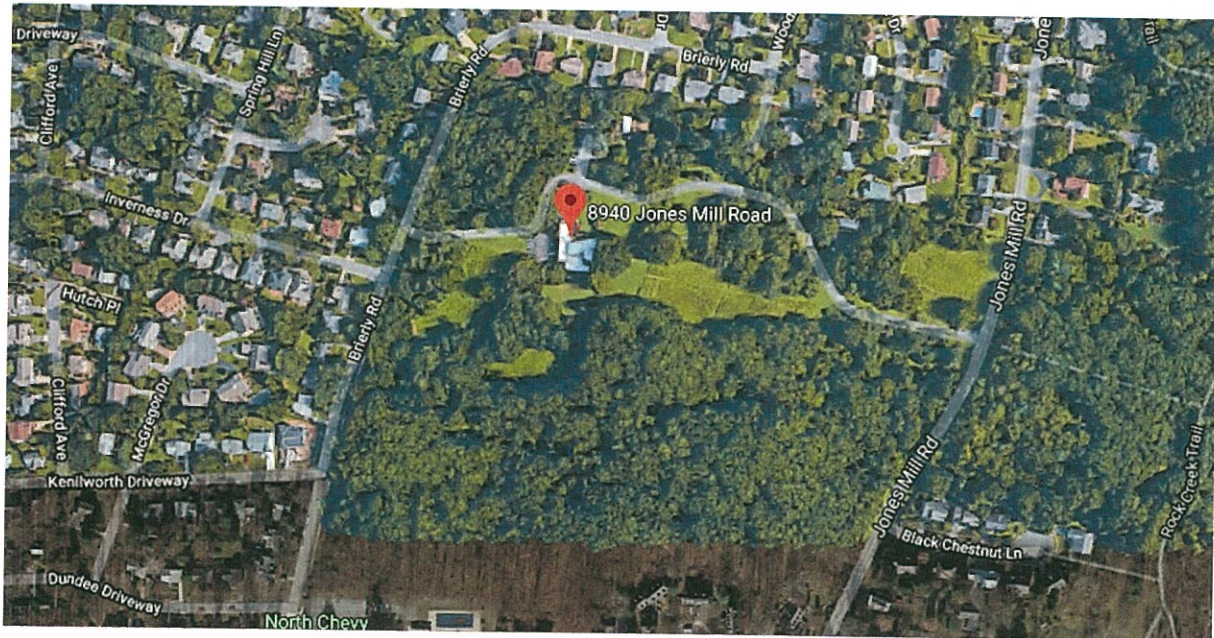
SIGNIFICANCE: Master Plan Site
 STYLE: Georgian Revival
 DATE: 1927

Except from Places from the Past:

In 1927, John Russell Pope, accomplished architect of Eclectic Classicism, designed Woodend for Chester Wells, a naval officer, and Marion Dixon Wells, an Australian heiress. Pope's best known works include the National Gallery of Art (1941) and the Jefferson Memorial (1943). The spacious H-shaped mansion has Flemish-bond brick walls and quoins, molded water table, stone belt course, and denticulated cornice. The front (east) elevation has a semicircular portico with Ionic columns. A central door on the south elevation, opening into a terrace, has Corinthian pilasters supporting an egg and dart molded cornice, with scrolled broken-pediment. On the north, an oversize Palladian window, lighting a staircase, surmounts a doorway with heavy cornice and oversize Doric columns. A stone balustrade above the two story brick walls conceals a low hip roof sheathed in copper.

On the interior, a large central hall has a grand, sweeping staircase with heavy newel posts at each landing. The library, or Bird Room, a richly paneled space with natural wood finish, is a reproduction of a

room in Abergelde, Marion Wells' childhood home in Australia. While marble hearths and brick firebacks unite fireplaces throughout the house, each has differently detailed mantel pieces. The third level, sheltered beneath the hip roof over the main block, contained a caretaker's apartment. Sited on a hillside, the house is accessed by a long drive through beautifully landscaped grounds. The 40-acre property includes a brick gatehouse garage and numerous mature trees. Marion Wells, an ardent bird watcher, bequeathed the property to the Audubon Naturalist Society. The organization manages Woodend as a nature preserve and education center.



BACKGROUND:

The applicants previously appeared before the Commission for preliminary consultations at the July 12, 2017 and March 28, 2018 HPC meetings.

PROPOSAL:

The applicants propose the following work items:

- Construct a play space and parking area.
- Construct an accessible trail and boardwalk.
- Stream and pond restoration.
- Sculpture installation.
- Tree removal.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance

shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Sec. 24A-8. Same-Criteria for issuance.

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features,

which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants previously appeared before the Commission at the July 12, 2017 HPC meeting for a preliminary consultation. At that time, the applicants were proposing to construct a play space with associated parking area and to construct an accessible trail and boardwalk. The Commission was generally supportive of the applicants’ proposal, but they suggested that a parking study be conducted and/or that the applicants provide greater detail and justification for the design of the proposed parking area and the number and location of proposed parking spaces. There were also concerns regarding the bus pull off, which was being proposed on the left side of the main driveway, where buses would unload passengers into the main driveway.

The applicants returned at the March 28, 2018 HPC meeting with revisions to their previous proposal. The Commission found that the applicants responded appropriately to their previous concerns and fully supported the proposed revisions. The Commission stated that the applicants must provide details and dimensions and clearly differentiate temporary and permanent features when submitting their formal HAWP application. The applicants have returned with a revised proposal, which includes the required information.

The applicants’ current proposal includes the following work items:

Play Space (Permanent Space with Permanent and Temporary Features)

The applicants propose to construct a play space in a wooded area of the subject property near Jones Mill Road. The play space, which will be on the left/south side of the main driveway (as entered from Jones Mill Road), will include only natural features, such as logs, hills, and boulders. Any existing invasive species plants (i.e., Japanese honeysuckle, stilt grass, and lesser celandine) in the area of the proposed play space will be removed and replaced with native species plants, and the intervening trees and vegetation between the proposed play space and Jones Mill Road will provide natural screening. The play space will be negligibly visible from Jones Mill Road but may be partially visible from the property’s main driveway and/or from the 1927 mansion.

The play space will include a 22’ H x 15’ W permanent roost climbing structure. The roost climbing structure will be constructed from natural materials and will be negligibly visible from Jones Mill Road, due to its location and the proposed natural screening. The proposed roost climbing structure was included in the applicants’ previous proposal, although full details were not provided.

Parking Area Construction (Permanent Feature)

A parking area with bus pull off and 16 car parking spaces is proposed on the right/north side of the property's main driveway directly across from the proposed play space. The parking area is located just inside the property's entrance and will likely be partially visible from Jones Mill Road, although the area will be screened by meadow and trees. The parking area will be covered with permeable gravel paving to diminish its impact on the property's natural features and characteristics.

Two additional parallel parking spaces are also being proposed just north of the preschool building on the right side of the main driveway. The proposed parallel parking spaces will be 21' long (for a total of 42') and will be asphalt with a concrete curb. This aspect of the applicants' proposal has not been previously reviewed by the Commission, but staff finds that it will not detract from the character-defining features of the subject property.

Trail and Boardwalk Construction (Permanent Feature)

The applicants propose to construct an accessible trail and boardwalk throughout the southern half (left half as viewed from Jones Mill Road) of the subject property, beginning near the Jones Mill Road entrance at the proposed play space and culminating near the Brierly Road entrance. The trail and boardwalk will be 5' wide and 1,600' long. The trail materials will include bonded gravel and bonded wood fiber, and the boardwalk will be constructed from wood. The view of the trail and boardwalk will largely be obscured by mature trees and vegetation.

A covered gathering area with bathrooms and a pond shelter are proposed as part of the trail and boardwalk. The proposed covered gathering area will be constructed from rustic timbers and will be 33' L x 17'-5" W x 8'-11" H. The proposed bathrooms will be housed within an 8' L x 18' W (19' W eave to eave) x 12' H gable front structure. The proposed pond shelter will be constructed from heavy timbers and will be 18' L x 34' W x 16'-7" H. The proposed covered gathering area with bathrooms and pond shelter were included in the applicants' previous proposal, although full details were not provided.

Stream and Pond Restoration (Permanent Feature)

The applicants propose to restore the eroded banks of the stream (historically known as the Clean Drinking Stream), which traverses the length of the subject property. An approximately 4,400 sf pond along the stream will also be restored. The proposed stream and pond restoration will be accomplished with native plantings and mostly below grade/below water features, such as pools and cascades.

Sculpture Installation (Temporary Feature)

The applicants propose to install a sculpture created from saplings and switches in the west meadow (near Brierly Road) of the subject property, replacing a small non-historic bee house in the same location. Specifications and dimensions have not been provided for the proposed sculpture, as its final design has not yet been determined, but the Commission previously expressed support for this temporary feature.

Trees

The applicants have identified 52 mature trees to be removed to accommodate the proposed site

alterations. The applicants propose to replant more than 187 trees to mitigate any potential impact to the character of the property, resulting in a net gain of at least 135 trees.

Staff fully supports the applicants' proposal, finding that the proposed site alterations are consistent with *Standards* #2, #9, and #10 and are unlikely to detract from the historic character-defining features of the resource. The proposed alterations are generally compatible with the property and with the mission and programming of outdoor educational facilities. Staff recommends two conditions of approval, stipulating the following: 1) Any permanent above grade features for which details have not been provided and/or which have not been specifically addressed are not included in this approval, and the applicant must return with a revised HAWP application for any such features; and 2) Details will be provided for all proposed materials for the proposed roost climbing structure, covered gathering area with bathrooms, and pond shelter, with final review and approval delegated to staff.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with conditions** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the resource and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lisa Alexander

Daytime Phone No.: 301/652.9188 x.14

Tax Account No.: 530233715

Name of Property Owner: Audubon Naturalist Society Daytime Phone No.: 301/652.9188

Address: 8940 Jones Mill Road Chevy Chase, MD 20815

Street Number

City

Street

Zip Code

Contractor: To be determined

Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: N/A

Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8940 Street: Jones Mill Road

Town/City: Chevy Chase Nearest Cross Street: Woodhollow Drive

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: WES 101 398 CLEAN

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B Construction cost estimate: \$ 2,500,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☒ Other: portable toilets

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 0 feet 36 inches wall 36 inches fence

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations.

- ☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

5/23/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No. _____ Date Filed: _____ Date Issued: _____

Historic Area Work Permit Application
Audubon Naturalist Society, May 23, 2018

Cover Sheet

Written Description of Project

- a. Description of existing structure(s) and environmental setting, including their historical features and significance.

Woodend Sanctuary, Headquarters of the Audubon Naturalist Society

Woodend Sanctuary in Chevy Chase, Maryland is headquarters of the Audubon Naturalist Society (ANS). The ANS mission is to *"inspire residents of the Washington, DC region to appreciate, understand and protect their natural environment through outdoor experiences, education and advocacy."* In 1967, Mrs. Marion Wells donated Woodend Sanctuary to ANS and the organization made the move to Chevy Chase where we dramatically expanded our local mission work in conservation and nature education.

Historic Significance

The Audubon Naturalist Society headquarters at Woodend Sanctuary is an historically significant site listed on the National Historic Register, and on Montgomery County's Master Plan for Historic Preservation.

The estate was formerly the home of Captain and Mrs. Chester Wells. It was designed by John Russell Pope, leading American architect of the early 20th century whose classically inspired works include the Jefferson Memorial, the West Wing of the National Gallery of Art, and Constitution Hall in Washington, DC. Built in 1927, Woodend mansion is an admired example of Georgian Revival architecture, known for symmetry and geometric proportions.

Looking Forward

In October of 2016, the Audubon Naturalist Society unveiled a 50-year Master Plan to guide the stewardship and renovation of Woodend Sanctuary. The Master Plan set the vision; **"Historic Woodend Sanctuary is Washington's oasis of sustainable, healthy natural habitats – welcoming and inspiring all people to enjoy, learn about and protect our shared environment."** Our new Master Plan puts the Woodend buildings and grounds front and center, as integral tools to achieving our education and conservation goals.

Audubon Naturalist Society aims to improve the visitor experience and increase the opportunities for people of all ages and abilities in Montgomery County and the greater DC metro region to enjoy time in nature. We plan to accomplish this goal by creating special places within Woodend Nature Sanctuary to attract, inspire and refresh visitors. We have named this project **Nature for All**.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
 - 1) **Nature for All Play Space (some permanent features)** – Provide an innovative, inviting, wheelchair-accessible natural play area where local families and schoolchildren can explore the natural world.
 - 2) **Nature for All Accessible Trail (permanent)** – Install a wheelchair-accessible trail and boardwalk so that visitors with limited mobility can experience the forest, pond and stream habitats at Woodend.
 - 3) **Nature for All Stream Restoration (permanent)** – Stabilize the eroding banks of the ephemeral stream at Woodend, creating habitat for wildlife while reducing pollution to Rock Creek.

- 4) **Nature for All Ephemeral Sculpture (temporary – 2 year installation)** – Install an ephemeral sculpture by renowned artist Patrick Dougherty akin to his contribution to the “Wonder” exhibit at the Renwick Gallery. This twig sculpture will inspire appreciation of natural materials and entice visitors to interact with the environment at Woodend.

1) Nature for All Play Space (some permanent features)

Overview: The Audubon Naturalist Society (ANS) proposes installation of a designed nature play space at our 40-acre Woodend Sanctuary in Chevy Chase, Maryland. This nature play space, to be called “Play Space in the Woods,” is intended to provide young children (up to 10 years old) with an engaging, inclusive play environment in a dynamic setting that utilizes the resources of the natural environment, inspires independent exploration of nature, includes small spaces for creative play, and is family-friendly and wheelchair-accessible.

The Nature for All Play Space will inspire healthy imaginative play. Natural elements such as logs, hills, and boulders will encourage children to climb, jump, hide, explore, view their surroundings from various perspectives, take risks, reflect, and create. Within the core area of Play Space in the Woods, enclosed by a defining border of natural materials, children and parents will feel comfortable exploring the natural setting of the play space with clear boundaries and information about how to use the play elements. Gateways leading to the trails of Woodend will invite families to explore further when they are ready.

The Nature for All Play Space will be generally open to the public as well as being reserved for ANS programming at other times. It will be used regularly by our on-site preschool program, parent- child programs, school field trip programs, birthday parties, and summer camps.

Materials:

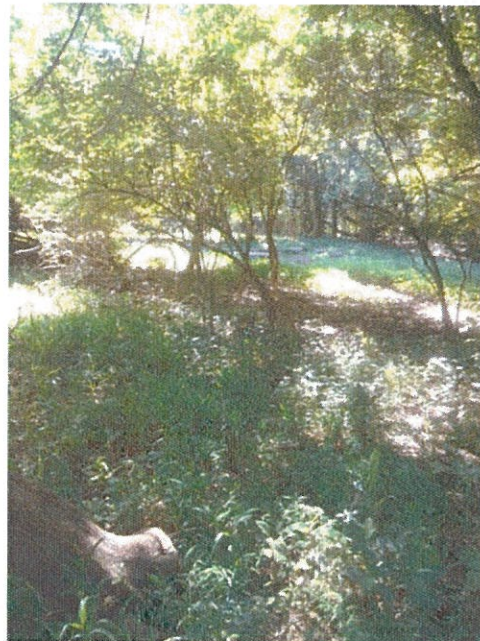
Accessible Paths – Wooden boardwalk, bonded gravel, bonded wood fiber

Play Areas – Wood, stone, sand, rope

Parking Area – Asphalt (bus and accessible parking only)
Gravel pave (access route and parking lot)

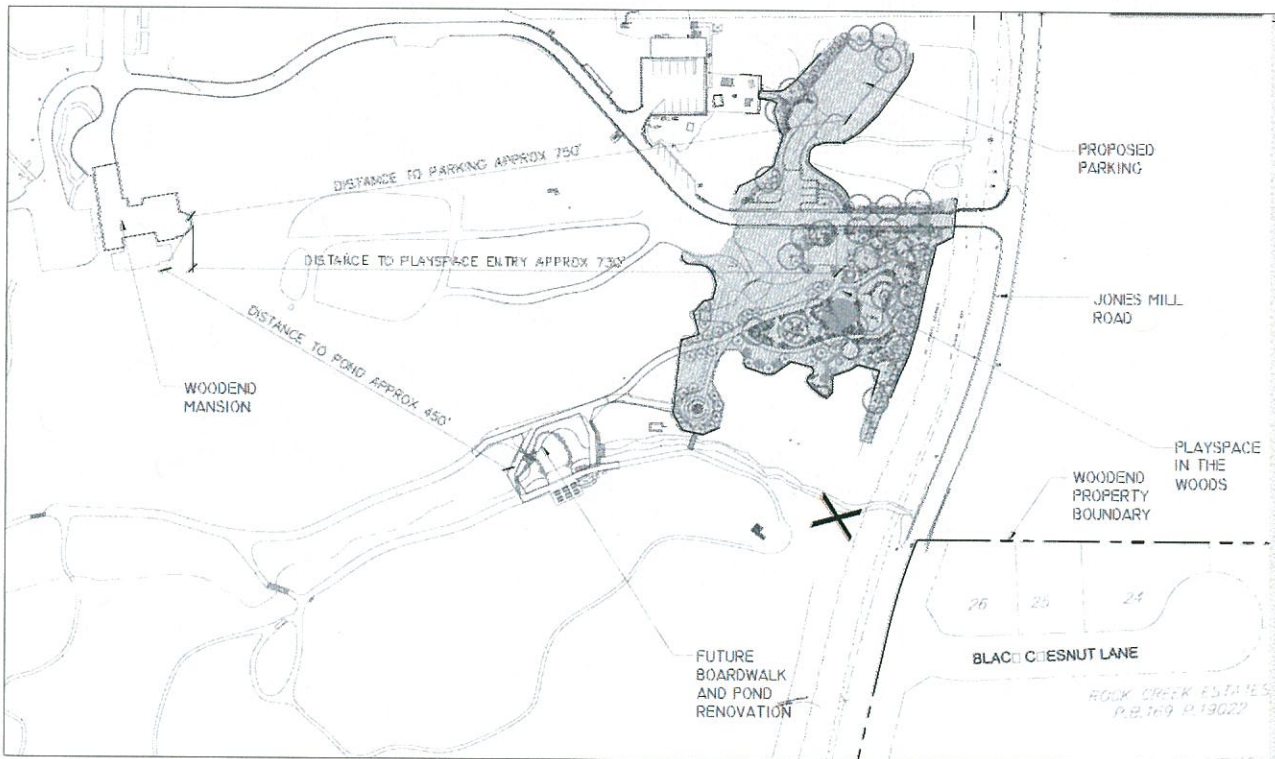
Entryway – Bonded gravel, wood, stone

Existing Conditions: The proposed location for the Play Space is a degraded forest area with an understory of non-native, invasive plants including Japanese honeysuckle, stilt grass and lesser celandine. As part of the project, the invasive plants would be removed and replaced with native species.



**Existing Conditions facing driveway (photo left) and Jones Mill Road (photo right)
Wooded area with invasive plant understory and several trees in poor health**

Site Plan



Distances from mansion to proposed parking, playspace and pond elements



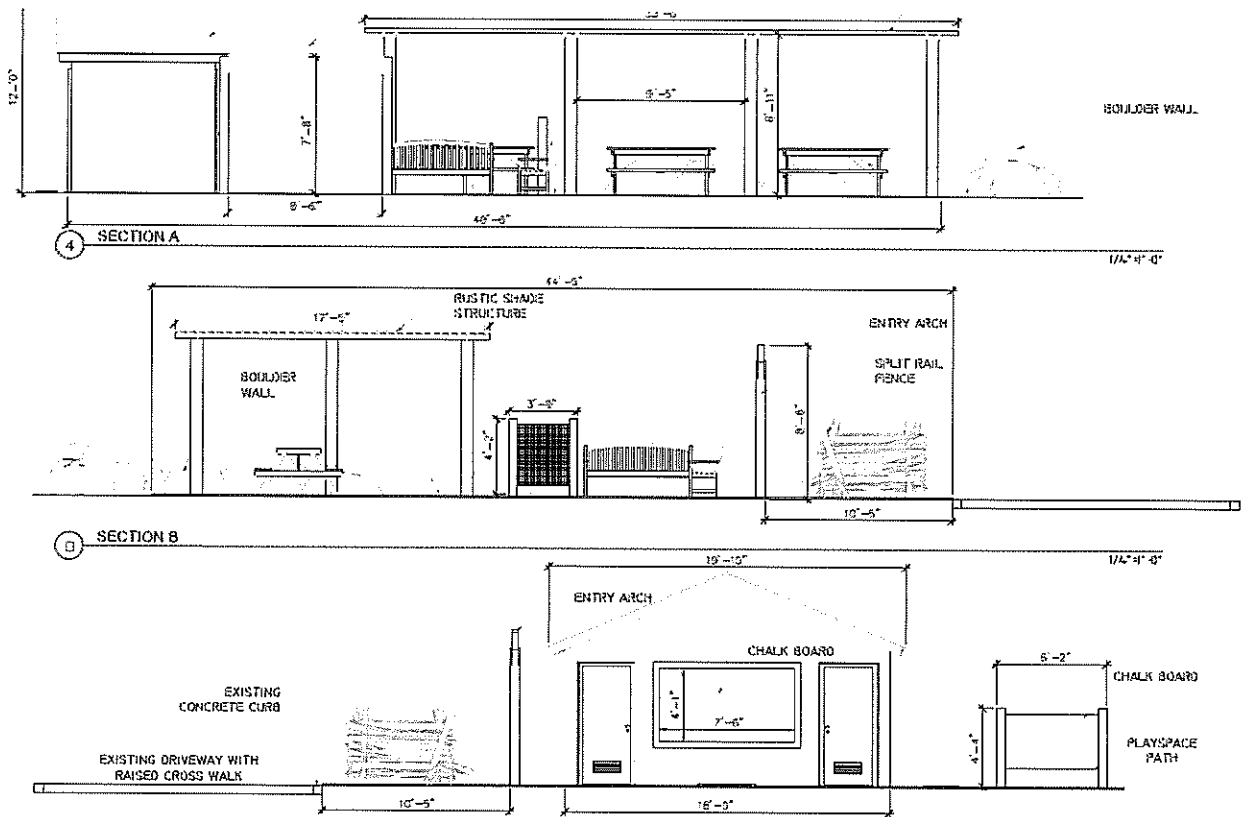
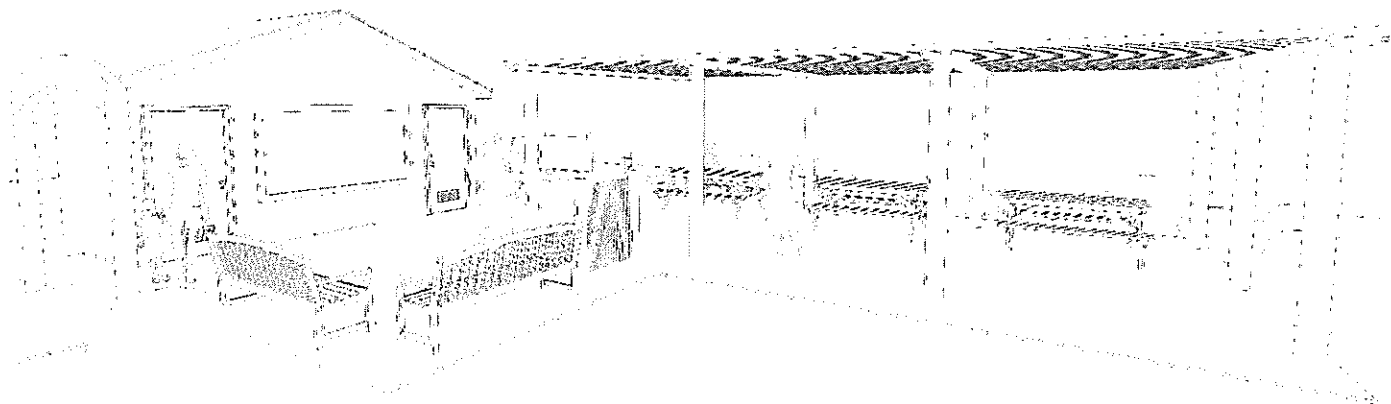
View to Nature for All Play Space from Woodend Entrance



View of Entrance to Play Space from Woodend Driveway (permanent)

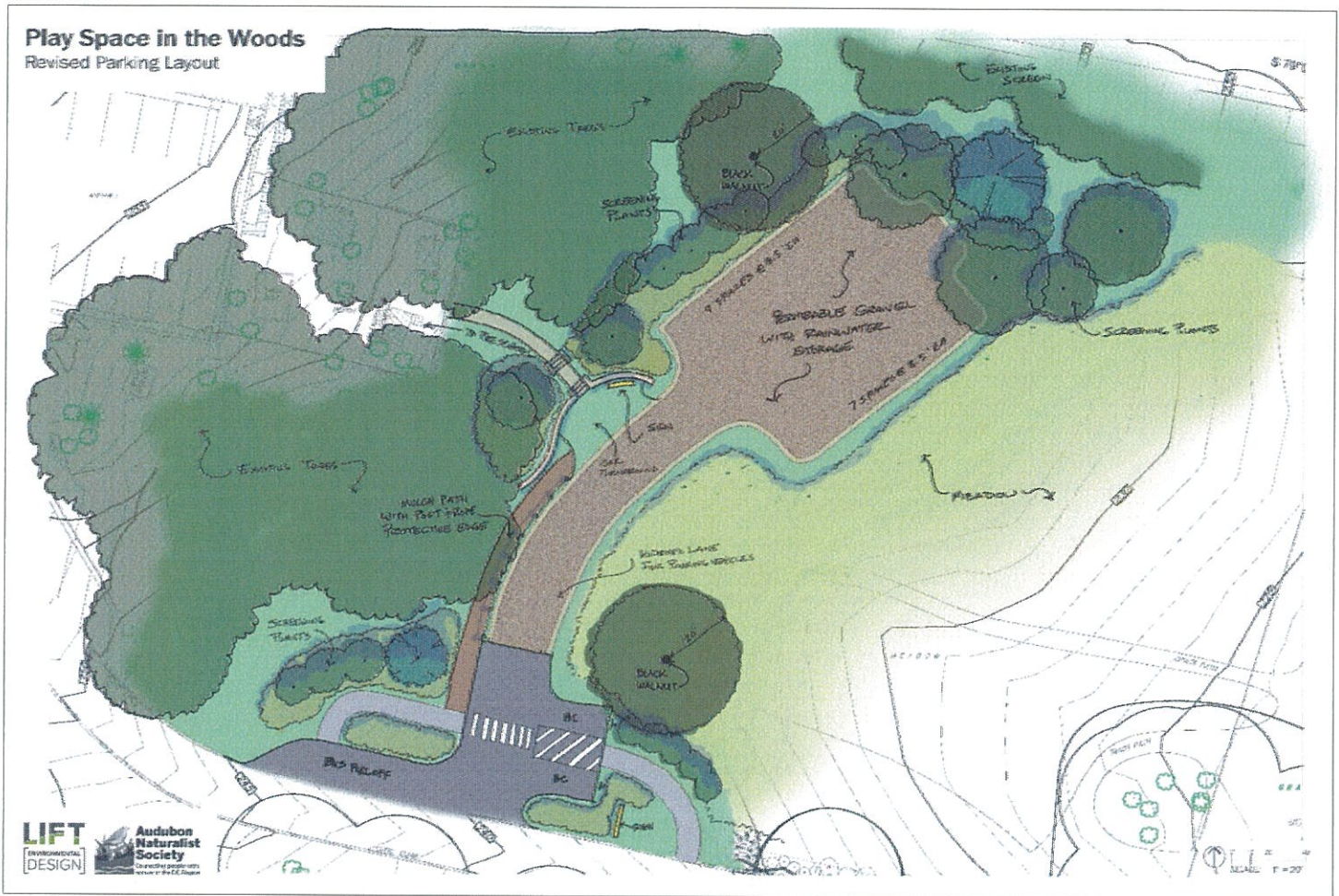


Entry Gathering Area and Bathrooms



Proposed Parking (permanent)

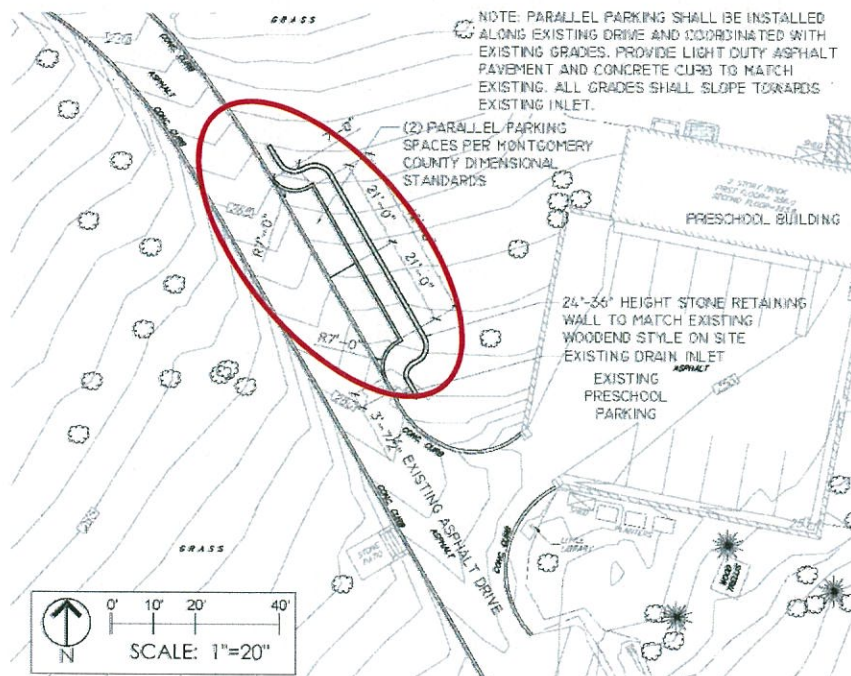
- Bus/Accessible Parking on paved surface along the North Side of Driveway
- Car parking for 16 cars on permeable gravel with rainwater storage
- Parking area is located across from Play Space in Northeast corner of property and screened from road and neighbors by meadow and trees
- Parking configuration was designed to preserve two large Black Walnut trees and several large Tulip trees.



Example of gravel pave material proposed for parking lot.

Secondary Proposed Parking (permanent)

- 2 parallel parking spots added to the north side of the drive, past the Play Space entrance and the existing Teale Center



Built Features of Nature for All Play Space



Playhouse (temporary – 5-10 years)



Rustic Chalkboard (temporary – 5-10 years)



Log Circle (temporary 2 - 5 years)



Log Scramble (temporary 5 – 10 years)



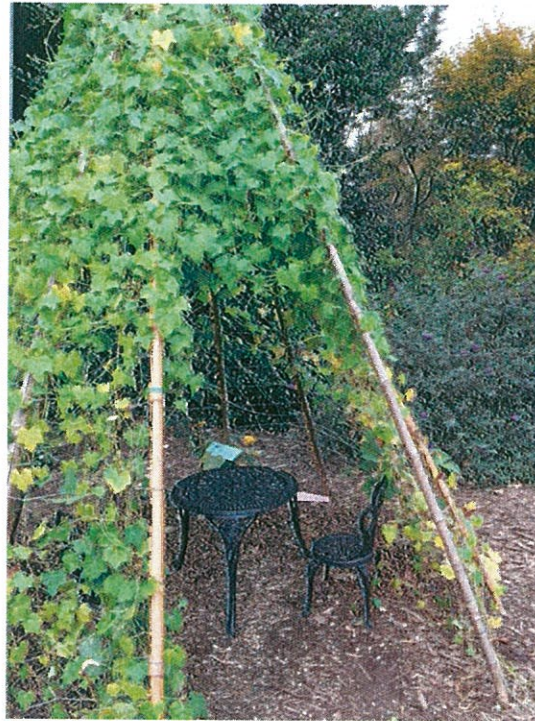
Water Play (temporary 5 – 10 years)



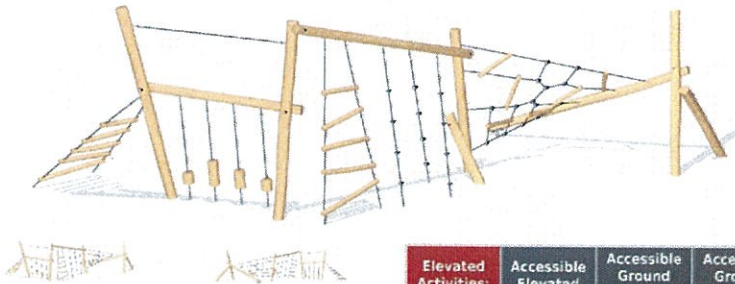
Nest Swing (temporary 5 – 10 years)



Nest (temporary 5 – 10 years)

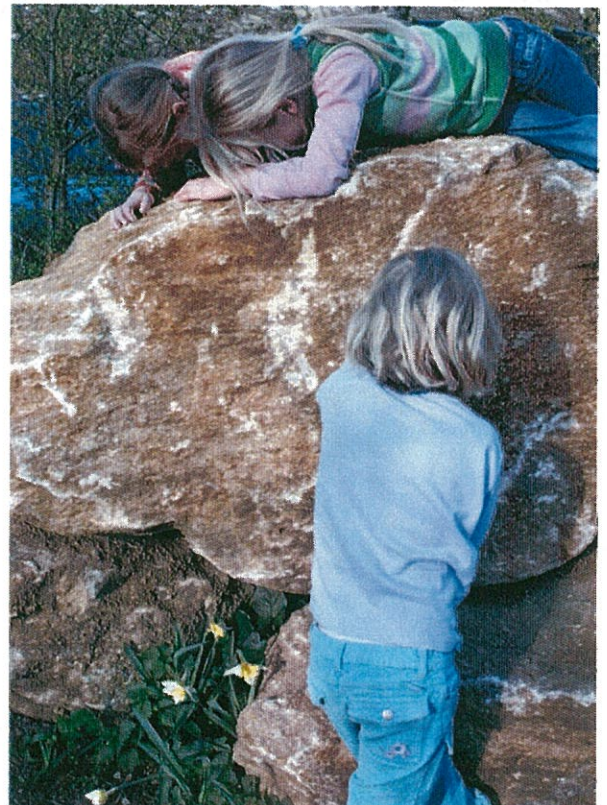


Vine Teepee (temporary 5 – 10 years)



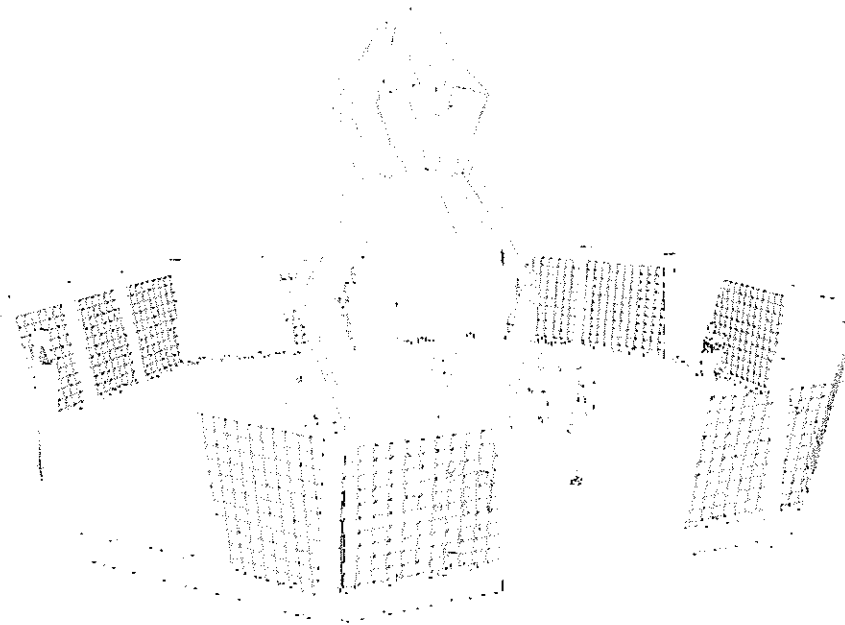
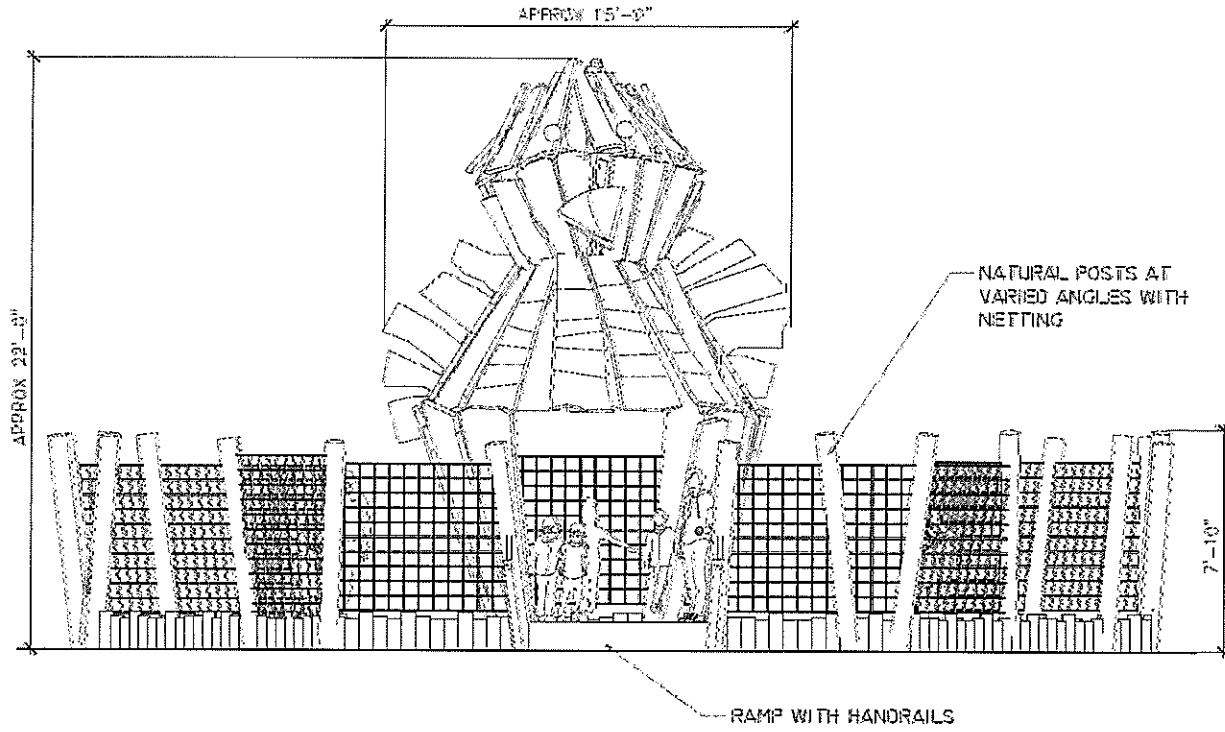
Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	4	2
Required	0	2	2

Parkour (temporary 5-10 years)



Boulder scramble (permanent)

Roost Climbing Structure (permanent)



2) Nature for All Accessible Trail (permanent)

Overview: Woodend Nature Sanctuary trails are not currently accessible to all people –disabled adults including veterans in treatment at nearby Walter Reed National Military Medical Center, parents with strollers, seniors with limited mobility, and schoolchildren with disabilities who are not able to fully participate in our nature field trips. Research increasingly shows the health and wellness benefits of being in nature and ANS wants to make these benefits available to all area residents. In order to accomplish this, ANS proposes the addition of a Nature for All Accessible Trail at Woodend.

Existing Conditions: Woodend Sanctuary's existing trail system is incomplete, not accessible to people with mobility limitations, and in poor condition due to stormwater issues. Poorly-sited portions of the trails have negative impacts on our Clean Drinking stream and Pond as well as Rock Creek.

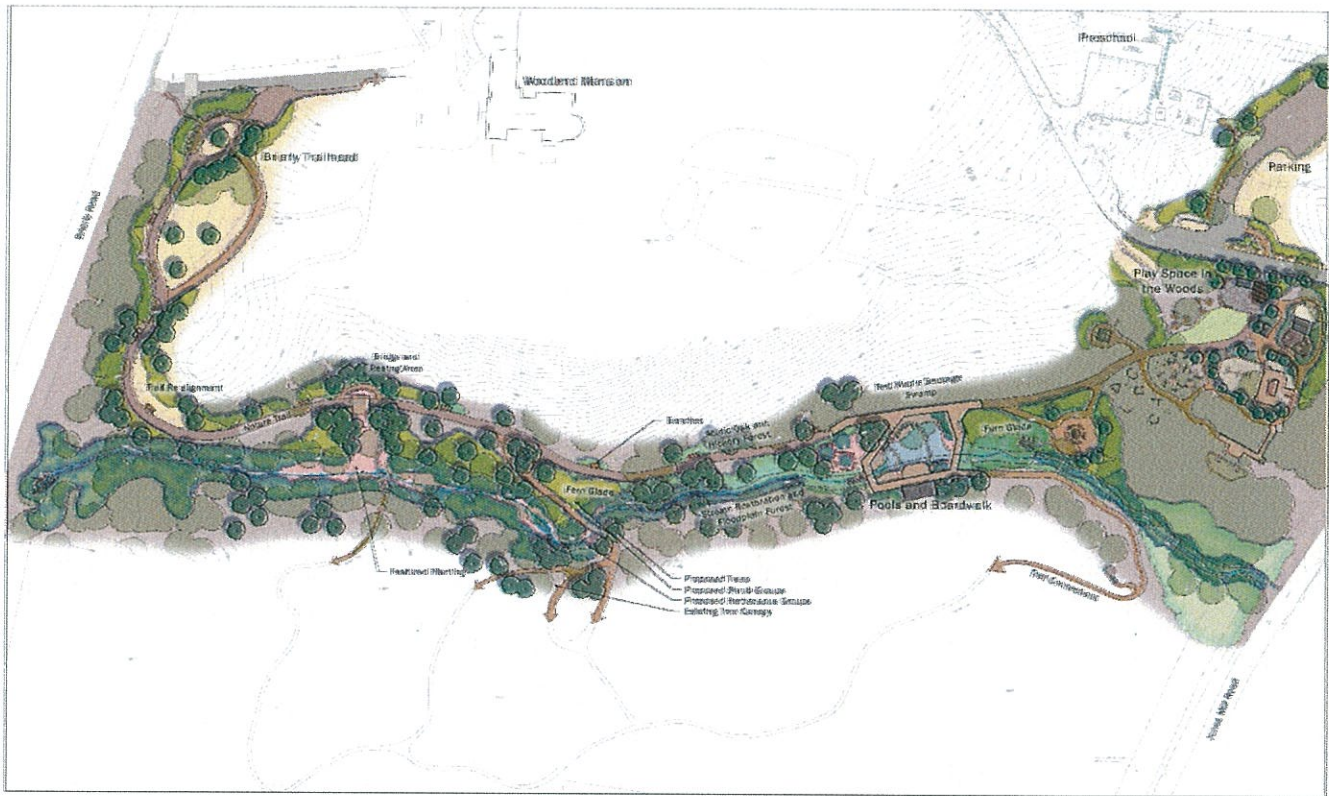


Existing Conditions of Woodend Nature Trail – trail is not accessible and is contributing to erosion and runoff that is degrading the adjacent stream and pond

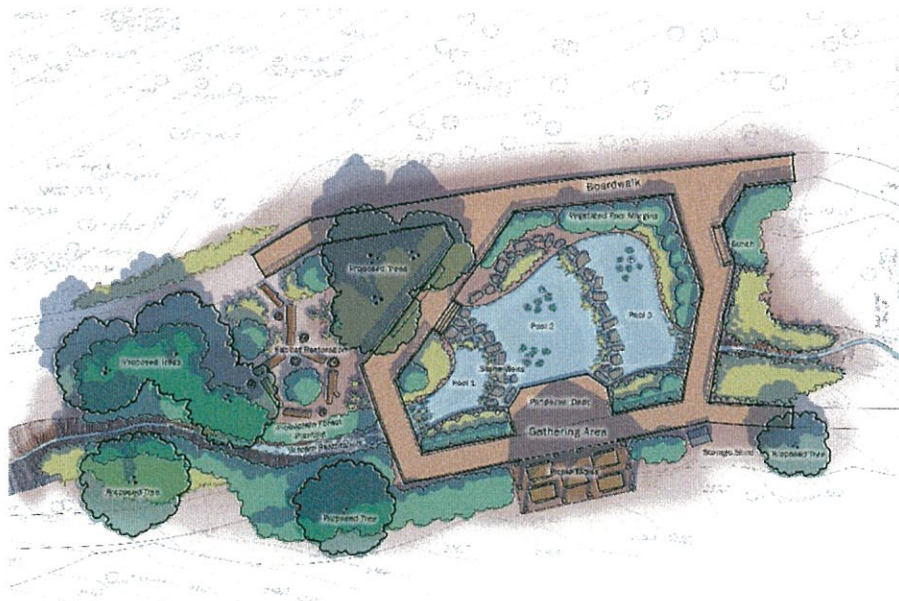
Materials: Boardwalk – engineered wood
Trail Surface – bonded gravel and bonded wood fiber

Site Plan: Our proposed Nature Trail for All will wind through the wooded, southern half of the 33 acres on the west side of Jones Mill Rd. The trail will be a wheelchair-accessible woodland, pond and stream trail approximately 1600 linear feet long and 5 feet wide. The trail will begin near the Jones Mill entrance to the sanctuary. From the entry driveway, the trail will start at the entrance to the Nature for All Play Space. From the Play Space, the trail will meander down toward our Clean Drinking stream and connect to our woodland pond, where visitors can enjoy aquatic wildlife like ducks, dragonflies and frogs. Most of the trail will be shielded from view by the mature woods.

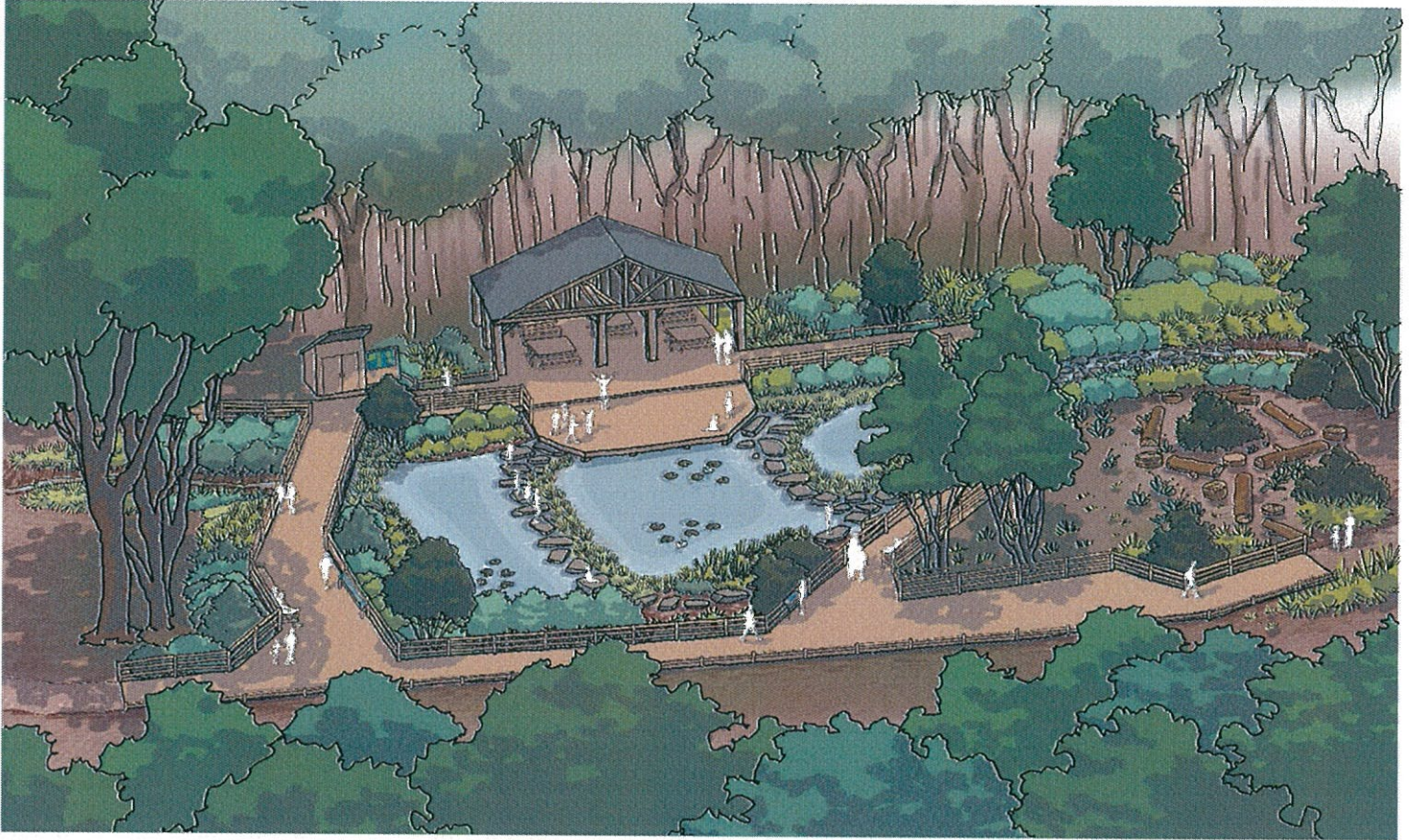
One of the favorite pond program activities is dip-netting to catch, observe and release aquatic insects. Through the Nature for All Accessible Trail, people of all mobilities will have a chance to participate in this exciting pond exploration. Beyond the pond, the trail will continue west through the peaceful forest where hawks, owls and woodpeckers reside, and pass below a pollinator-filled meadow. Finally, the trail will curve to the north where it will end at a log bench encircled woodland gathering place, conveniently located for pick up from the main driveway of the sanctuary property.



Nature Trail for All
Masterplan



Nature Trail for All
Boardwalk and Pond



Nature Trail for All
Boardwalk and Pond



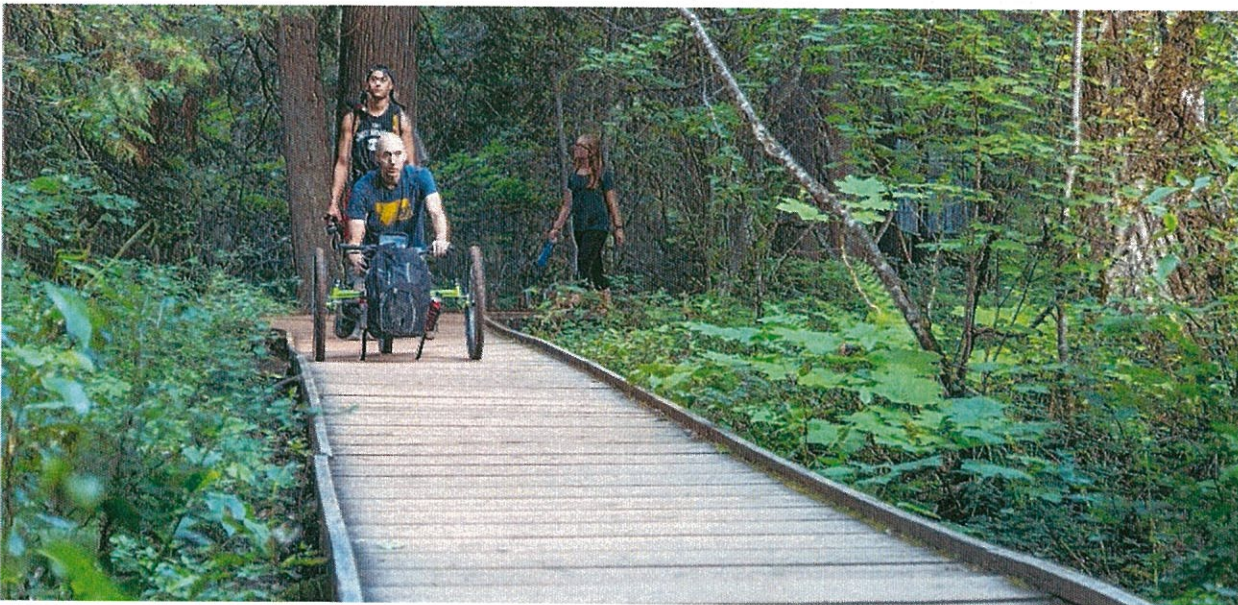
Image Gallery of Photos Similar to Features of Accessible Trail



Bonded wood fiber



Bonded gravel



Boardwalk

3) Nature for All Stream Restoration (permanent)

Overview: Restoration of a stream at Woodend will provide significant water quality benefits to Rock Creek, as well as greater public access to high quality stream habitat and environmental education opportunities. The project will address 2,030 linear feet of intermittent stream and an approximately 4,400 square foot pond located along the stream that will serve as a key environmental education site. The design will include 1,100 linear feet of regenerative step pool conveyances with stone cascades, pools and an underlying sand and gravel layer, along with extensive native restoration plantings. The project will be widely used to teach students, homeowners, practitioners and other institutions how they can control stormwater runoff and improve the conditions of area streams.

Existing Conditions: The stream, known as Clean Drinking Stream, traverses the length of the 40-acre Woodend Sanctuary and empties into Lower Rock Creek. The stream was free-flowing year-round into the 1970s, but now flows only after rain events. The banks are severely eroded as the result of stormwater runoff from the suburban neighborhood surrounding Woodend and some impervious surfaces at Woodend. A mid-stream pond is filling with sediment, making it less effective for environmental education. These conditions result in significant sediment and nutrient pollution in Rock Creek, and sedimentation on the Rock Creek Trail. Without stabilization, these poor conditions will continue to worsen.



Current Conditions – Eroded Stream Bed

Image Gallery of Photos Similar to Anticipated Results of Proposed Stream Restoration



4) Nature for All Ephemeral Sculpture (temporary – 2 year installation)

Overview: Patrick Dougherty is a world-renowned artist who bends and weaves sticks into amazing, life-sized sculptures. Headquartered in North Carolina, Dougherty builds his art on-site. His works are attractions throughout the world, from Sweden to Serbia. Locally, his work has been featured at the Smithsonian's National Museum of Natural History in 2000, and again in 2015 at the Smithsonian's Rewick, as part of the Gallery's grand reopening exhibit, "Wonder."

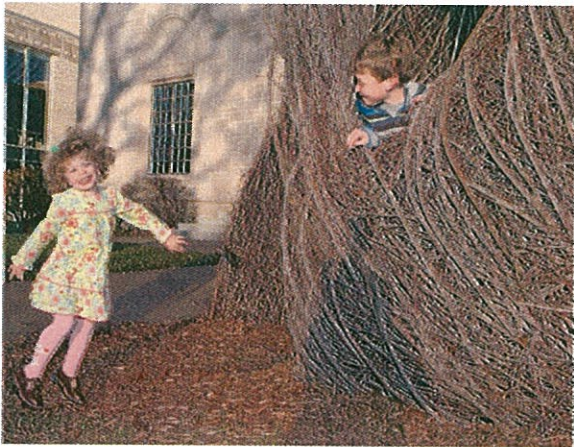
The Audubon Naturalist Society has a once in a blue moon opportunity to have Patrick Dougherty create and install one of his ephemeral pieces here at Woodend. Using saplings and switches to create a one-of-a-kind piece of art, a Dougherty sculpture would marry ANS's mission to bring greater access to the natural world and the majesty of our own existing historic structure.

Existing Conditions: The Dougherty sculpture would be built and reside in the flat area of Woodend's unrestored west meadow. For the length of its estimated life (2 years), the sculpture would replace an existing bee house.



Mowed west meadow with bee house

Image Gallery of Patrick Dougherty Sculptures



Tree Survey

1) Nature for All Play Space

Project planning has been done with tree conservation and overall forest health as priorities and in consultation with the Montgomery County Planning Department's Forest Conservation Inspector. Construction will also be done with tree conservation as a priority. A forest buffer will be maintained between the core area of the Play Space and the stream. The core area of the Play Space is sited in an area with a dense cover of invasive trees and shrubs, as well as several native trees that are in poor health. The Play Space design is being developed to protect and showcase existing healthy, mature native trees to every degree possible, including in the parking area. We expect to remove six existing canopy trees (currently over 24" in diameter). Of these, only three are native trees in good health. We expect to remove twenty-six understory trees (currently between 6" and 24" in diameter). Of these, only six are native trees in good health. There are no native shrubs currently in the project area. We will replant 26 native canopy trees, 61 native understory trees and nearly 200 native shrubs.

2) Nature for All Accessible Trail

In order to maximize the conservation of existing trees, we will use the alignment of the existing trail as much as possible. In consultation with Montgomery County Parks and professional arborists, we will assess the health of several ailing trees along the trail that have suffered root exposure due to extreme stream erosion to which the current trail configuration and surface is contributing. Depending on the health assessment, some of these trees may be recommended for removal. The restoration planting plan for the stream restoration and accessible trail will include over 100 new native trees and shrubs, as well as generous herbaceous plantings.

3) Nature for All Stream Restoration

Given their importance in storm water uptake and soil stabilization, tree conservation will also be a primary focus for the stream restoration. Our storm water engineers are working in concert with the designers of the accessible trail so that the construction access for the stream restoration will follow the path of the future accessible trail, minimizing overall disturbance. As the stream restoration crews repair site disturbance, they will perform the preliminary grading of the accessible trail. The restoration will rely primarily on filling the existing channel and constructing weirs, rather than cutting away any existing banks. We expect to remove 4 trees upstream of Jones Mill Rd due to their precarious position along the eroding stream banks. Downstream of Jones Mill Rd where stream bank erosion is more severe (with erosion gullies up to 15 feet deep), 16 trees are expected to be removed. Restoration plantings will be included as described for the accessible trail above.

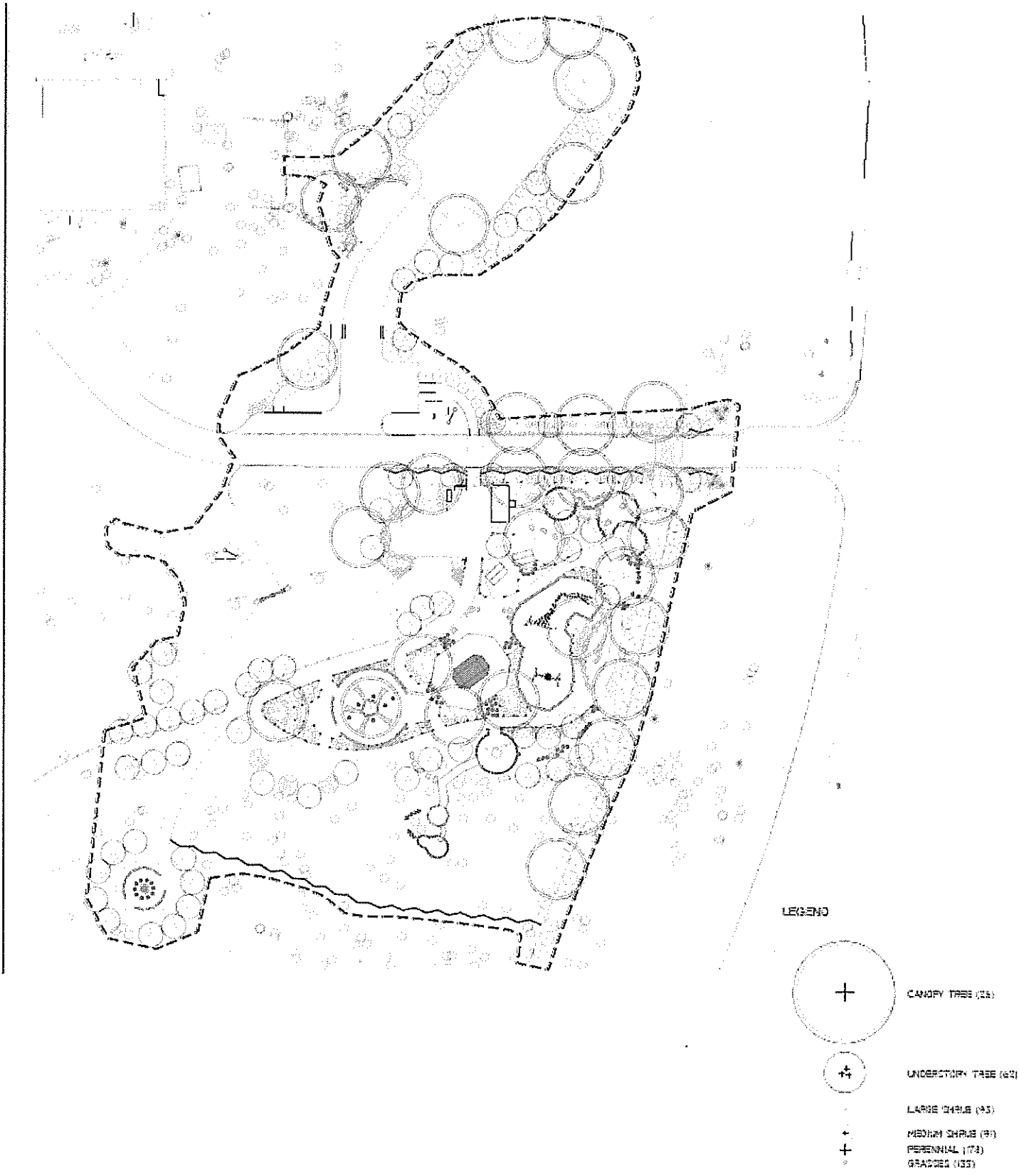
4) Nature for All Temporary Sculpture – The proposed location of this sculpture is in a meadow and will not include the removal of any trees.

Expected Tree Balance

187+ trees added – 52 trees removed = 135 net trees added at a minimum



Trees to Plant for Playspace and Parking



Working with the Community

In 2017, the Audubon Naturalist Society formed a Community Liaison Council to help keep our neighbors apprised of plans for Woodend and to solicit their feedback on the Woodend plans. To date, we have held four Community Liaison Meetings (March 29, April 18, and September 14, 2017, and February 22, 2018). Two of these were held since our last application to Historic Preservation. We have reported to our neighbors about the Nature for All Project, including the Play Space, Accessible Trail, Stream and Habitat Restoration, and wayfinding signage. Audubon Naturalist Society looks forward to better serving the residents of Montgomery County with our Nature for All project.



Welcome!
Please Sign In

Community Liaison Council Meeting



AGENDA for February 22, 2018

- 7:00 Welcome & Updates
 - Lisa Alexander, ANS Executive Director
 - Alison Pearce, ANS Director of Restoration
 - Diane Lill, ANS Director of Education
 - Amy Ritsko-Warren, ANS Director of Operations
- 7:30 Questions and Comments from Neighbors
- 8:30 Adjourn



Welcome!
Please Sign In

Community Liaison Council Meeting



AGENDA for September 14, 2017

- 7:00 Welcome & Updates
 - Diane Lill, ANS Director of Education
 - Lisa Alexander, ANS Executive Director
 - Alison Pearce, ANS Volunteer Coordinator
- 7:30 Questions and Comments from Neighbors
- 8:30 Adjourn

LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS
AUDUBON NATURALIST SOCIETY

NAME	ADDRESS	LOT/BLOCK
1. Malcom & Alina Brenner	9101 Brierly Rd. Bethesda, MD 20815	Lot 1/Block 1
2. Bl'yan & Mal' Jacobik	9103 Brierly Rd. Chevy Chase, MD 20815	Lot 2/Block 1
3. Joseph Cupo & Kathleen Teixeira	9105 Brierly Rd. Chevy Chase, MD 20815	Lot 3/Block 1
4. Stacy Berman & Edward Rosen	9107 Brierly Rd. Chevy Chase, MD 20815	Lot 4/Block 1
5. Mildeen Worrell	9109 Brierly Rd. Chevy Chase, MD 20815	Lot 5/Block 1
6. Neil & Rachel Hyman	9111 Brierly Rd. Chevy Chase, MD 20815	Lot 6/Block 1
7. Steven Schwartz & Elana Cohen	9113 Brierly Rd. Chevy Chase, MD 20815	Lot 7/Block 1
8. William & R A Pantan	3213 Woodhollow Dr. Chevy Chase, MD 20815	Lot 9/Block 1
9. Nathan Abraham	3214 Woodhollow Dr. Chevy Chase, MD 20815	Lot 6/Block 4
10. Bruce & Iresha Fletcher	9002 Levelle Dr. Chevy Chase, MD 20851	Lot 5A/Block 4
11. Daniel & D M Bailey	9000 Levelle Dr. Chevy Chase, MD 20815	Lot 7A/Block 4
12. Janet Rutsch Revoc Trust	9001 Levelle Dr. Chevy Chase, MD 20815	Lot 15A/Block 6
13. Neil Stormer & Iain Habboo	9000 Jones Mill Rd. Chevy Chase, MD 20815	Lot 14A/Block 6
14. Ruth Gilliland Grove	9001 Jones Mill Rd. Chevy Chase, MD 20815	
15. Mark Smith & Maxine Harris	9005 Jones Mill Rd. Chevy Chase, MD 20815	Lot 7
16. Maryland National Capital Park & Planning Commission	8787 Georgia Ave Silver Spring, MD 20910	

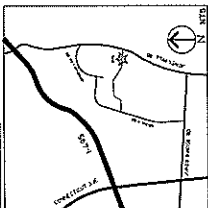
Historic Area Work Permit Application
Audubon Naturalist Society, May 23, 2018

NAME	ADDRESS	LOT/BLOCK
17. Maryland National Capital Park & Planning Commission	8787 Georgia Ave. Silver Spring, MD 20910	
18. Maryland National Capital Park & Planning Commission	8787 Georgia Ave. Silver Spring, MD 20910	Par B Block A
19. Robyn Allen	3101 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 23/Block A
20. Michael August & Bonnie Weaver	3103 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 24/Block A
21. Charles & S D Alston	3105 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 25/Block A
22. Paul & P Hatton	3107 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 26/Block A
23. Andrew & P E Shoyer	3108 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 18/Block A
24. Ezra Reese & Azad Nilofer	8811 Jones Mill Rd. Chevy Chase, MD 20815	Lot 15/Block A
25. Joanna Nunan & Thomas Nunan 3'd	8809 Jones Mill Rd. Chevy Chase, MD 20815	Lot 14/Block A
26. Gonzalo C Pastor & Judith Gold	8807 Jones Mill Rd. Chevy Chase, MD 20815	Lot 16/Block A
27. John Bristol & Caroline Quijada	3201 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 23/Block 2
28. Thomas & K M Gilday	3211 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 18/Block 2
29. Peter Mathers & Bonnie Beavers	3213 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 17/Block 2
30. Mohamadi Ali & Sara Depew	3212 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 16/Block 2
31. Jose Demarais Jr & E R L Demarais	8819 Altimont Ln. Chevy Chase, MD 20815	Lot 9/Block 2
32. Howard & K R Rosenberg	8816 Altimont Ln. Chevy Chase, MD 20815	Lot 9/Block 1
33. North Chevy Chase Swimming	3 Campbell Ct. Kensington, MD 20895	

Historic Area Work Permit Application
Audubon Naturalist Society, May 23, 2018

NAME	ADDRESS	LOT/BLOCK
34. John & Julie Fox	3500 Dundee Dr. Chevy Chase, MD 20815	Lot 6/Block H
35. Douglas & Marianna Lanzo	8824 Brierly Rd. Chevy Chase, MD 20815	Lot 3/Block F
36. Thomas & B G Corbin	8826 Brierly Rd. Chevy Chase, MD 20815	Lot 2/Block F
37. May & LA Breslow	8828 Brierly Rd. Chevy Chase, MD 20815	Lot 1/Block F
38. Gary Sinise Foundation	21700 Oxnard St. #580 Woodland Hills, CA 91367	Lot 7/Block E
39. John & Subadra Molyneaux	8908 Brierly Rd. Chevy Chase, MD 20815	Lot 6/Block E
40. Delfin & M A Go	8912 Brierly Rd. Chevy Chase, MD 20815	Lot 5/Block E
41. Anthony J. Froelich Jr & M A Froelich	8918 Brierly Rd. Chevy Chase, MD 20815	Lot 4/Block E
42. John McKeon et al Tr	8922 Brierly Rd. Chevy Chase, MD 20815	Lot 2/Block E
43. Robert Kreimeyer Jr et al.	9002 Brierly Rd. Chevy Chase, MD 20815	Lot 17/Block D
44. Helen Kelly et al Tr	9006 Brierly Rd. Chevy Chase, MD 20815	Lot 18/Block D
45. Andrew & A Goldfarb	9010 Brierly Rd. Chevy Chase, MD 20815	Lot 19/Block D
46. Stephen & J K N Drake	9012 Brierly Rd. Chevy Chase, MD 20815	Lot P20/Block D
47. Bret & AM Kelly	9018 Brierly Rd. Chevy Chase, MD 20815	Lot P20 Block D
48. Bret & A M Kelly	9018 Brierly Rd Chevy Chase, MD 20815	Lot 9/Block A

VICINITY MAP



PROJECT INFORMATION

OWNER: AUBURSON NATURALIST SOCIETY
 1000 JONES HILL RD. CHERY CHASE MD 20815
 301-451-9188
 LANDSCAPE ARCHITECT: JEFFREY TURNER
 1000 JONES HILL RD. CHERY CHASE MD 20815
 301-451-9188
 1000 JONES HILL RD. CHERY CHASE MD 20815
 301-451-9188
 1000 JONES HILL RD. CHERY CHASE MD 20815
 301-451-9188

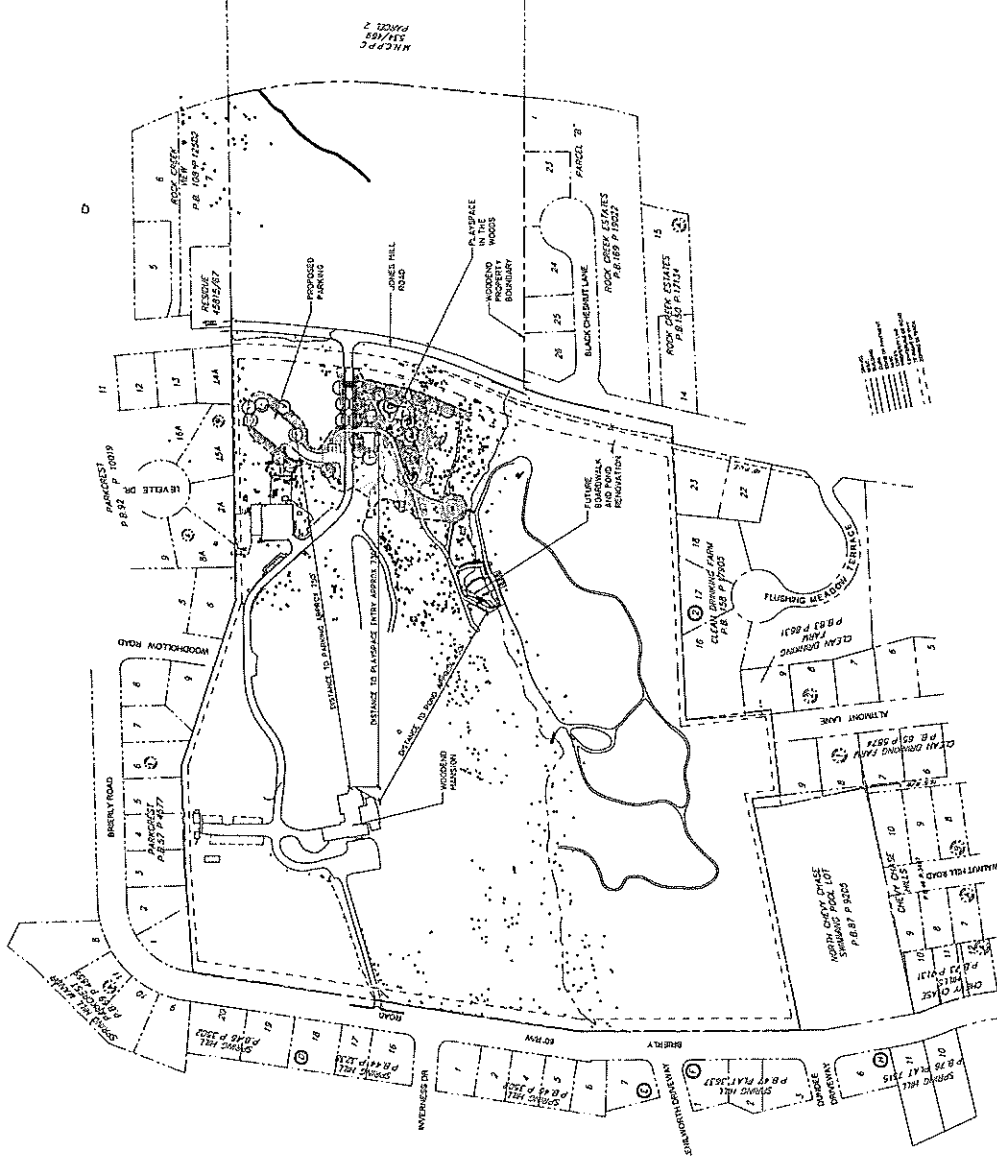
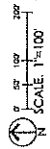
CONSULTANT:
 GENERAL CONTRACTOR

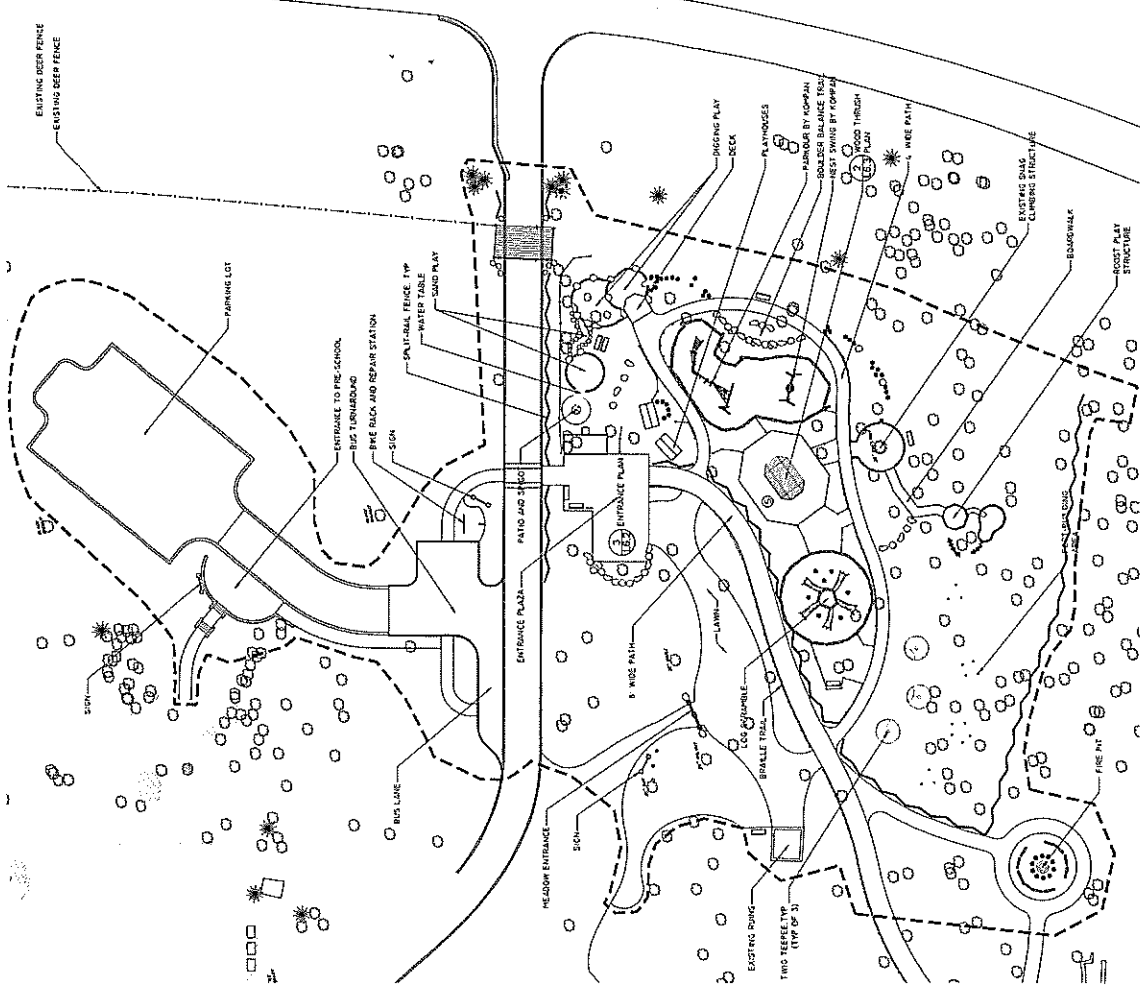
SITE SUMMARY

1. PARCEL 10 - 1000 JONES HILL RD.
2. NO FIRM FLOODPLAIN, BUT UTILITIES WERE LOCATED AND OTHERS MAY EXIST BELOW GROUND
3. NEILSONS FLOOD PLAIN DOCS AND ENVIRONMENTAL HAZARDS
4. NEILSONS FLOOD PLAIN DOCS AND ENVIRONMENTAL HAZARDS
5. ZONING FOR THIS SITE IS R-10
6. TREES AND MEDIUM-SIZED TREES ON THE PROPERTY WERE LOCATED

DRAWING INDEX

- L-0.0 COVER
- L-1.0 SURVEY
- L-1.0 DEMOLITION PLAN
- L-2.0 SITE PLAN SOUTH
- L-2.1 SITE PLAN NORTH
- L-3.0 MATERIALS PLAN
- L-4.0 GRADING PLAN
- L-4.1 GRADING PLAN SOUTH
- L-4.2 GRADING PLAN NORTH
- L-5.0 PLANTING PLAN SOUTH
- L-5.1 PLANTING PLAN NORTH
- L-6.0 DETAILS





GENERAL NOTES

- 1 THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID THE SINKING OF STREAMS, LAKES OR OTHER WATER COURSES DUE TO THE CONSTRUCTION OF THIS PROJECT
- 2 EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION
- 3 ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION. EXCAVATION NOTTING SHALL BE PLACED IN DITCHES AND OTHER AREAS THAT EXHIBIT MUCH DISPLACEMENT FROM VELOCITY SCOR
- 4 THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE MAINTAINED BY VEGETATIVE COVER. VEGETATIVE COVER SHALL BE MAINTAINED FOR A PERIOD OF 180 DAYS FOLLOWING COMPLETION OF THE PROJECT. WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING OR CONSTRUCTION, THE CONTRACTOR SHALL REVEAL PERMANENT GROUND COVER, DITCHES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION
- 5 PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 90 WORKING DAYS OF 19 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR EXCAVATION
- 6 CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES IN A GOOD WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. AT THAT TIME, THE EROSION CONTROL DEVICES SHALL BE REMOVED AND SITES OF SUCH AS TO CAUSE NO STREAM SITUATION
- 7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVERSING ALL EXISTING JOBS CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR POSSIBLE CORRECTION OR RECONSTRUCTION
- 8 THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL SURFACE GRADINGS. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND SIDEWALKS
- 9 THE CONTRACTOR SHALL PROVIDE DETECTOR TAPES FOR ALL UNDERGROUND PIPES, INCLUDING STORM DRAIN PIPES
- 10 THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY FINAL CONSTRUCTION
- 11 ALL STORM PIPES SHALL BE DUAL WALL WITH SMOOTH INTERIOR WALLS
- 12 CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND SIDEWALKS
- 13 INSTALL PLAY EQUIPMENT PER MANUFACTURER RECOMMENDATION
- 14 ALL PLAY EQUIPMENT SHALL MEET CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES FOR PUBLIC PLAYGROUNDS SAFETY AND ASTM STANDARDS
- 15 SUBSTITUTIONS IN PRODUCTS AND MATERIALS ARE NOT ALLOWED WITHOUT WRITTEN PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT
- 16 THE CONTRACTOR SHALL DISTRIBUTE ALL PROJECT MATERIALS AND EQUIPMENT AND DISTRIBUTE ANY EXCESS IN SUCH A MANNER AS TO PROTECT EXISTING CONDITIONS SUCH AS UTILITIES, PAVING, VEGETATION, ETC. THE CONTRACTOR SHALL NOT STOCKPILE SOIL OR CONSTRUCTION MATERIALS OR DRILL TONNAGES WITHIN THE DRAINAGE OF EXISTING TREES TO ESCAPE
- 17 THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING CONDITIONS UNLESS OTHERWISE NOTED. METHODS USED TO PROTECT EXISTING CONDITIONS SHALL BE MAINTAINED AND REPLACED IF DAMAGED DURING CONSTRUCTION
- 18 THE CONTRACTOR SHALL STAKE THE ALIGNMENT OF ALL PAVEMENTS, WALLS, AND SITE FEATURES FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN THE ALIGNMENT OF ALL PAVEMENTS, WALLS, AND SITE FEATURES THROUGHOUT THE PROJECT. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS WITH THE ACTUAL CONDITIONS ON THE JOB IN ORDER TO MAKE A PERFECT FIT
- 19 FOR ALL LAYOUT PURPOSES, ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE STATED
- 20 ALL DIMENSIONS ARE TO THE FACE OF BOARD FACE OF CURB, FACE OF RISER AND FACE OF WALLS UNLESS OTHERWISE NOTED
- 21 ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND OBSERVATIONS AND THE SITE CONDITIONS OR ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING WHO SHALL PROMPTLY ADDRESS THEM
- 22 CONSTRUCTION STAKEOUT FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR. SURVEYOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND OBSERVATIONS AND THE SITE CONDITIONS. ANY DISCREPANCIES ON THIS PLAN (E. PAVEMENT, WALLS, CURB RADI, BUILDING SETBACKS, BUILDING FOOTPRINTS, ETC.) AND MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ARCHITECT SHALL RENDER IT VOID

LEGEND

--- LIMIT OF WORK

--- EXISTING DEER FENCE

--- EXISTING TREE

--- BOLLARDS

--- BEACH

--- STUMPS

--- LOGS

--- POST & ROPS

--- STEPPING STONES

--- POSTS

--- BRIDGE TRAIL

--- SPLIT RAIL LOCUST FENCE

2.0 SITE PLAN

SCALE: 1"=20'

AUDUBON NATURALIST SOCIETY

PLAYSPACE IN THE WOODS

DESIGN

DATE: 10/1/2020

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

SYMBOL	DESCRIPTION	QUANTITY	NOTES
	TRIPLE GRADE MEDIUM-HIGH MULCH	18,412 SF	20-1A
	500	3,433 SF	
	CONCRETE ON STONE BASE	476 SF	
	PLAYGROUND SAFETY MULCH (2" DEEP)	2,817 SF	21" DEPTH
	PLAYGROUND SAND (2" DEEP)	281 SF	SILICA-FREE QUARTZ SAND
	DIGGING BEDDING (2" DEEP)	479 SF	
	TREE BEDDING	1,348 SF	
	ASPHALT	1,063 SF	LIGHT DUTY ASPHALT
	ROUNDED GRAVEL	5,812 SF	
	WALKWAY/OVERSEEING	1,427 SF	
	GRAVEL PAVE	5,921 SF	

	BONOBERS	21 TONS	
	LOCUST LOG	540 LF	
	LOCUST LOG	561 LF	
	LOCUST STUMPS	72	
	LOCUST STUMP EROSION	500	
	FORT POSTS	15	
	BULLLE TRAIL	296 LF	POSTS WITH BULLLE MESSAGEING ALONG MAIN PATH
	POST & ROPE PLANT PROTECTION	147 LF	
	STEPPING STONES	382 LF	
	COPED SLAB	1	ADDITIONAL COPED SLAB
	BENCH	7	6 LONG UNIVERSAL BENCH BY COUNTRY CRAFT
	NEST SWING	1	KOPPAN
	MEADOW ENTRANCE TRELLIS	1	
	WATER PUMP AND TABLE	1	
	ROOST	1	
	CHALKBOARD	1	
	SPLIT RAIL FENCE	516 LF	
	TWIG TEEPEE	3	
	PRESCHOOL ENTRANCE SIGN	1	
	MEETING HALL	1	

PLANTING NOTES

1. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO STATE LOCATIONS OF ALL TREES AND SHRUBS TO BE REMOVED OR PRESERVED FOR EXISTING UTILITIES AND TO ASSESS SOIL ADJUSTMENT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICES FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
3. A PLANT LIST IS PROVIDED FOR CONSUMER ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLANT PRESENT ON THE SITE SHALL PREVAIL.
4. TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED SOO OR LANDSCAPE BEDS.
5. UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT - GRAFTED OR BODDED PLANT MATERIAL WILL BE REJECTED.
6. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH BARE ROOTS AND NO EXCESSIVE ROOT CROWNS. BBS MATERIAL DELIVERED TO SITE WITH BARE ROOTS OR RECENTLY BUBLED ROOT CROWNS WILL BE REJECTED.
7. FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST.
8. UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
9. PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.
10. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.
11. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z 60.1.
12. WHERE DRAINAGE IS NOT FEASIBLE, PROVIDE GATOR BAGS.



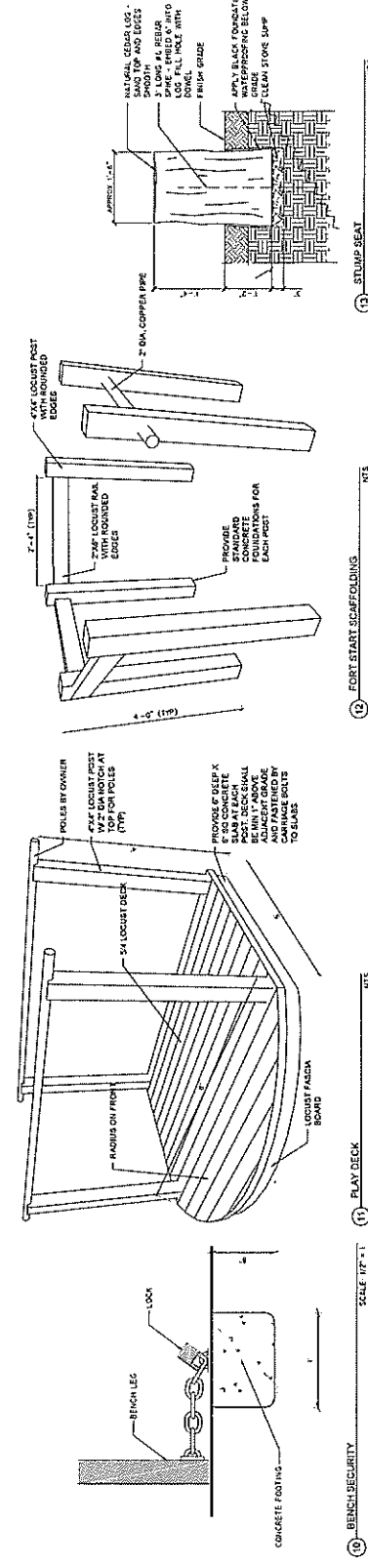
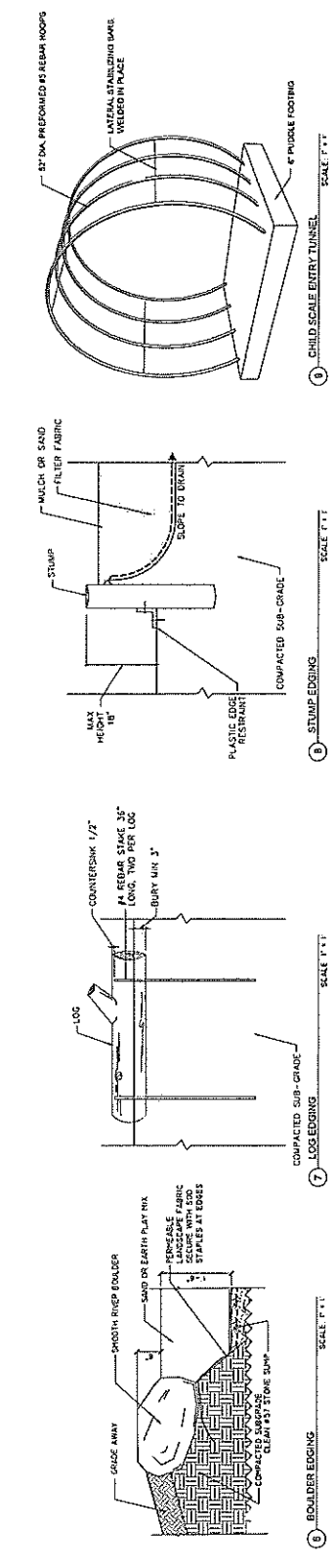
- LEGEND
- CANDY TREE (22)
 - UNDEVELOPED TREE (22)
 - 1-5 SHRUB (23)
 - 1-5 SHRUB (23)
 - 2-4 SHRUB (23)
 - CONCRETE (23)

5.0
L
PLANTING PLAN
N
SCALE: 1"=20'

NATURE FOR ALL
AUDUBON NATURALIST SOCIETY

DATE	1/1/20
BY	1/1/20
REVISION	1/1/20
PROJECT	1/1/20
DESIGN	1/1/20
CONTRACT	1/1/20

DESIGN DEVELOPMENT





1 PLAYHOUSE NTS



2 POST AND ROPE PLANT PROTECTION NTS



3 RUSTIC CHALKBOARD NTS



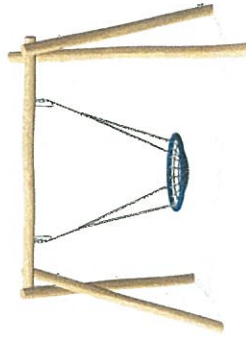
NR054 Parkour 004

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT



4 LOG CIRCLE NTS



6 KOMPAN NEST SWING NTS



7 KOMPAN PARKOUR 004 NTS



8 LOG SCRAMBLE NTS



9 NEST DECK NTS



10 VINE TEEPEE NTS



11 BOULDER SCRAMBLE ALTERNATE NTS



NTS

PLAYSPACE IN THE WOODS

AUDUBON NATURALIST SOCIETY

DETAILS

6.1

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

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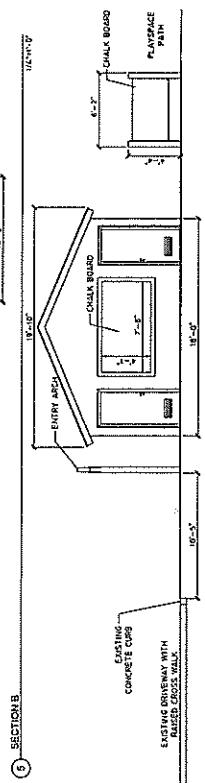
6.2 DETAILS

AUDUBON NATURALIST SOCIETY
PLAYSPACE IN THE WOODS

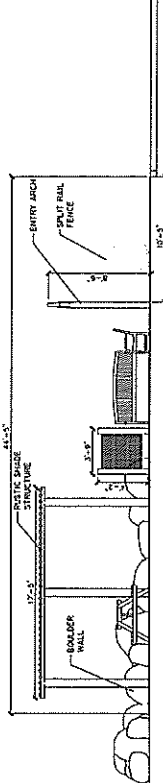
DATE	NOV 14, 2013
SCALE	1/4" = 1'-0"
DESIGN	ARCHITECT
PROJECT	PLAYSPACE IN THE WOODS
CLIENT	AUDUBON NATURALIST SOCIETY

DESIGN DEVELOPMENT	NOV 14, 2013
NOV 14, 2013	NOV 14, 2013

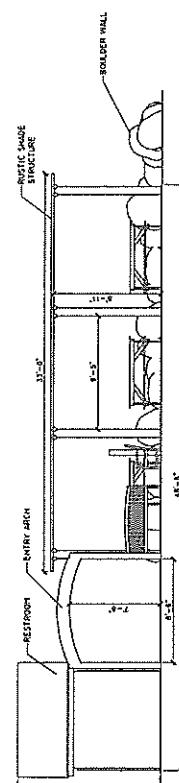
SECTION C 1/2" = 1'-0"



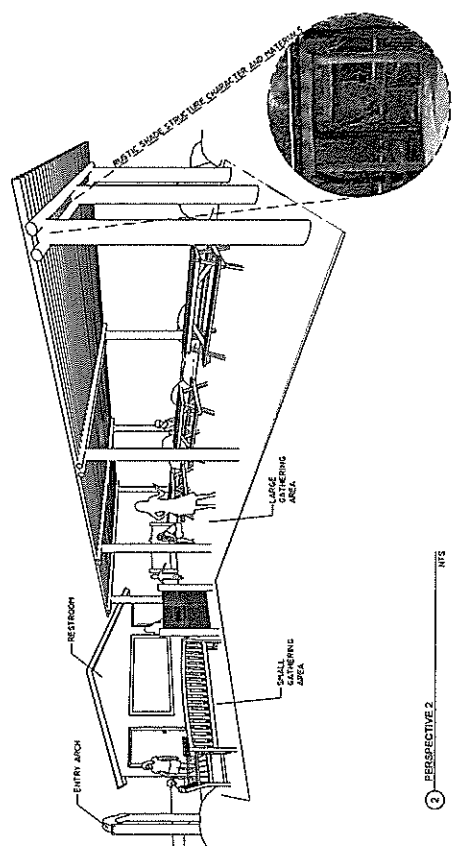
SECTION B



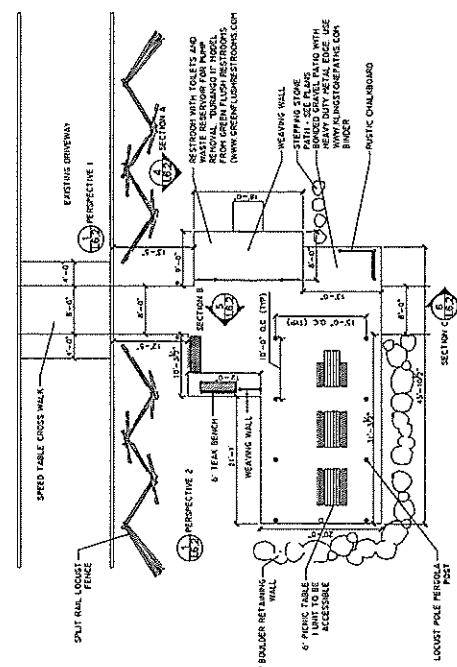
SECTION A 1/2" = 1'-0"



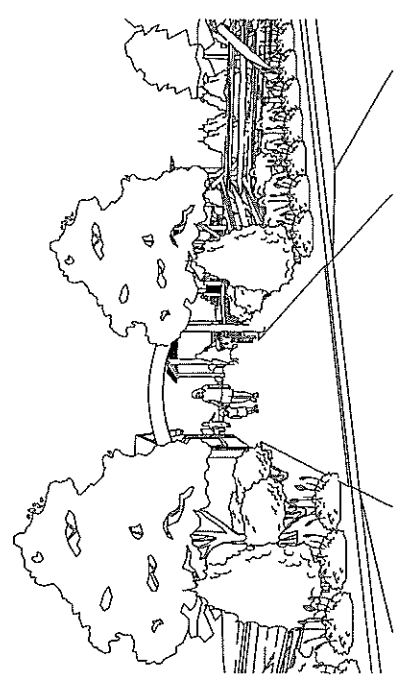
PERSPECTIVE 2 NTS



ENTRANCE PLAN NTS

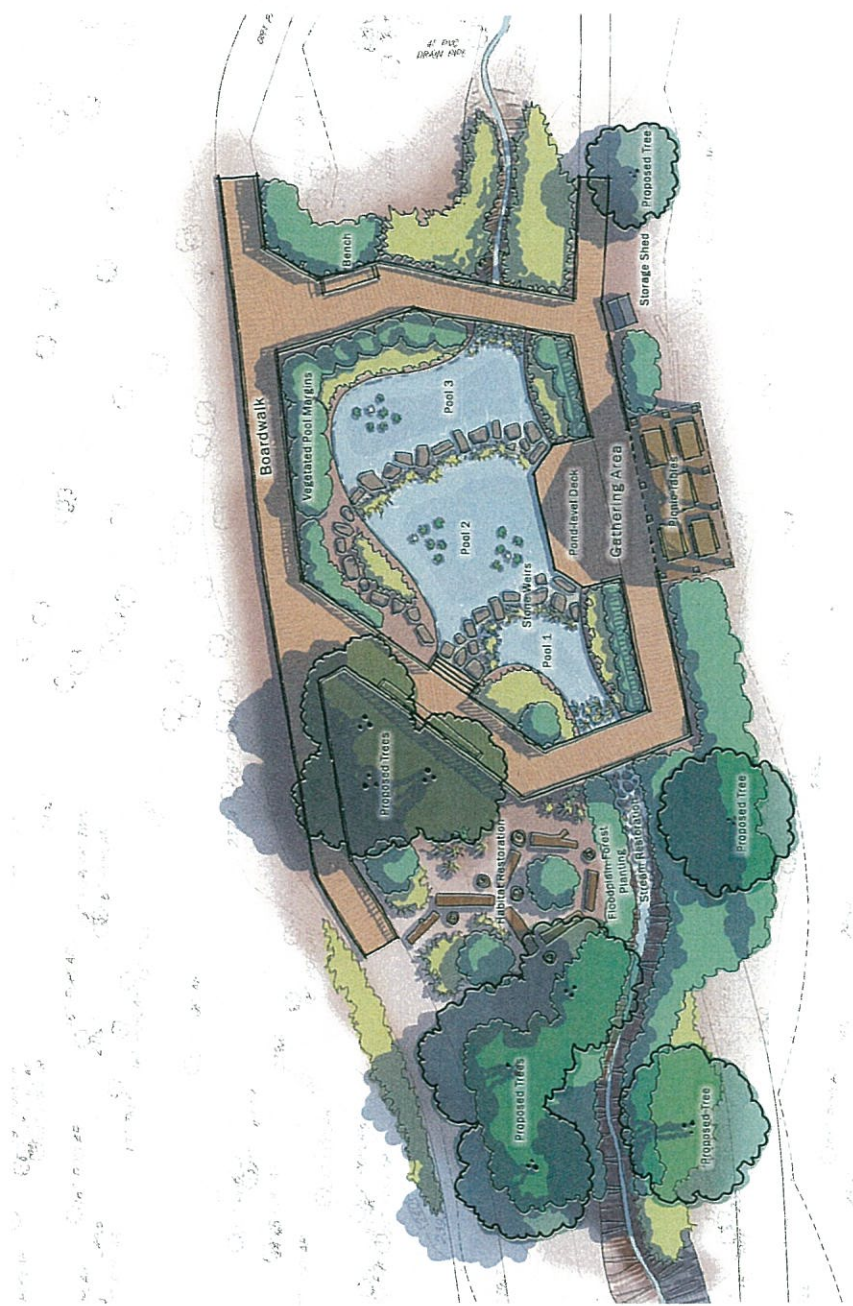


PERSPECTIVE 1 NTS

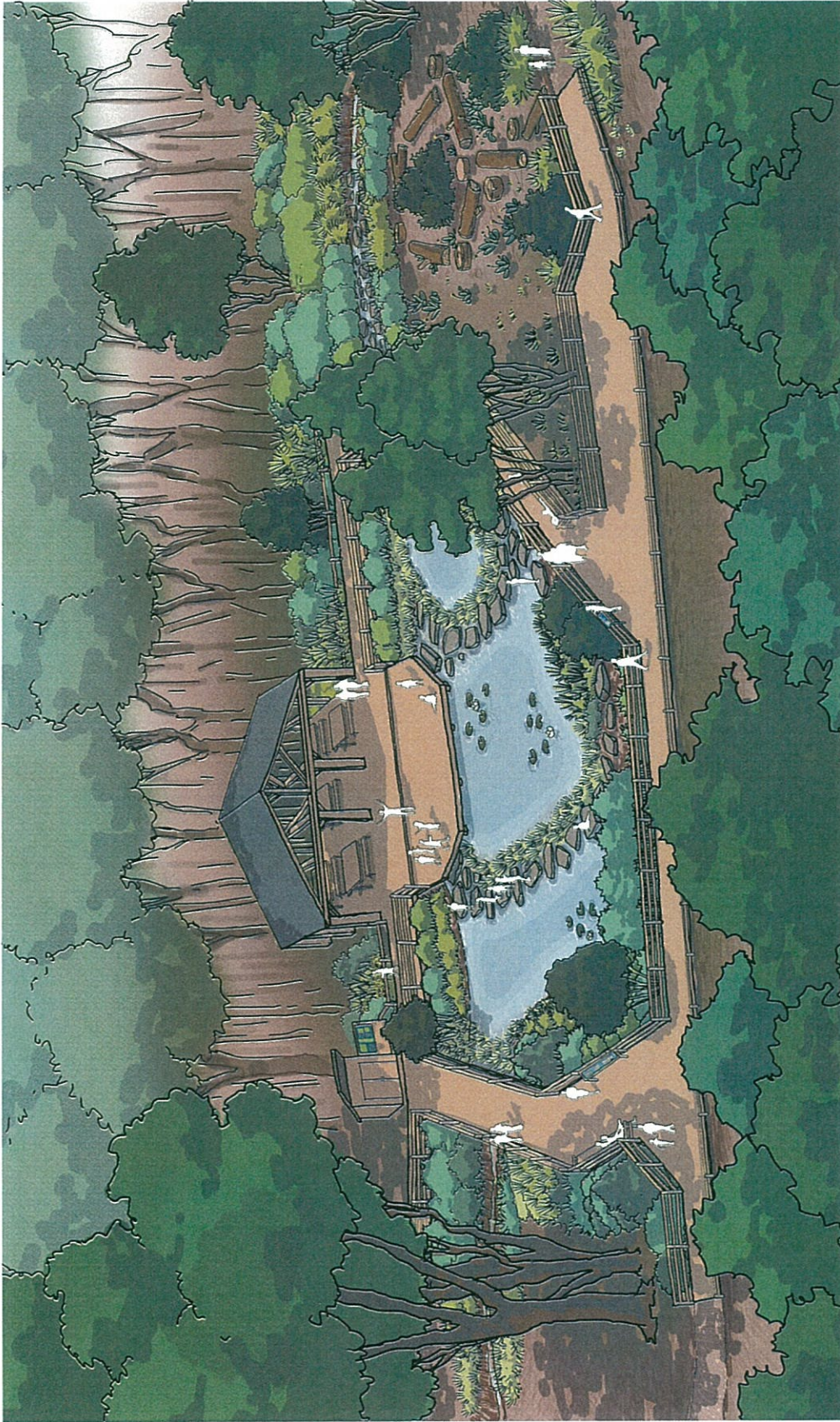




Nature Trail for All Masterplan

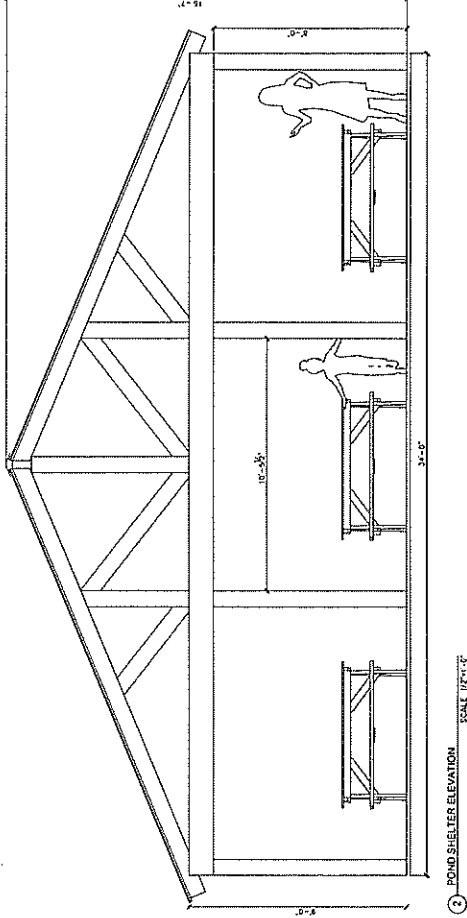
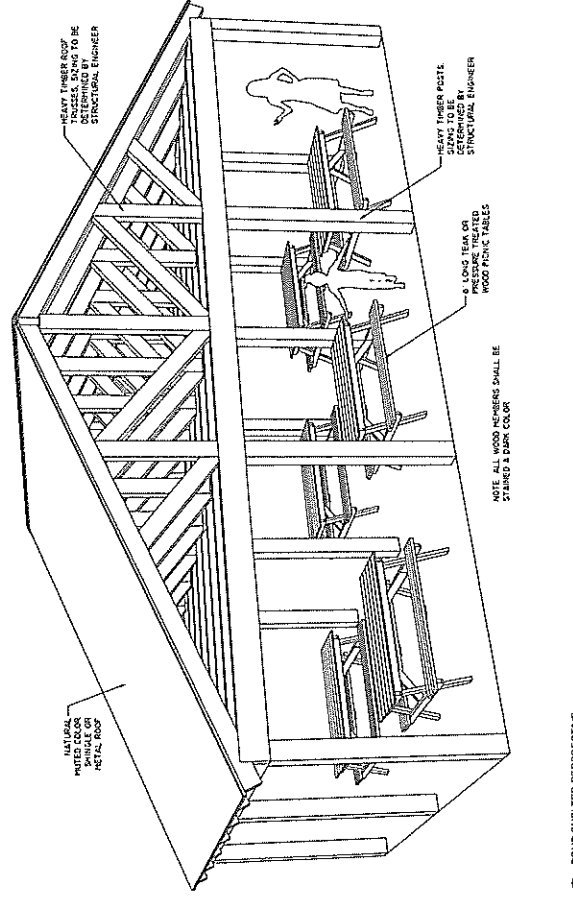
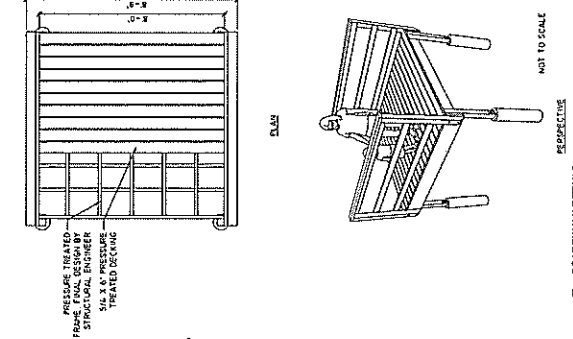
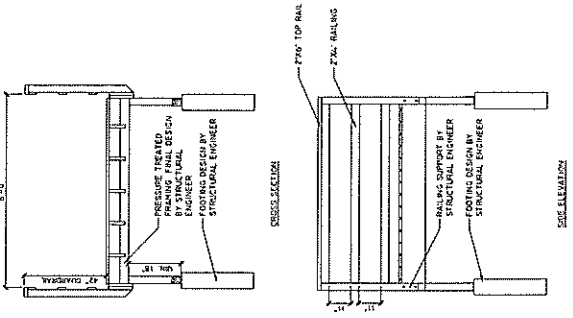


Nature Trail for All
Boardwalk and Pond



Nature Trail for All
Boardwalk and Pond

DATE	3/13
SCALE	100%
TIME	1:10
NO.	100



Audubon Naturalist Society Woodend Sanctuary

8940 Jones Mill Rd, Chevy Chase, MD 20815

MONTGOMERY COUNTY

60% Plans

PROJECT NARRATIVE
 A Clean Drinking Water Practice (SPSC) will be implemented in Clean Drinking Stream at Woodend Sanctuary to address the heavily eroded conditions in the intermittent stream. The SPSC will be 200-feet long, with pools and riffles ranging from 16 - 20 feet deep. The SPSC will be 38.0 acres, of which 3.97 is impervious.



VICINITY MAP
 SCALE 1"=1000'



SITE AERIAL
 SCALE 1"=300'

- SHEET INDEX**
1. TITLE PAGE AND VICINITY MAP
 2. EXISTING CONDITIONS 1
 3. EXISTING CONDITIONS 2
 4. PROPOSED CONDITIONS 1
 5. PROPOSED CONDITIONS 2
 6. PROPOSED CONDITIONS 3
 7. PROPOSED CONDITIONS 4
 8. CROSS SECTIONS AND DETAILS

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITY CROSSINGS BY CLOSING TRAFFIC IN ADVANCE OF THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITY CROSSINGS BY CLOSING TRAFFIC IN ADVANCE OF THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITY CROSSINGS BY CLOSING TRAFFIC IN ADVANCE OF THE START OF CONSTRUCTION.

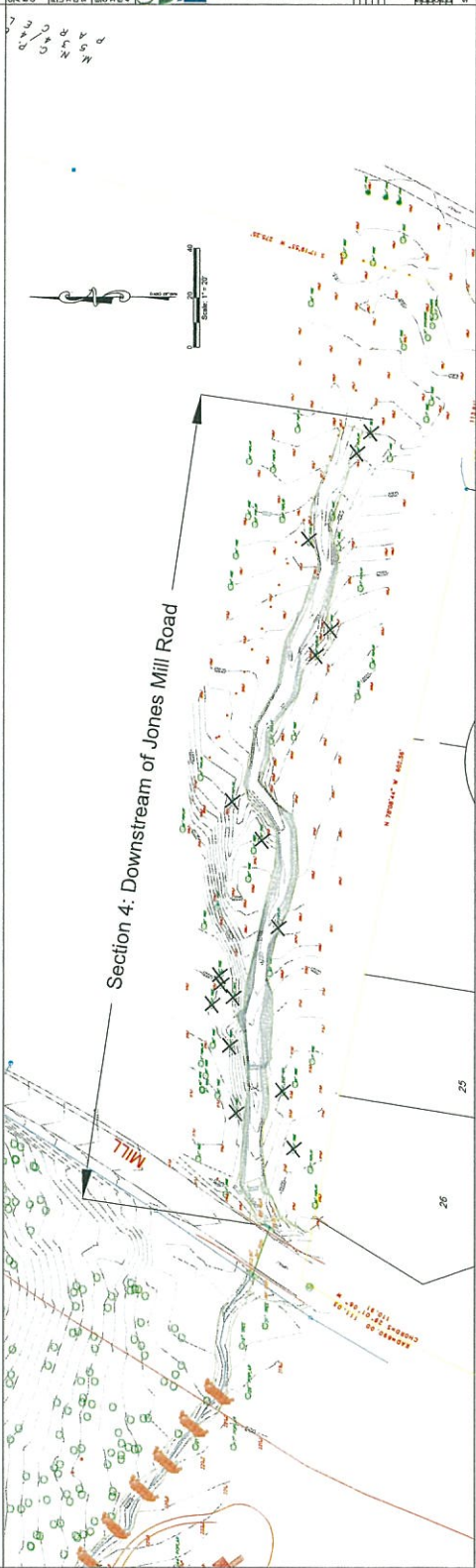


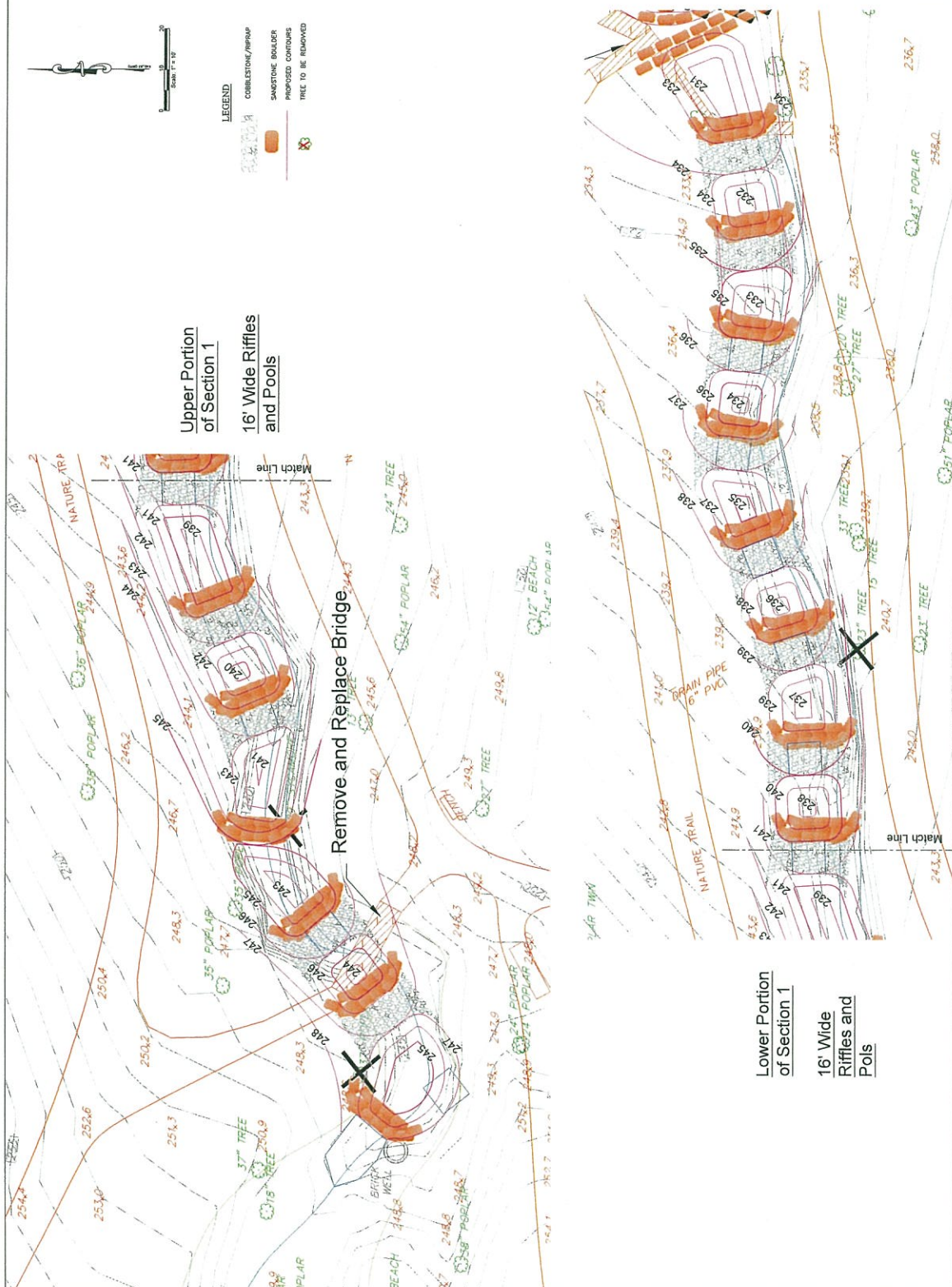
- LEGEND - EXISTING**
- 1. EXISTING ROADWAY
 - 2. EXISTING DRIVEWAY
 - 3. EXISTING SIDEWALK
 - 4. EXISTING CURB
 - 5. EXISTING FENCE
 - 6. EXISTING FENCE
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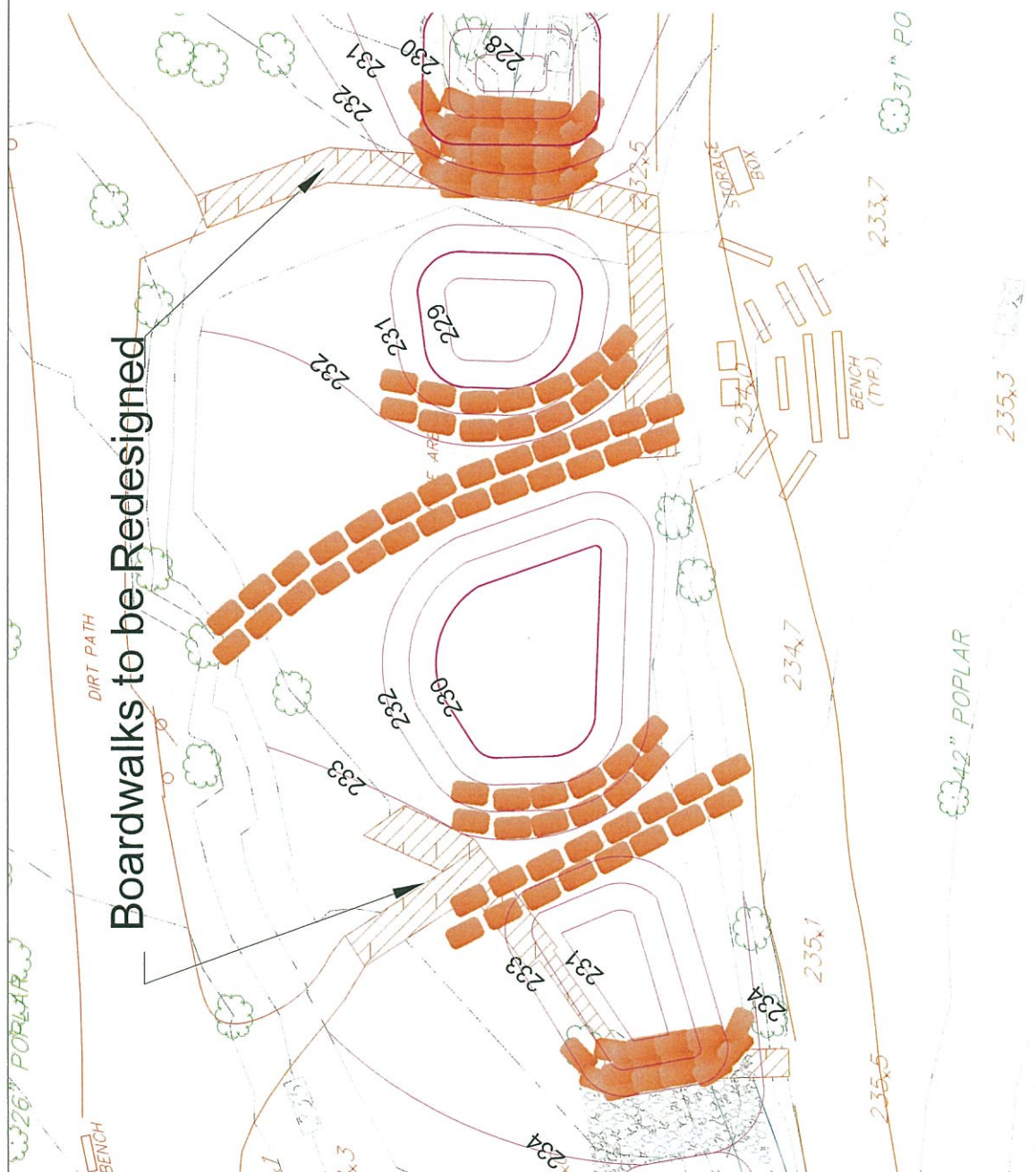
CENTER FOR WATERSHED PROTECTION

TITLE PAGE AND VICINITY MAP

SHEET NUMBER: 01 of 07







Section 2:
Existing
Impoundment

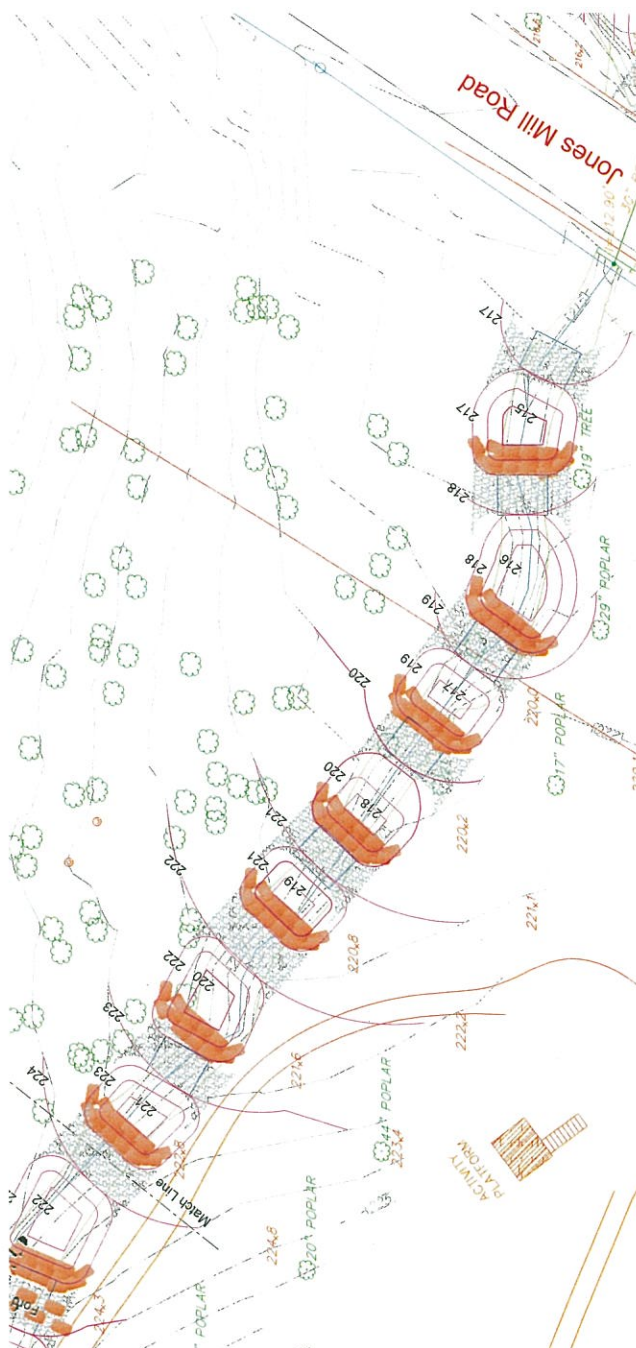
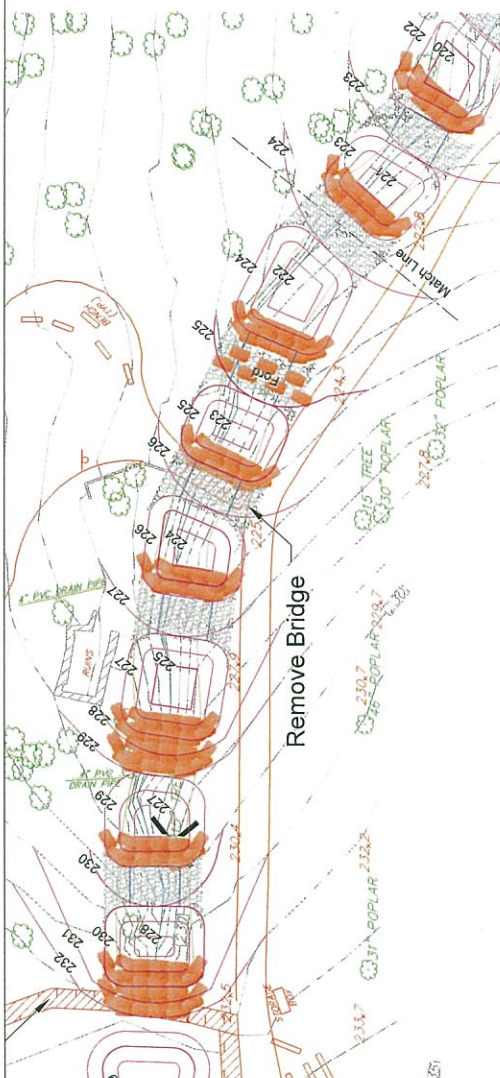
Replaced with
Expanded
Pools and
Rock
Crossings

CENTER FOR
WATERSHED
PROTECTION

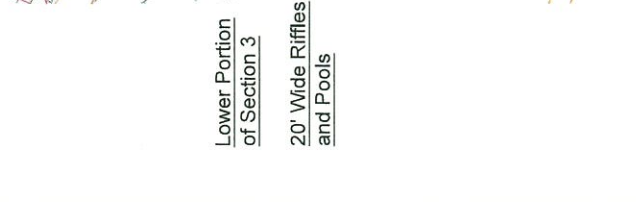
SHEET NUMBER: 04 of 07

Upper Portion
of Section 3

20' Wide Riffles and Pools



20' Wide Riffles and Pools



	COBBLESTONE/RIPRAP
	SANDSTONE BOULDER
	PROPOSED CONTOURS
	TREE TO BE REMOVED

PROJECT LOCATION:
4400 JAMES HALL
NAVY CLASS, MD 20341

MEMBER:
 Auburn Natural Society Woodland Sanctuary
 340 Jones Mill Rd
 Penny Chase, MD 20615

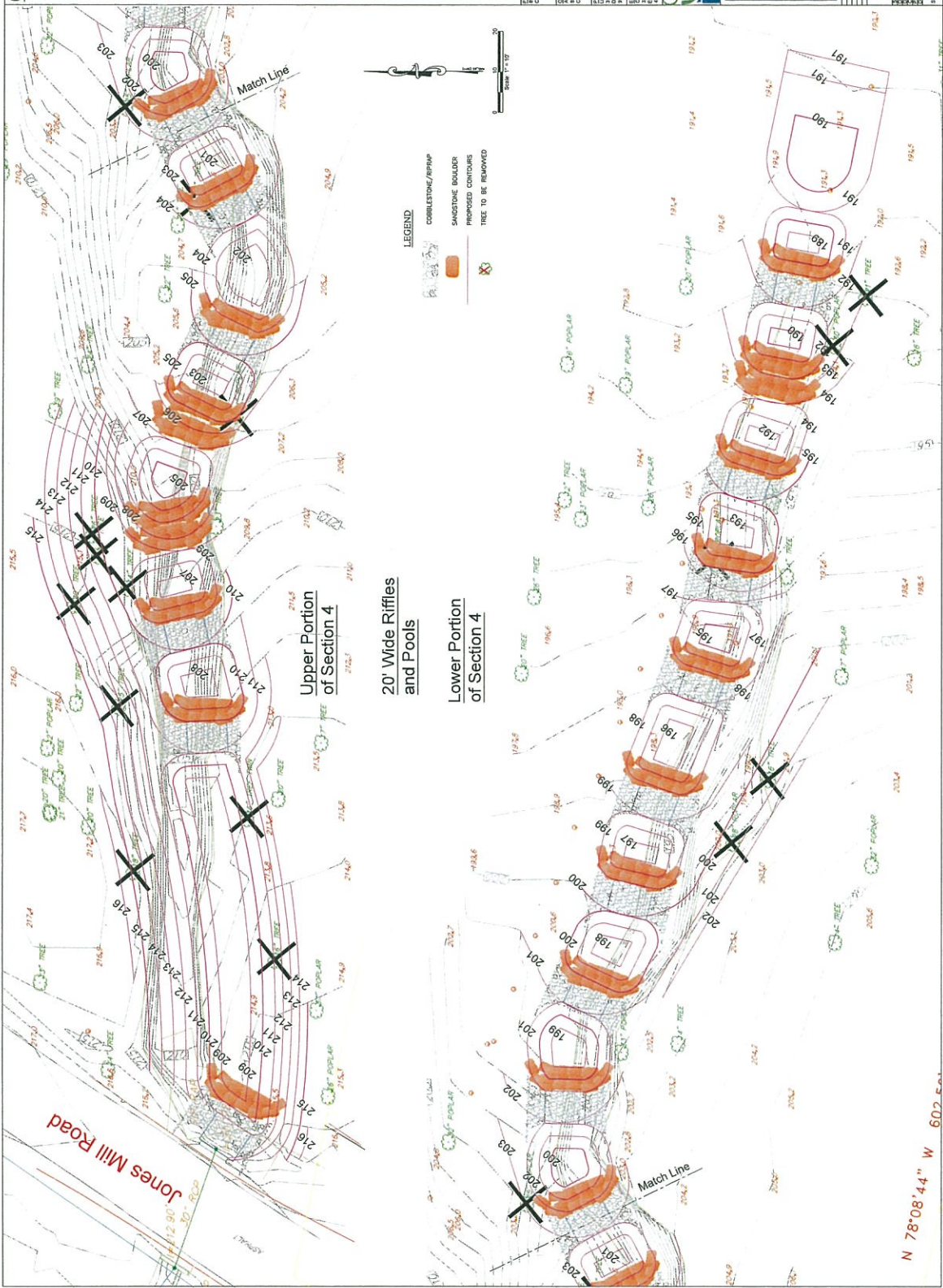
313 Environmental Design
3024 Higgs Valley Rd
Latham, NC 27807
919-685-4440

Center for Watershed Protection, Inc.
2700 North Ridge Road, Suite #250
Belt, MD 21043
410-461-8323

CENTER FOR
WATERSHED
PROTECTION

PROPOSED CONDITIONS 3

05 of 07



PROJECT LOCATION
1000 Jones Mill Rd
Baltimore, MD 21201

DATE
10/17/2015

DESIGNED BY
10/17/2015

CHECKED BY
10/17/2015

APPROVED BY
10/17/2015

PROJECT NO.
1000 Jones Mill Rd
Baltimore, MD 21201

DATE
10/17/2015

DESIGNED BY
10/17/2015

CHECKED BY
10/17/2015

APPROVED BY
10/17/2015

CENTER FOR
WATERSHED
PROTECTION

PROPOSED CONDITIONS 4

SHEET NO.

06 of 07

