
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 621 Woodruff Place

SUMMARY OF REQUEST: Tree removal

APPLICANT/OWNER: Heather Brockelbank

Details of Proposed Request

Existing Conditions

The rear yard contained three large maturing trees that were removed without HDC approval. The purpose of removal was to make improvements in the yard.

Proposal

The project is the addition of a retaining wall/bench wall, covered porch and landscaping in the rear yard including three large maturing trees along the rear property line.

Policy & Design Guidelines, page 59

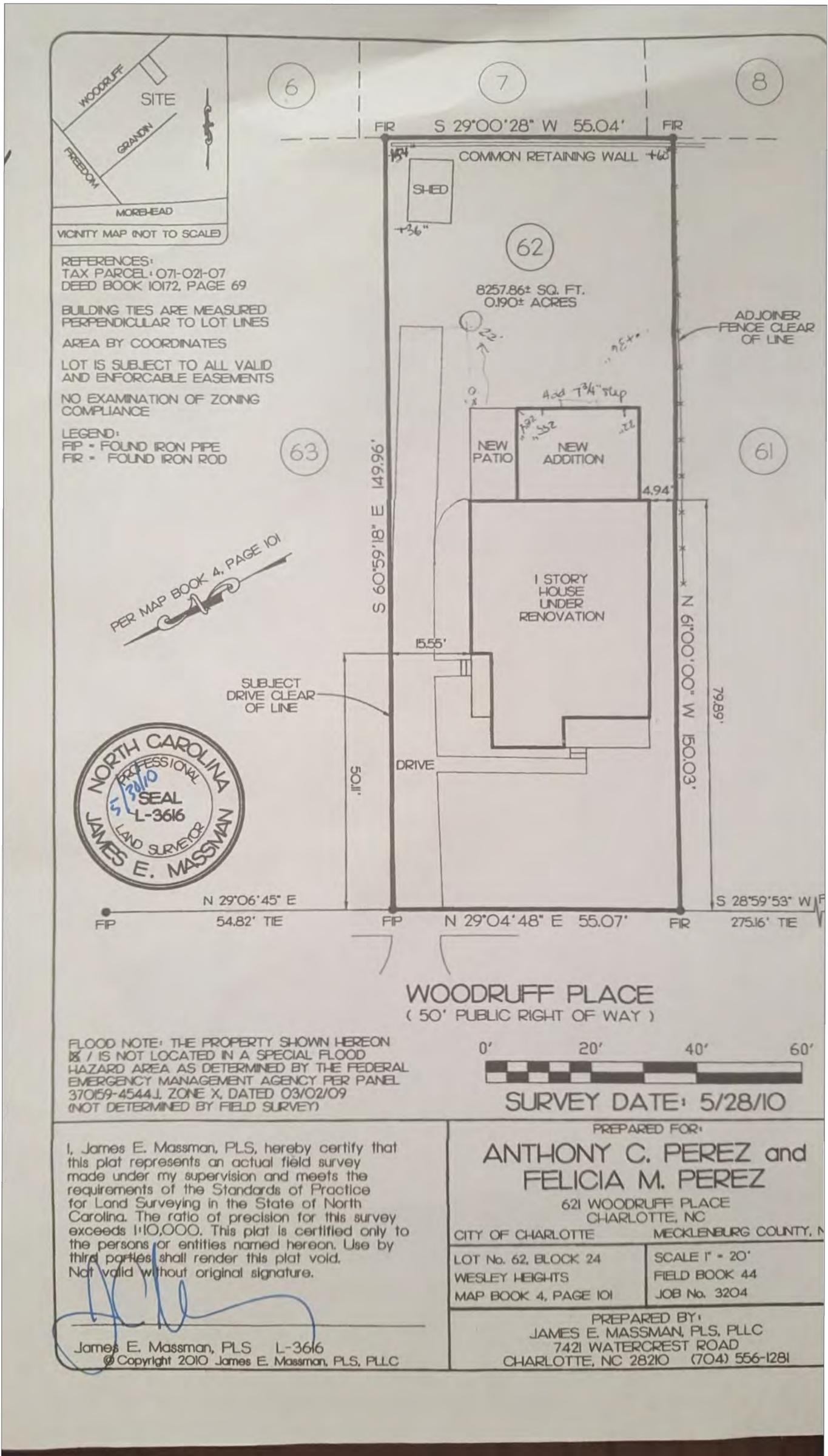
1. A Certified Arborist should be consulted in all applications regarding the removal of trees, and regarding the planting of trees when necessary. For full HDC review cases, a written recommendation from a Certified Arborist may be required.
2. The removal of dead or diseased trees will not require a Certificate of Appropriateness, provided a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified. Otherwise, the removal request will be reviewed by the full Historic District Commission.
3. Trees in rear yards that are less than six inches in diameter may be removed with administrative approval.
4. Large healthy trees in rear and side yards that make a major contribution to the neighborhood tree canopy cannot be removed without the approval of the full Historic District Commission.
5. Front yard trees less than six inches in diameter may be removed with administrative approval. The removal of larger trees will require the approval of the full Commission, unless a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified.
6. Where necessary, applicants are responsible for obtaining a tree protection plan approval from the Charlotte Engineering Department for new construction and additions, as required by the Charlotte Tree Ordinance.

Staff Analysis

The Commission shall if the proposal meets the guidelines for site features and provide recommendations for tree replacement.

Charlotte Historic District Commission - Case 2016-153
HISTORIC DISTRICT: WESLEY HEIGHTS
TREE REMOVAL





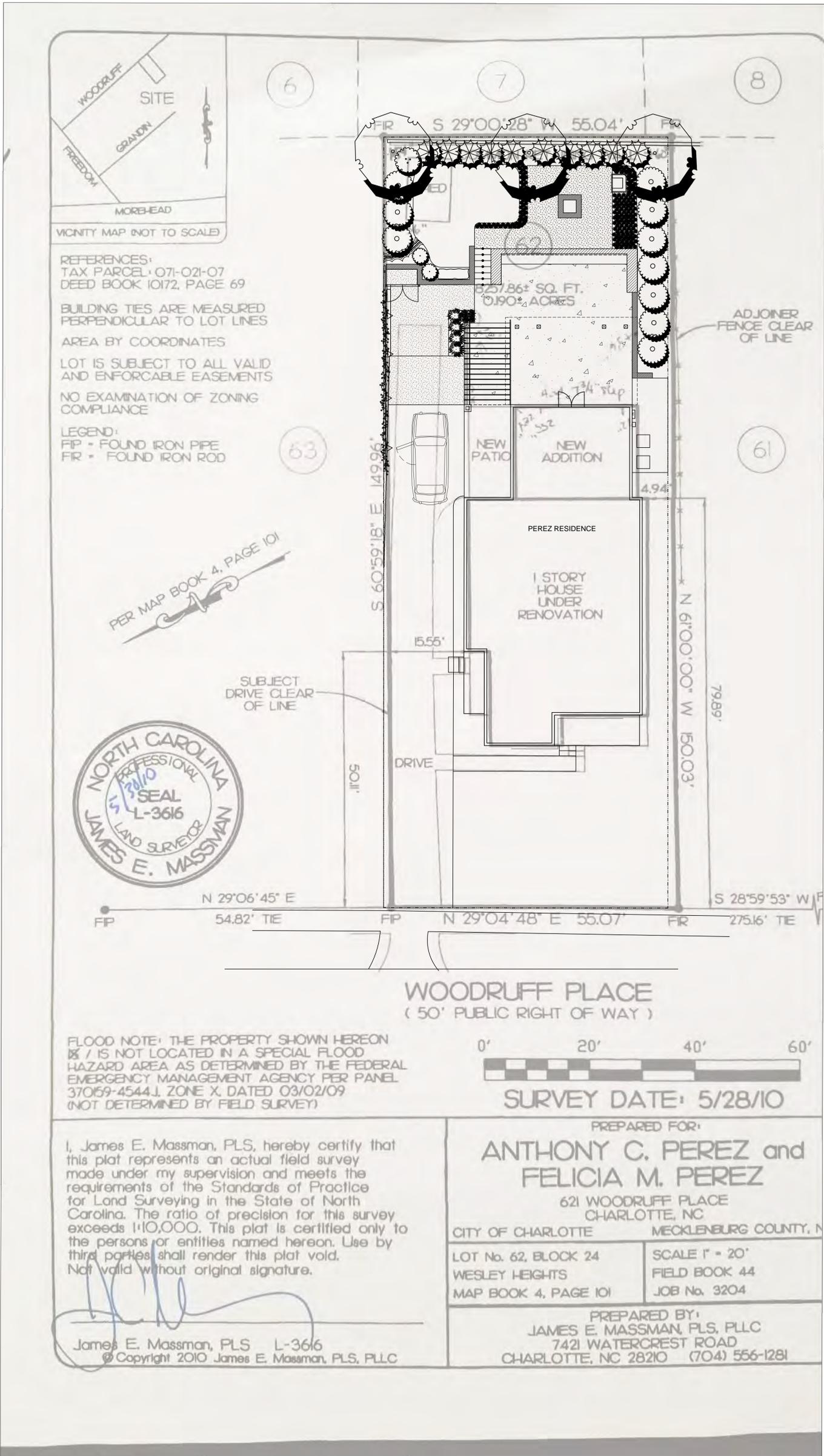
Scale	1" = 5'
Job Number	
Designer	Janet Bean
Client	Perez Residence
Date	
Completed:	4.14.16
Revised:	6.13.16
Revised:	6.22.16
Plan Type	SITE SURVEY
Page Number	1

Perez Residence	
Address 621 Woodruff Place, Charlotte, NC	

4023 Parker Drive, Charlotte, NC 28208
704.544.9880 office
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Project Notes

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<p>1023 Parker Drive, Charlotte, NC 28208 704.556.9880 office www.metrogreenscape.com</p> <p>Project Notes</p>	<p>METROGREENSCAPE everything outdoors™</p>	<p>Perez Residence</p> <p>Address 621 Woodruff Place, Charlotte, NC</p>	<p>Scale 1" = 5'</p>	<p>Job Number</p>	<p>Designer Janet Bean</p>	<p>Client Perez Residence</p>	<p>Date</p>	<p>Completed: 4.14.16 Revised: 6.13.16 Revised: 6.22.16 Revised: 7.20.16</p>	<p>Plan Type</p>	<p>SITE PLAN ON SURVEY</p>	<p>Page Number 2</p>
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SITE PHOTOS - EXISTING



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Client: **Perez Residence**
Address: **621 Woodruff Place, Charlotte, NC**

Project Notes

Designed By

Chris Parris

Scale

Job Number

Client

Perez Residence

Date

Completed:

Revision:

Revision:

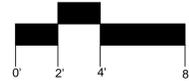
Revision:

Plan Type

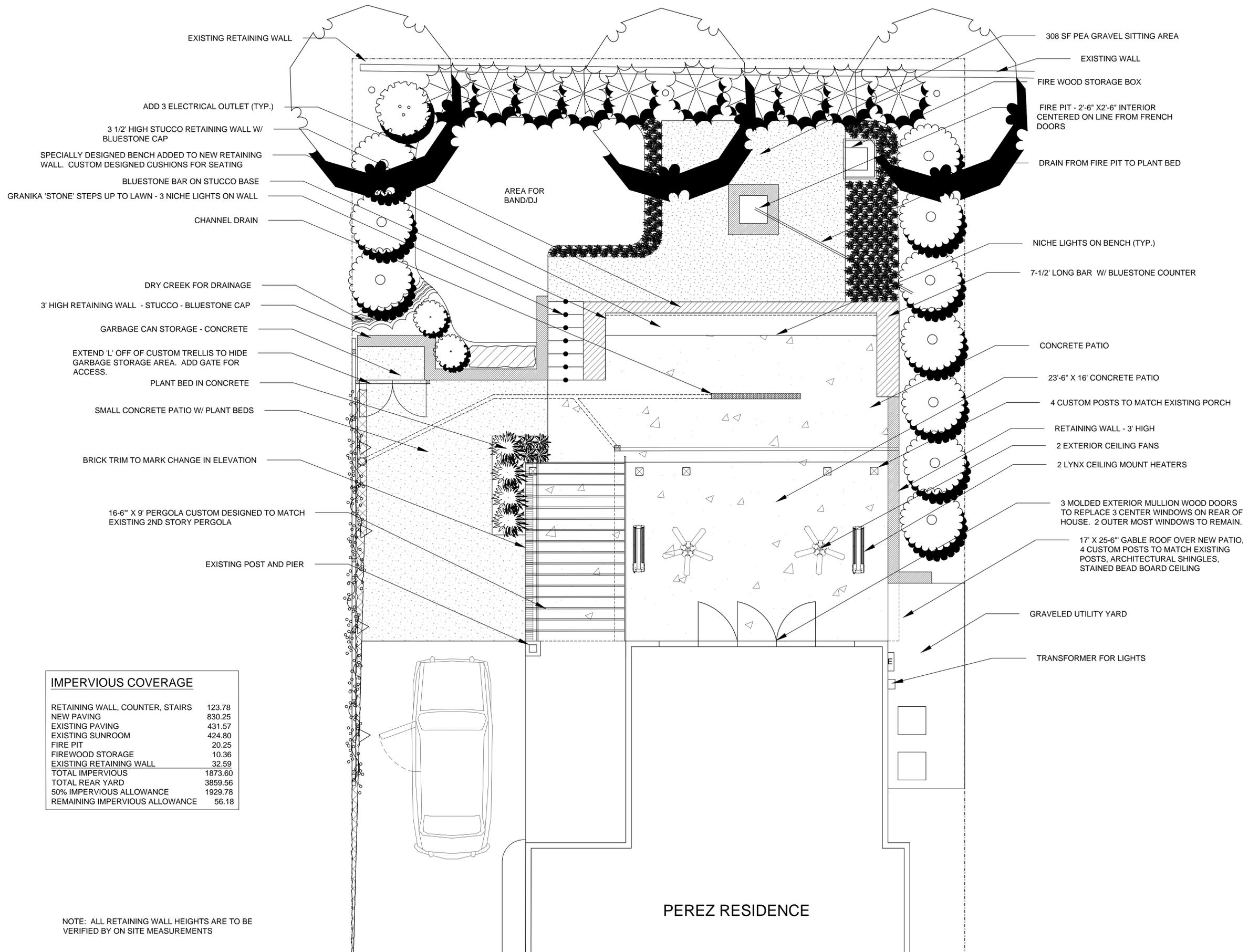
Site Photos

Page Number

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4 SCALE



IMPERVIOUS COVERAGE	
RETAINING WALL, COUNTER, STAIRS	123.78
NEW PAVING	830.25
EXISTING PAVING	431.57
EXISTING SUNROOM	424.80
FIRE PIT	20.25
FIREWOOD STORAGE	10.36
EXISTING RETAINING WALL	32.59
TOTAL IMPERVIOUS	1873.60
TOTAL REAR YARD	3859.56
50% IMPERVIOUS ALLOWANCE	1929.78
REMAINING IMPERVIOUS ALLOWANCE	56.18

NOTE: ALL RETAINING WALL HEIGHTS ARE TO BE VERIFIED BY ON SITE MEASUREMENTS



MOLDED EXTERIOR MULLION WOOD DOORS.

Perez Residence

Address
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Scale
1" = 4'

Job Number

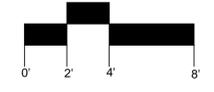
Designer
Janet Bean

Client
Perez Residence

Date
Completed: 4-14-16
Revised: 6-13-16
Revised: 6-22-16
Revised: 7-20-16
Revised:

Plan Type
Master Plan

Page Number
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4 SCALE



REMOVE DEAD TREE - SEE NOTE

EXISTING SHED - REMOVE

REMOVE TREE

SCORE AND CUT CONCRETE ACROSS EXISTING DRIVEWAY.
REMOVE AND DISPOSE OF CONCRETE AREA AS SHOWN

REMOVE TREE

NOTE:
COORDINATE WORK WITH
SCHNEIDER TREE CARE FOR
TREE REMOVAL - WE WILL BE
REMOVING THE SOIL SO THEY
HAVE ACCESS TO THE ROOT
SYSTEM.

PEREZ RESIDENCE

Perez Residence

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1" = 4'

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Designer

Janet Bean

Client

Perez
Residence

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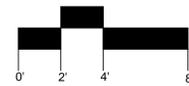
Revised:

Plan Type

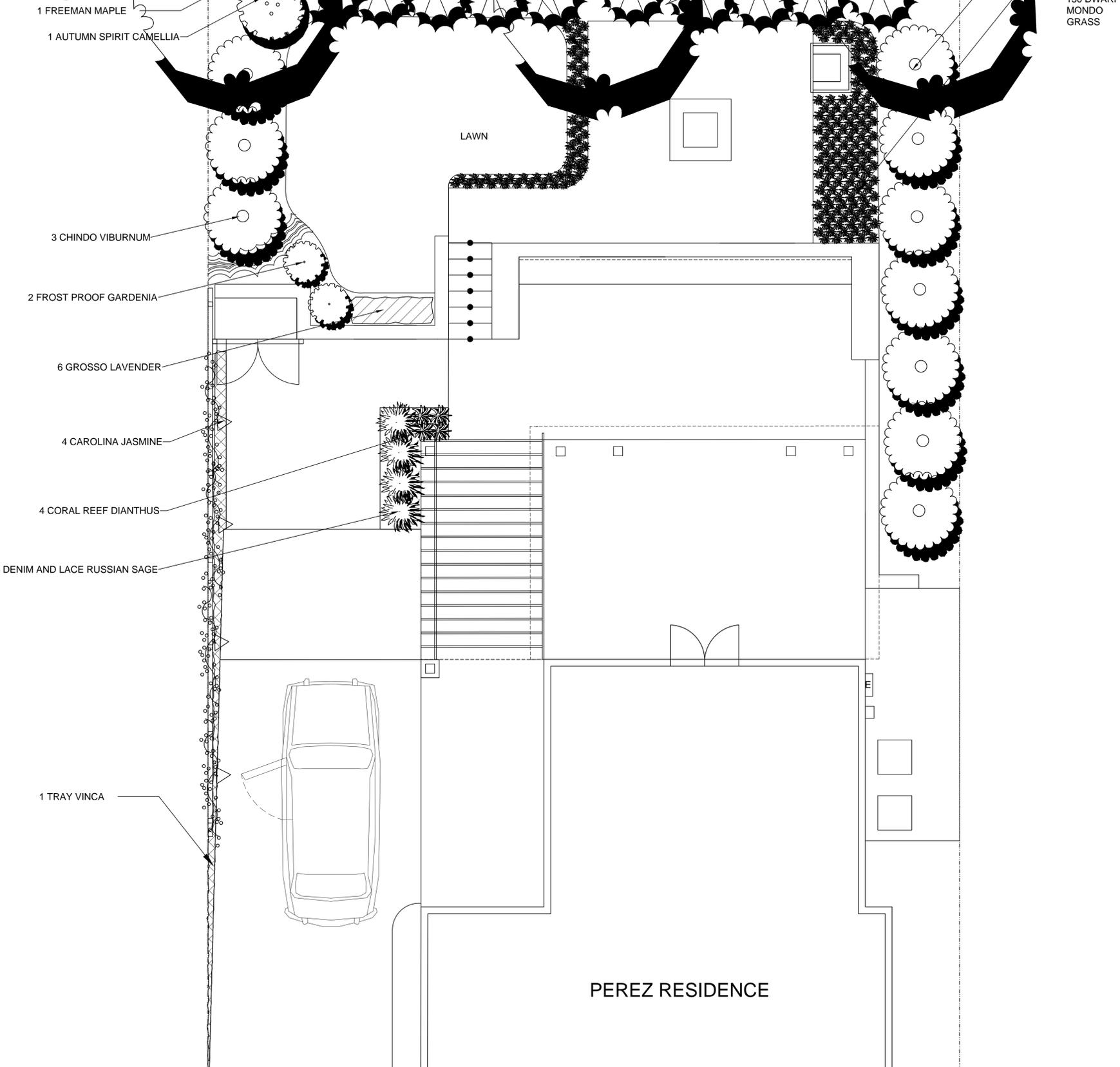
Demolition Plan

Page Number

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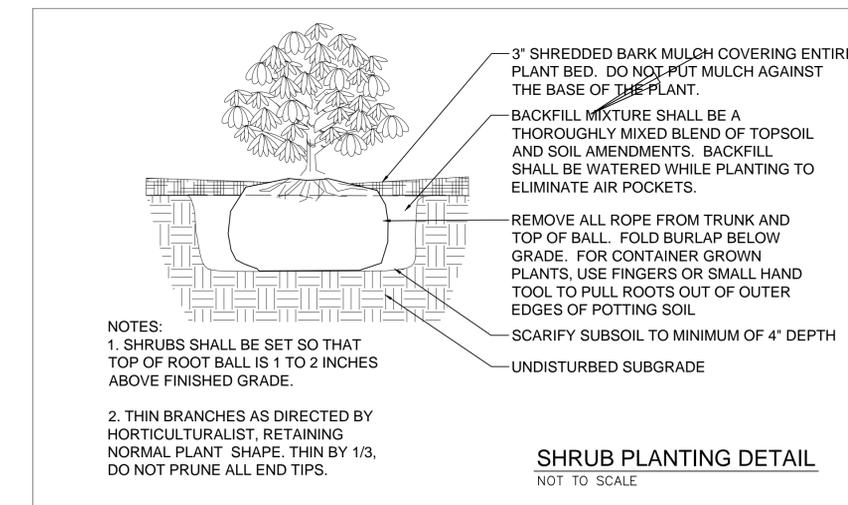
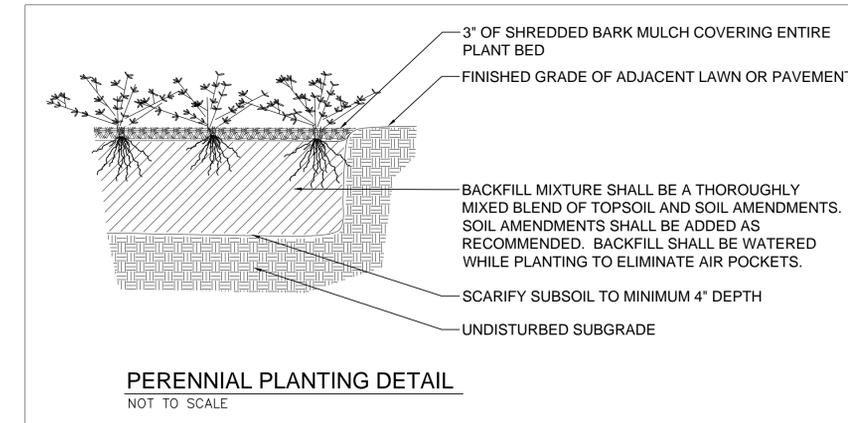


4 SCALE



PLANT SCHEDULE

Key	Qty	Latin Name	Common Name	Size
Shade Trees:				
	3	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	#15 can, 7'
Shrubs:				
1		Camellia x 'Autumn Spirit'	Autumn Spirit Camellia	#3 can
2		Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	#3 can, 10-12" h.
7		Osmanthus fragrans	Fragrant Tea Olive	#15 can 3-3 1/2' h.
10		Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	#5 can, 6 1/2-7' h.
3		Viburnum awabuki 'Chindo'	Chindo Viburnum	#15 can, 3-3 1/2' h.
Perennials and Bulbs:				
4		Dianthus 'WP07OLDRICE' PP#19,660	Coral Reef Dianthus	#1 can
6		Lavendula x intermedia 'Grosso'	Grosso Lavender	#1 can
4		Perovskia atriplicifolia 'Denim 'n Lace'	Denim 'n Lace Russian Sage	#1 can
2		Vinca minor 'Bowles'	Bowles Periwinkle	18 - tray
185		Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	
Vines:				
4		Gelsemium sempervirens	Carolina Jasmine	#3 can



- PLANTING NOTES:
- ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST REVISION.
 - ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT TOUCH STEMS OR TRUNKS OF PLANTS. MULCH ALL EVERGREEN TREES TO WITHIN 6" OF BRANCH ENDS.
 - TOPSOIL AND SEED ALL DISTURBED AREAS AS A RESULT OF ANY AND ALL CONSTRUCTION OR STORAGE OF EQUIPMENT, WHETHER AREAS ARE SHOWN AS LAWN OR NOT. AREAS NOT DIRECTLY RELATED TO DEVELOPMENT WILL BE RETAINED IN THEIR NATURAL STATE.
 - TOPSOIL FOR PLANT BEDS SHALL BE IMPROVED BY MIXING AS FOLLOWS: (3:2:1 MIXTURE)
50% APPROVED SCREENED SANDY LOAM TOPSOIL
33% COARSE CONCRETE SAND
17% SCREENED COMPOST
 - PROVIDE THIS IMPROVED TOPSOIL MIXTURE TO DEPTHS AS FOLLOWS:
6" IN GROUND COVER AREAS
12" IN SHRUB AND PERENNIAL BED AREAS
2'-6" DEPTH TO WIDTH OF TREE PIT AS SHOWN ON DETAIL
 - PROVIDE AND SPREAD APPROVED SANDY LOAM TOPSOIL TO 6" DEPTH IN LAWN AREAS. ROTOTILL IMPROVED TOPSOIL MIXTURE INTO TOP 6" FOR LAWN AREAS AND INTO TOP 18" FOR SHRUB AND PERENNIALS BED AREAS.
 - ROOTBALLS OF PLANTS SHALL BE SET 1" TO 2" ABOVE FINISHED GRADE.
 - CUT AND REMOVE BURLAP FROM TOP AND SIDES OF BALL. REMOVE ALL NYLON AND PLASTIC. REMOVE ALL NON-ROT BURLAP AND CUT OFF SIDES OF WIRE BASKETS FROM BALL IF PRESENT.
 - DO NOT STAKE PLANTS UNLESS DIRECTED TO DO SO BY FOREMAN.

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Revised:

Plan Type: Planting Plan

Page Number: L-7