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.
SITE PHOTOS - EXISTING
EXISTING WALL

Perez Residence
621 Woodruff Place, Charlotte, NC

704.504.0980 office
704.504.8547 fax
www.metrogreenscape.com

Note: All retaining wall heights are to be verified by on site measurements.

30' LF PEA GRAVEL SITTING AREA

EXISTING WALL

FIRE WOOD STORAGE BOX

FIRE PIT - 2'-6" X 2'-6" INTERIOR CENTERED ON LINE FROM FRENCH DOORS

DRAW FROM FIRE PIT TO PLANT BED

NICHES LIGHTS ON BENCH (TYP.)

7'-1/2" LONG BAR W/ BLUESTONE COUNTER

CONCRETE PATIO

22'-6" X 16' CONCRETE PATIO

4 CUSTOM POSTS TO MATCH EXISTING PORCH

REAR WALL - 3 HIGH

2 EXTERIOR CEILING FANS

2 LYNX CEILING MOUNT HEATERS

3 MOLED EXTERIOR MULLION WOOD DOORS TO REPLACE 3 CENTER WINDOWS ON REAR OF HOUSE. 2 OUTER MOST WINDOWS TO REMAIN.

17' X 25'-6" GABLE ROOF OVER NEW PATIO

4 CUSTOM POSTS TO MATCH EXISTING POSTS, ARCHITECTURAL SHINGLES

5 TANKED BEAD BOARD CEILING

GRAVELED UTILITY YARD

SMALL CONCRETE PATIO W/ PLANT BED

SPECIALLY DESIGNED BENCH ADDED TO NEW RETAINING WALL. CUSTOM DESIGNED CUSHIONS FOR SEATING

GRANIKA 'STONE' STEPS UP TO LAWN - 3 NICHE LIGHTS ON WALL

TRANSFORMER FOR LIGHTS

BLUESTONE BAR ON STUCCO BASE

IMPERVIOUS COVERAGE

RETAINING WALL, COUNTER, STAIRS  123.78
NEW PAVING  863.25
EXISTING PAVING  431.67
EXISTING SUNROOM  434.92
FIREWOOD STORAGE  10.96
EXISTING RETAINING WALL  22.39
TOTAL IMPERVIOUS  1873.60

50% IMPERVIOUS ALLOWANCE  936.80
REMAINING IMPERVIOUS ALLOWANCE  536.80

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

EXISTING SHED - REMOVE

REMOVE DEAD TREE - SEE NOTE

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

REMOVE TREE

REMOVE TREE
PEREZ RESIDENCE
LAWN

1 TRAY VINCA

1 FREEMAN MAPLE

1 AUTUMN SPIRIT C Ribes

2 FROST PROOF GARDENIA

3 CHINDO VIBURNUM

2 GROSSO LAVENDER

4 CORAL REEF DIANTHUS

1 AUTUMN SPIRIT CAMELLIA

6 GROSSO LAVENDER

4 DENIM AND LACE RUSSIAN SAGE

1 TRAY VINCA MINOR SPREAD THROUGHOUT BEDS

10 DEGROOT'S ARBORMYTAE

7 TEA OLIVES

130 DWARF MONDO GRASS

55 DWARF MONDO GRASS

1 FREEMAN MAPLE

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1 FREEMAN MAPLE

3" OF SHREDDED BARK MULCH COVERING ENTIRE PLANT BED

FAR SHOOL MULCH COVERING ENTIRE BOUNDARY GRADE. FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOL TO PULL ROOTS OUT OF OUTER EDGES OF POTTING SOIL 3" SHREDDED BARK MULCH COVERING ENTIRE PLANT BED. DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT. BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL AND SOIL AMENDMENTS. BACKFILL SHALL BE WATERED WHILE PLANTING TO ELIMINATE AIR POCKETS. SCARIFY SUBSOIL TO MINIMUM 4" DEPTH UNDISTURBED SUBGRADE

PERENNIAL PLANTING DETAIL
FINISHED GRADE OF ADJACENT LAWN OR PAVEMENT

BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL AND SOIL AMENDMENTS. BACKFILL SHALL BE WATERED WHILE PLANTING TO ELIMINATE AIR POCKETS.

SCARIFY SUBSOIL TO MINIMUM 4" DEPTH
UNDISTURBED SUBGRADE

SHRUB PLANTING DETAIL

NOTES:
1. SHRUBS SHALL BE SET SO THAT TOP OF ROOT BALL IS 1 TO 2 INCHES ABOVE FINISHED GRADE.
2. THIN BRANCHES AS DIRECTED BY HORTICULTURALIST, RETAINING NORMAL PLANT SHAPE. THIN BY 1/3, DO NOT PRUNE ALL END TIPS.
3. REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. FOLD BURLAP BELOW GRADE. FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOL TO PULL ROOTS OUT OF OUTER EDGES OF POTTING SOIL.
4. 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.
5. PROVIDE THIS IMPROVED TOPSOIL MIXTURE TO DEPTHS AS FOLLOWS:

- 6" IN GROUNDCOVER AREAS
- 12" IN SHRUB AND PERENNIAL BED AREAS
- 2'-6" DEPTH TO WIDTH OF TREE PIT AS SHOWN ON DETAIL

6. 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.

7. ROOTBALLS OF PLANTS SHALL BE SET 1" TO 2" ABOVE FINISHED GRADE.

8. CUT AND REMOVE BURLAP FROM TOP AND SIDES OF BALL. REMOVE ALL NYLON AND PLASTIC. REMOVE ALL NON-ROT BURLAP AND CUT OF SIDES OF WIRE BASKETS FROM BALL IF PRESENT.

9. DO NOT STAKE PLANTS UNLESS DIRECTED TO DO SO BY FOREMAN.