The application was denied in August for tree removal without a COA. The motion recommends a future landscape plan that includes three large maturing canopy trees, two that are similar to the previous trees and planted close to the previous location and the third tree to be of a type and location of the owner’s choice.

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.

Revised Proposal – September 14
1. The landscape plan has been revised to show two trees replanted in close proximity of the original trees and the third located to the right rear corner.

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.
Perez Residence

Address
621 Woodruff Place, Charlotte, NC
September 6, 2016

To Whom It May Concern:

The location of the trees in the backyard that have been outlined by MetroGreenscape on their blueprints are good. There should not be any effects from the existing root system from the old tree. If you have any further questions or concerns, please contact your Arborist, Chris Green.

Best Regards,

Chris Green
Schneider Tree Care
ISA Certified Arborist
SO-6502A
EXISTING WALL

PEREZ RESIDENCE

EXISTING POST AND PIER

389 SF PEA GRAVEL SITTING AREA

EXISTING RETAINING WALL

3 1/2' HIGH STUCCO RETAINING WALL W/ BLUESTONE CAP

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

BLUESTONE BAR ON STUCCO BASE

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

CHANNEL DRAIN

3' HIGH RETAINING WALL - STUCCO - BLUESTONE CAP

DRAIN FROM FIRE PIT TO PLANT BED

4 CUSTOM POSTS TO MATCH EXISTING PORCH

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

FIRE WOOD STORAGE BOX

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

308 SF PEA GRAVEL SITTING AREA

VACATION HOMES

EXISTING WALL

LAWN

DRY CREEK FOR DRAINAGE

2 HIGH RETAINING WALL - STUCCO - BLUESTONE CAP

GARAGE DOOR STORAGE - PEA GRAVEL

EXTEND 1/2 OFF OF CUSTOM TRELIS TO HIDE GARBAGE STORAGE AREA. ADD GATE FOR ACCESS.

PLANT BED

16' X 9' PERGOLA CUSTOM DESIGNED TO MATCH EXISTING 2ND STORY PERGOLA

EXISTING POST AND PIER

CONCRETE PATIO

22'-6" X 18' CONCRETE PATIO

3' HIGH RETAINING WALL - 2 HIGH

2 EXTERIOR CEILING FANS

2 LYNX CEILING MOUNT HEATERS

17 X 23'-4" ROOF OVER NEW PATIO, 4 CUSTOM POSTS TO MATCH EXISTING POIRES. ARCHITECTURAL SHINGLES.

3 MOLDED EXTERIOR MILLION WOOD DOORS TO REPLACE 3 CENTER WINDOWS ON SIDE OF HOUSE.  2 OUTER MOST WINDOWS TO REMAIN.

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

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

3 1/2' HIGH STUCCO RETAINING WALL W/ BLUESTONE CAP

GRAVELED UTILITY YARD

BRICK TIE TO MARK CHANGE IN ELEVATION

621 Woodruff Place, Charlotte, NC

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

TRANSFORMER FOR LIGHTS

16'-6" X 9' PERGOLA CUSTOM DESIGNED TO MATCH EXISTING 2ND STORY PERGOLA

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

IMPERVIOUS COVERAGE

RETAINING WALL, COUNTER, STAIRS 123.70

NEW PAVING/COVERED PATIO 895.95

EXISTING PAVING 254.44

EXISTING LIVING AREA 364.72

EXISTING FIREWOOD STORAGE 13.80

EXISTING RETAINING WALL 23.79

HVAC PADS 24.50

TOTAL IMPERVIOUS 1924.25

TOTAL REAR YARD 3859.56

50% IMPERVIOUS ALLOWANCE 1929.78

REMAINING IMPERVIOUS ALLOWANCE 5.53

$100.00 PER 200 SF IMPERVIOUS COVERED PATIO

704.504.0980 office

704.504.8547 fax

www.metrogreenscape.com

IMPERVIOUS COVERED PATIO:  22'-6" X 18' CONCRETE PATIO

IMPERVIOUS COVERED PATIO:  16'-6" X 9' PERGOLA

IMPERVIOUS COVERED PATIO:  3 MOLDED EXTERIOR MILLION WOOD DOORS

IMPERVIOUS COVERED PATIO:  2 LYNX CEILING MOUNT HEATERS

IMPERVIOUS COVERED PATIO:  22'-6" X 18' CONCRETE PATIO
COLUMNS TO MATCH EXISTING MATERIALS ON EXISTING 2ND STORY PERGOLA AND PORCH COLUMNS. 8" PRESSURE TREATED POST CLAD IN 1" SPRUCE, SIMPLE BASE AND CAP FROM 1" SPRUCE, PAINTED WHITE.

17' X 25'-6" ROOF OVER NEW PATIO. 4 CUSTOM POSTS TO MATCH EXISTING MATERIAL, ARCHITECTURAL SHINGLES, STAINED BEAD BOARD CEILING, 10" PASCLE WITH 8' BEAM, PAINTED WHITE.

2 EXTERIOR CEILING FANS

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

COLUMNS TO MATCH EXISTING MATERIALS ON EXISTING 2ND STORY PERGOLA AND PORCH COLUMNS. 8" PRESSURE TREATED POST CLAD IN 1" SPRUCE, SIMPLE BASE AND CAP FROM 1" SPRUCE, PAINTED WHITE.

EXISTING BRICK COLUNM ON PORCH

16'-6" LONG X 9' WIDE PERGOLA OF SPRUCE, PAINTED WHITE.

22'-6" X 18' POURED IN PLACE CONCRETE PATIO TO MATCH MATERIALS OF EXISTING PORCH

16'-6" LONG X 9' WIDE PERGOLA OF SPRUCE, PAINTED WHITE.

STYLE TO MATCH EXISTING PERGOLA MATERIALS ON 2ND STORY PORCH.

JOISTS OF 2" X 8" SPRUCE LUMBER, PAINTED WHITE

BEAMS OF (2) 2" X 8" SPRUCE LUMBER BOLTED TOGETHER AND PAINTED WHITE.

COLUMNS OF PRESSURE TREATED 8" X 8" LUMBER, CLAD IN 1" X 10" SPRUCE LUMBER, PAINTED WHITE. CAPS AND BASES OF ADDITIONAL 1" X 10" SPRUCE BOARDS, PAINTED WHITE. TO MATCH EXISTING MATERIALS ON PORCH COLUMNS - SEE DETAIL 11 ON PAGE L-15

BRICK EDGING ALONG SOLID POUR CONCRETE SLAB PROVIDES VISUAL MARKER FOR CHANGE IN ELEVATION (6" STEP DOWN).
LARGE FREESTANDING WOOD TRELIS
CAROLINA JASMINE VINE ON TRELIS
WOOD LATTICE GATES FOR GARBAGE CAN STORAGE AREA
GRANIK STEPS

STUCCO RETAINING WALL WITH STONE CAP
WARM GREY STUCCO COLOR
BLUESTONE FOR RETAINING WALL, BENCH, BAR, FIRE PIT AND FIREWOOD STORAGE
STUCCO FIRE PIT

PEA GRAVEL
PERGOLA TO MATCH EXISTING PERGOLA ON 2ND STORY
CONCRETE PATIO WITH BRICK EDGE
MOLDED EXTERIOR Mullion WOOD DOORS
NOTE:
COORDINATE WORK WITH SCHNEIDER TREE CARE FOR TREE REMOVAL - WE WILL BE REMOVING THE SOIL SO THEY HAVE ACCESS TO THE ROOT SYSTEM.

- REMOVE DEAD TREE - SEE NOTE
- REMOVE TULIP POPLAR TREE
- REMOVE DOGWOOD TREE
- SCORE AND CUT CONCRETE ACROSS EXISTING DRIVEWAY. REMOVE AND DISPOSE OF 239 SF CONCRETE AREA AS SHOWN
- EXISTING SHED - REMOVE

NOTE:
COORDINATE WORK WITH SCHNEIDER TREE CARE FOR TREE REMOVAL - WE WILL BE REMOVING THE SOIL SO THEY HAVE ACCESS TO THE ROOT SYSTEM.
16' OF 3' GALVANIZED DRAIN PIPE FROM FIRE PIT. DAYLIGHT IN SHRUB BED.

2' OF 6" CORRUGATED DRAIN PIPE. DAYLIGHT IN PLANT BED WITH POP-UP.

5'4" OF 4" CORRUGATED DRAIN PIPE AND 1 REDUCING WYE CONNECTOR

25'-6" OF GUTTER DOWNSPOUT. 5'-9" OF 4" CORRUGATED DRAIN TILE AND 1 REDUCING WYE CONNECTOR

15' LENGTH OF 4" CHANNEL DRAIN W/GRATE

8'-0" LENGTH OF 4" CHANNEL DRAIN W/GRATE
3 NICHE LIGHTS ON RETAINING WALL

5 NICHE LIGHTS ON BENCH WALL

CONDUIT FOR UTILITIES (TYP.)

EXISTING OUTDOOR OUTLET

NEW OUTDOOR OUTLET

NICHE/STEP LIGHT

PATH LIGHT

CAN LIGHT/BULLETS

LIGHTING KEY

PATH LIGHT

ELECTRIC BOX

LYNX SUSPENDED PATIO HEATER (2)

ELECTRIC CEILING FAN (2) BRAND AND MODEL TO BE SELECTED BY CLIENT

5 PATH LIGHT AROUND UPPER PATIO

OUTDOOR ELECTRIC OUTLET

3 PATH LIGHTS

2 CAN LIGHTS

2 PATH LIGHTS

2 NICHE LIGHTS

OUTDOOR ELECTRIC OUTLET

1 PATH LIGHTS

8 BULLETS

3 OUTDOOR ELECTRIC OUTLETS

3 NICHE LIGHTS ON RETAINING WALL

OUTDOOR ELECTRIC OUTLET

OUTDOOR ELECTRIC OUTLET

PLACE TRANSFORMER

HVAC

HVAC

1" = 4'

1 2 4 8'

SCALE
PEREZ RESIDENCE

LAWN

1 TRAY VINCIA MINOR SPREAD THROUGHOUT BEDS
1 FREEMAN MAPLE
20 HOT MANGOS
10 DEGROOT'S ARBORVITAE
7 TEA OLIVES
1 KIMMIZAN CHERRY
130 DWARF MONDO GRASS
1 TRAY VINCIA MINOR SPREAD THROUGHOUT BEDS
1 FREEMAN MAPLE
20 HOT MANGOS
10 DEGROOT'S ARBORVITAE
7 TEA OLIVES
1 KIMMIZAN CHERRY
130 DWARF MONDO GRASS

1 NUTTALL OAK
1 FREEMAN MAPLE
10 DEGROOT'S ARBORVITAE
7 TEA OLIVES
1 KIMMIZAN CHERRY
130 DWARF MONDO GRASS
1 NUTTALL OAK
1 FREEMAN MAPLE
10 DEGROOT'S ARBORVITAE
7 TEA OLIVES
1 KIMMIZAN CHERRY
130 DWARF MONDO GRASS

55 DWARF MONDO GRASS
55 DWARF MONDO GRASS

3 CHINOS VIBURNUM
3 CHINOS VIBURNUM

5 OTTO LUYKEN CHERRY LAUREL
1 KWANZAN CHERRY
5 OTTO LUYKEN CHERRY LAUREL
1 KWANZAN CHERRY

1 TULIP POPLAR TREE
1 TULIP POPLAR TREE

5 CAROLINA JASMINE
6 GROSSO LAVENDER
2 FROST PROOF GARDENIA
3 CHINDO VIBURNUM
1 AUTUMN SPIRIT CAMELLIA
2 FROST PROOF GARDENIA
3 CHINDO VIBURNUM
1 AUTUMN SPIRIT CAMELLIA

PERENNIAL PLANTING DETAIL

3" OF SHREDDED BARK MULCH COVERING ENTIRE PLANT BED
FINISHED GRADE OF ADJACENT LAWN OR PAVEMENT
BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL AND SOIL AMENDMENTS. SOIL AMENDMENTS SHALL BE ADDED AS RECOMMENDED. BACKFILL SHALL BE WATERED WHILE PLANTING TO ELIMINATE AIR POCKETS.
SCARIFY SUBSOIL TO MINIMUM 4" DEPTH
UNDISTURBED SUBGRADE

SHRUB PLANTING DETAIL

2" OF SHREDDED BARK MULCH COVERING ENTIRE PLANT BED
DO NOT PLACE MULCH AGAINST THE BASE OF SHRUBS.
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

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>Plant</th>
<th>Common Name</th>
<th>Size</th>
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</thead>
<tbody>
<tr>
<td>Vincas</td>
<td>Carolina Leucaena</td>
<td>100</td>
</tr>
<tr>
<td>Tea Olives</td>
<td>Tea Leucaena</td>
<td>100</td>
</tr>
<tr>
<td>Maples</td>
<td>Freeman</td>
<td>100</td>
</tr>
<tr>
<td>Arborvitaes</td>
<td>Degroot's</td>
<td>100</td>
</tr>
<tr>
<td>Shrubs</td>
<td>DeGroot's Arborvitae</td>
<td>100</td>
</tr>
<tr>
<td>Carnations</td>
<td>Autumus Spirit</td>
<td>100</td>
</tr>
<tr>
<td>Carnations</td>
<td>Spiritus</td>
<td>100</td>
</tr>
<tr>
<td>Shrub/Arborvitae</td>
<td>Spiritus Arborvitae</td>
<td>100</td>
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<td>Spiritus Arborvitae</td>
<td>100</td>
</tr>
</tbody>
</table>

NOTES:
1. SHRUBS SHALL BE PLANTED 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 TORQUE 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. 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
6. 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
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.

PLANTING NOTES:
1. ALL MATERIALS AND DEVICES SHOWN WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST REVISION.
2. A LAYBACK AND OUTSIDE MITER BEW TECHNIQUE IS RECOMMENDED FOR LAWN AREAS AND PLANTS TO BE PLANTED IN LAWN AREAS.Send any comments or questions via email to info@metrogreenscape.com or call your designer at 704-504-0980.
3. 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.
4. TOPSOIL FOR PLANT BEDS SHALL BE IMPROVED BY MIXING AS FOLLOWS:
   - 50% APPROVED SCREENED SANDY LOAM TOPSOIL
   - 33% COARSE CONCRETE SAND
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   - 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.
NOTES:
1) TOTAL LENGTH FROM END OF BEAM TO END OF BEAM - 40'-1/2"
2) TOTAL HEIGHT OF POSTS 7'
3) POST CAPS EITHER OF PAINTED WOOD OR GOOD QUALITY MAN MADE MATERIAL - WHITE TO MATCH PAINTED ELEMENTS

CUSTOM TRELLIS
SCALE: 1" = 1'

TRELLIS FOOTER
SCALE: 1" = 1'

TRELLIS BEAM
SCALE: 1" = 1'

CAN STORAGE GATE
SCALE: 1" = 1'

GRAVEL SIDE YARD
SCALE: 1" = 1'
GALVANIZED STEEL, RAISED 8X8 POST BASE
ATTACH TO POST WITH CARRIAGE BOLTS
4" OF 4500 PSI CONCRETE W/ WIRE MESH EMBEDDED IN LOWER 1/3. EXPANSION JOINT EVERY 20', SCORE EVERY 10'
3500 PSI AIR ENTRAINED CONCRETE FOOTING #4 REBAR
8X8 PRESSURE TREATED POST AND 1-BY LUMBER TRIM - PAINTED WHITE
HEIGHT VARIES SEE PLAN

PERGOLA AND ROOF POSTS WITH CUSTOM TRIM

PERGOLA BEAM AND POST ENDS
SCALE: 1 1/2" = 1'

CONCRETE PATIO
SCALE: 3/4" = 1'

PATIO CHANNEL DRAIN
SCALE: 1 1/2" = 1'

PERGOLA CONCRETE PATIO W/ BRICK TRIM
SCALE: 1 1/2" = 1'

PEA GRAVEL SITTING AREA
SCALE: 1" = 1'

DRY CREEK
NOT TO SCALE

GRASS SWALE
NOT TO SCALE

FIREWOOD STORAGE
SCALE: 1" = 1'