



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-179

DATE: January 26, 2017

ADDRESS OF PROPERTY: 1608 Merriman Avenue

TAX PARCEL NUMBER: 11910304

HISTORIC DISTRICT: Wilmore

OWNER(S): Michael Feehley

DETAILS OF APPROVED PROJECT: The project is the construction of a new single family house. The front setback is approximately 32' from right of way and the height is approximately 26'-10" measured from grade. Exterior materials are wood siding and brick foundation. Front dormers may have wood shingles or 'Hardie Artisan' siding. Windows are wood with simulated true divided lights (STDL). The permanent driveway will be extended to the rear of the house. Porch deck will be masonry or wood T&G installed perpendicular to the front wall. The mature tree on the left will remain, the tree protection plan is attached with this COA.

The project was approved by the Historic District Commission December 14, 2016.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Staff

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



BARTLETT TREE EXPERTS

P. O. BOX 7732, CHARLOTTE NC 28241-7732 (704) 588-3713 FAX (704) 588-4824

October 1, 2016

Justin Nifong
1608 Merriman Ave
Charlotte NC 28203

Dear Justin,

This document discusses a tree protection plan for the pecan tree on the left side of your lot. Phases of tree protection occur prior to construction in the grading and clearing stages, during construction, and the post construction and landscape phases as noted below.

Several topics specifically were discussed for the 14" pecan tree. The following items are critical to a successful project and to maintain the best health of the indicated trees:

- The importance of a tree protection area to be immediately set up based on diameter of trees as noted below. These areas shall not be interfered with during all phases of the project.
 - Tree protection areas shall be identified with fencing
 - Tree protection areas shall be filled with mulch to protect root zones layer and retain moisture around the trees.
- The trees shall be fertilized 2x during the project at 1 year intervals. This includes deep root fertilization with Boost prior to construction and 1 year after.

Below are guidelines for successful tree protection during all phases of your project:

Pre-Construction Activities

Building Site Preparation

Define areas for roads, structures and utilities as well as tree preservation areas.

Locate

specific sites for storage of building supplies and fill soil, worker and equipment parking areas and washout areas for concrete trucks. These areas should not interfere with tree preservation areas.

Worker Education

THE F. A. BARTLETT TREE EXPERT COMPANY
SCIENTIFIC TREE CARE SINCE 1907

Corporate Office: P.O. Box 3067, Stamford Connecticut 06905-0067 • (203) 323-1131 Fax (203) 323 1129

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Pre-construction meetings should be held to advise construction crews of tree preservation areas and procedures to avoid damage to remaining vegetation. A system of

finest should be developed and imposed on workers, including subcontractors, who damage plants through negligence.

Pre-Construction Site Preparation (Site Clearing)

Trees that will not be preserved should be removed from the site in a manner to avoid injury to remaining trees. Trees should be felled away from remaining vegetation. Heavy equipment should not encroach on the root systems of high value plants. If necessary, trees should be removed manually with chain saws, and stumps should be ground out instead of using heavy equipment.

Delineating Protection Areas

Tree protection areas should be delineated with fencing to prevent encroachment of equipment. Whenever possible, the tree protection zone should be extended to the dripline of open-grown trees. The **minimum** distance from the trunk of the tree protection zone should never be less than 6" for every inch of trunk diameter (ideally 12" for each inch of trunk diameter). For old trees, declining trees and those sensitive to construction, a larger tree protection zone is required. Fences should be erected at a **minimum** distance from the tree of six inches for every inch of trunk diameter. Signs should be placed visible from all directions, along the fence to inform workers of the purpose of the boundary. Mulch should be applied to a depth of 3-4" in protection areas to help reduce moisture stress.

Preservation Activities During Construction

Excavations

Where excavations are performed in the root zone of plants, roots should be cut cleanly using a vibratory plow, root cutter, trencher or rock cutter. Backhoes can rip roots at considerable distances from the point of excavation and should not be used.

Monitoring

An arborist should inspect the project site at bi-monthly intervals or more often on large projects. The arborist should inspect fences, cuts and fills, as well as the



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General health and condition of the trees. Violations and tree problems should be reported to the project coordinator in writing.

Tree Maintenance During Construction

Trees with root injuries should be irrigated during droughts, especially in summer. Root damaged trees should receive a minimum of one inch of water per week from the combination of rainfall and irrigation. This is equivalent to 750 gallons of water per 1000 square feet within the root zone (preservation area) of the plant. Deadwood branches,

storm damaged limbs and low limbs that interfere with construction, should be pruned properly on an as-needed basis. Trees also should be monitored for presence of damaging pests. Attention should be given to insect borers, including bark beetles, defoliating pests and canker diseases. Appropriate control procedures should be implemented on an as-needed basis. Treatments such as fertilization and maintenance pruning generally should be deferred until construction is complete, while treatments such as bark-tracing wounds may need more immediate attention.

Grade Changes

Grade changes should be avoided around trees whenever possible. Site development should utilize existing contours in order to preserve feature trees.

Post Construction Tree Maintenance

Trees damaged by construction generally require a high level of maintenance due to stress caused by root loss. Demands for water and mineral nutrients (fertilizer) are critical due to root loss. Pruning requirements on construction-damaged plants are high due to a greater likelihood of branch dieback. Stressed trees are more sensitive to certain pest problems particularly borers, bark beetles and canker disease fungi.

Tree Structure Evaluation

A thorough inspection and evaluation of tree structure should be performed before any maintenance is conducted. Careful inspection of the root zone and root flares should be undertaken to assess hazardous conditions. Branch structure, wood decay and other defects also must be evaluated.



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Final Grading CHARLOTTE NC 28241-7732 (704) 588-3713 FAX (704) 588-4824

Final site grading should provide drainage systems that divert ground water from tree preservation areas. Grading should be avoided in preservation areas. Whenever possible, maintain trees under a layer of mulch in natural areas rather than grading and establishing turf or other ground cover. Trees that were once part of a natural forested area have many fine roots in the duff layer. Removal or addition of just a few inches of soil for turf establishment can cause significant root mortality, which can result in tree decline and death.

Root Collar Excavation

During construction, soil is frequently placed against root collars of trees due to grade changes. Ensure that root flares are visible on all trees during the initial inspection.

Mulching

Any organic mulch, such as wood chips, shredded bark, bark nuggets, pine straw or leaves, is suitable around trees. The benefits of mulch on plant growth include conserving soil moisture, supplying nutrients and organic matter, eliminating competition from weeds and ground cover plants and preventing erosion. Mulches should be applied to a depth of two to four inches. Excessive mulch can encourage shallow rooting which can be detrimental during droughts. Avoid annually top dressing mulched areas where the mulch exceeds depths of four inches. Avoid placing mulches against the root collar.

Irrigation

Irrigation to supplement low rainfall is a critical factor in preserving trees that have sustained root injury. Approximately one inch of rainfall or irrigation per week during the growing season is advisable for on stressed trees. This is equivalent to 750 gallons of water per 1000 square feet of ground area inside the dripline. The recommended quantity of water can be applied gradually using a drip system or applied in one or two applications per week.

Fertilization

Due to root loss during construction, nutrient absorption is reduced. Maintaining a high soil fertility level is essential in preventing nutrient deficiencies. Adjusting soil pH for the specific species is essential in ensuring nutrient availability. Slow release



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Fertilizers, in which the nitrogen source is formulated to be released gradually to the plant, are most efficient for application. Fertilization and soil amendment applications should be based on soil chemistry analysis. Frequent light applications (annual treatments) may be necessary during the first three to five years following construction. The interval and frequency depends on soil conditions, plant species and plant health. Where nitrogen is the only element required and trees are growing in natural areas, surface applications of fertilizers are effective. In turf areas, compacted soils or on slopes, subsurface application of the fertilizer should be used to prevent runoff or turf injury. Phosphorus and potassium are very immobile in the soil and must be installed subsurface in the root zone if these nutrients are to be immediately available. Subsurface applications can be efficiently performed by injecting suspension or solution fertilizers into the soil using conventional tree equipment. Soil analysis must be used to determine micronutrient requirements, pH modifications and organic matter additions.

Soil Compaction

On new construction sites soils subjected to pedestrian and vehicular traffic on new construction sites are prone to compaction. Compacted soils restrict root development due to physical impedance of the soil. Compacted soils have less air space and reduced

water holding capacity. This further reduces root development. Within the root zone of existing trees, treatments for compacted soil may involve mulching, fertilization or soil replacement / de-compaction techniques.

Pruning

Following construction, trees should be pruned of dead, dying, interfering and objectionable branches to improve health and vigor. If crowns of trees are exceptionally dense, thinning of branches should be performed to compensate for root damage. Thinning, if necessary, should be performed in such a manner to maintain branch distribution throughout the canopy. Approximately 50% of the foliage should be maintained on the lower two-thirds of the crown or leader. Crown reduction or "cutting back" trees should be avoided except where severe root damage has occurred or where major structural deficiencies exist.

Final Landscaping

Installation of lighting and irrigation systems, and soil preparation for turf and landscaping can cause significant root damage to trees if not carefully planned.



BARTLETT TREE EXPERTS

Ideally all these activities should be restricted from the root protection zones for a period of two years after construction to allow time for trees to recover and regenerate new roots. If some of these activities must occur within these protected zones, techniques such as soil boring and air-spading should be employed to minimize additional root damage.

Respectfully Submitted,
Eric Schmidhausler
ISA Certified Arborist SO-7306A

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Corporate Office: P.O. Box 3067, Stamford Connecticut 06905-0067 • (203) 323-1131 Fax (203) 323 1129

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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION. DESIGNER NOT RESPONSIBLE FOR STRUCTURE.
7. ALL ANGLED WALLS ARE 45 DEGREE, U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"X8" SELECT CEDAR SIDING
- 1"X6" SELECT CEDAR TRIM BOARDS
- SHAKE TO BE SELECT CEDAR SHAKE
- AT SIDING TO CORNER BOARD INTERSECTIONS: MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY




LEFT ELEVATION

SCALE: 1/4" = 1'-0"

FEEHLEY RESIDENCE	
PHONE: FAX:	
DRAWN BY:	PAGE: 3
SCALE: 1/4" = 1'-0"	DATE: Wednesday, January 25, 2017
FRONT	

GENERAL NOTES

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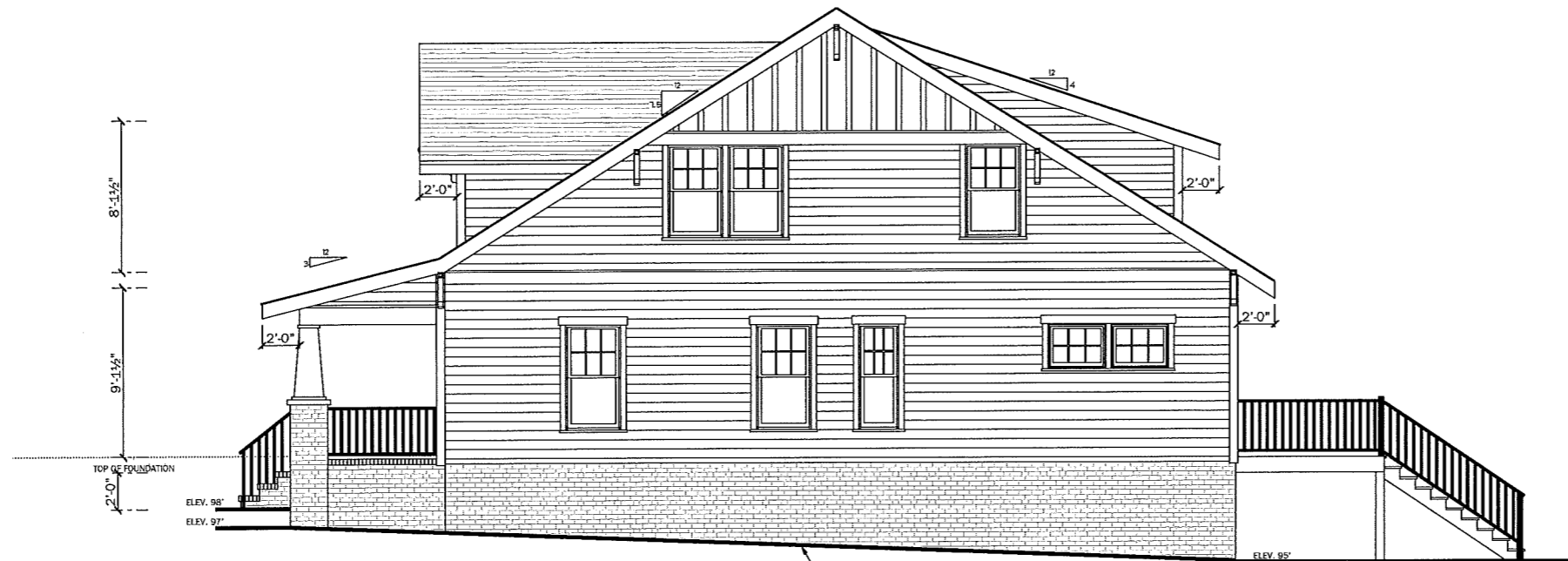
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 Charlotte
 Historic Preservation
 Commission
 Certificate of Appropriateness
 # 2016-179



REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- HOME PAD TO BE GRADED FLAT OR FILL DIRT TO BE ADDED TO BRINT UP REAR SLOPING YARD
- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

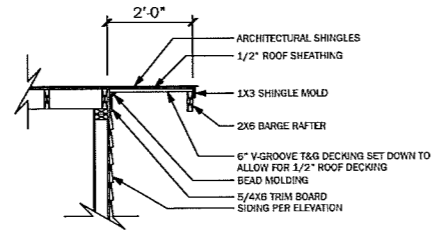
FEEHLEY RESIDENCE	
PHONE: FAX:	
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SCALE: 1/4" = 1'-0"	REAR
DATE: Wednesday, January 25, 2017	

GENERAL NOTES

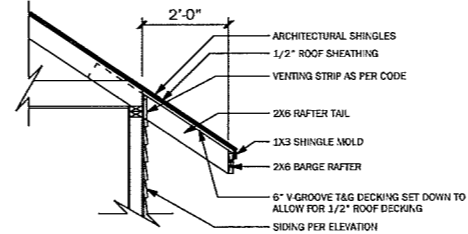
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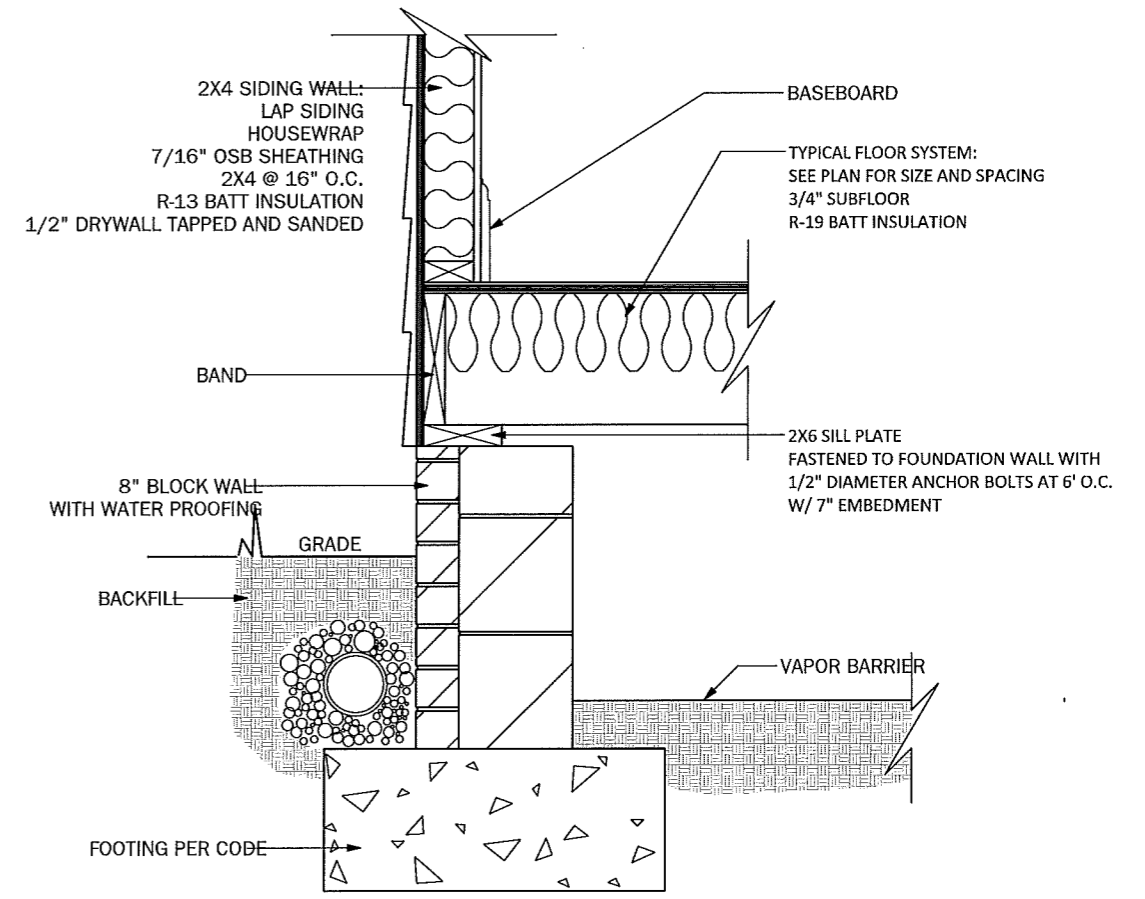
APPROVED
 Charlotte
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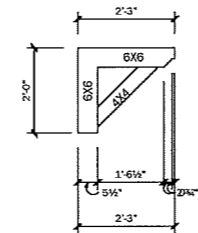
RAKE OVERHANG DETAIL
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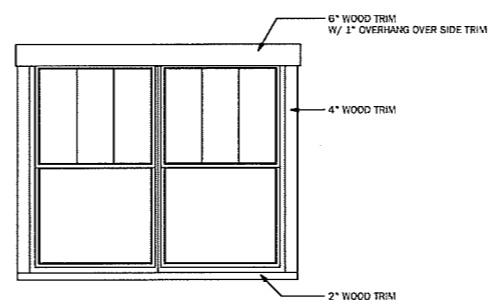
SLOPED OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



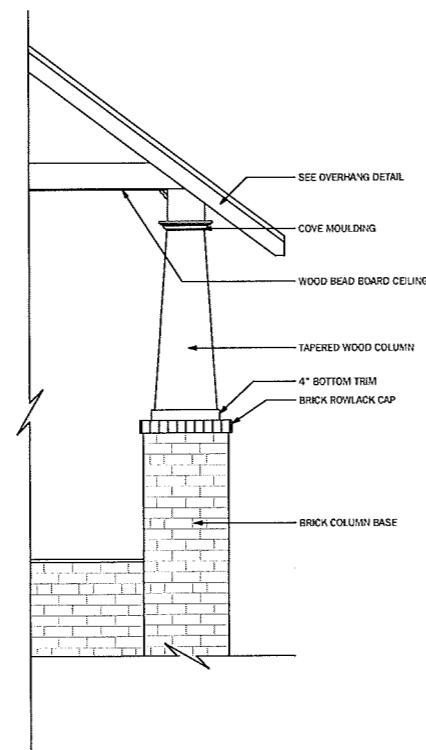
FOUNDATION DETAIL
SCALE: 1"=1'-0"



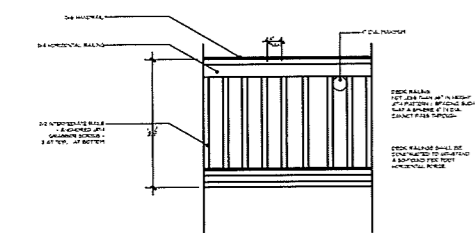
BRACKET OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"



PORCH POST DETAIL
SCALE: 1/2" = 1'-0"



RAILING DETAIL
SCALE: 1/2" = 1'-0"

FEEHLEY RESIDENCE	
PHONE: FAX:	
DRAWN BY:	PAGE: 5
SCALE: 1/2" = 1'-0"	DATE: Wednesday, January 25, 2017 HDC DETAILS

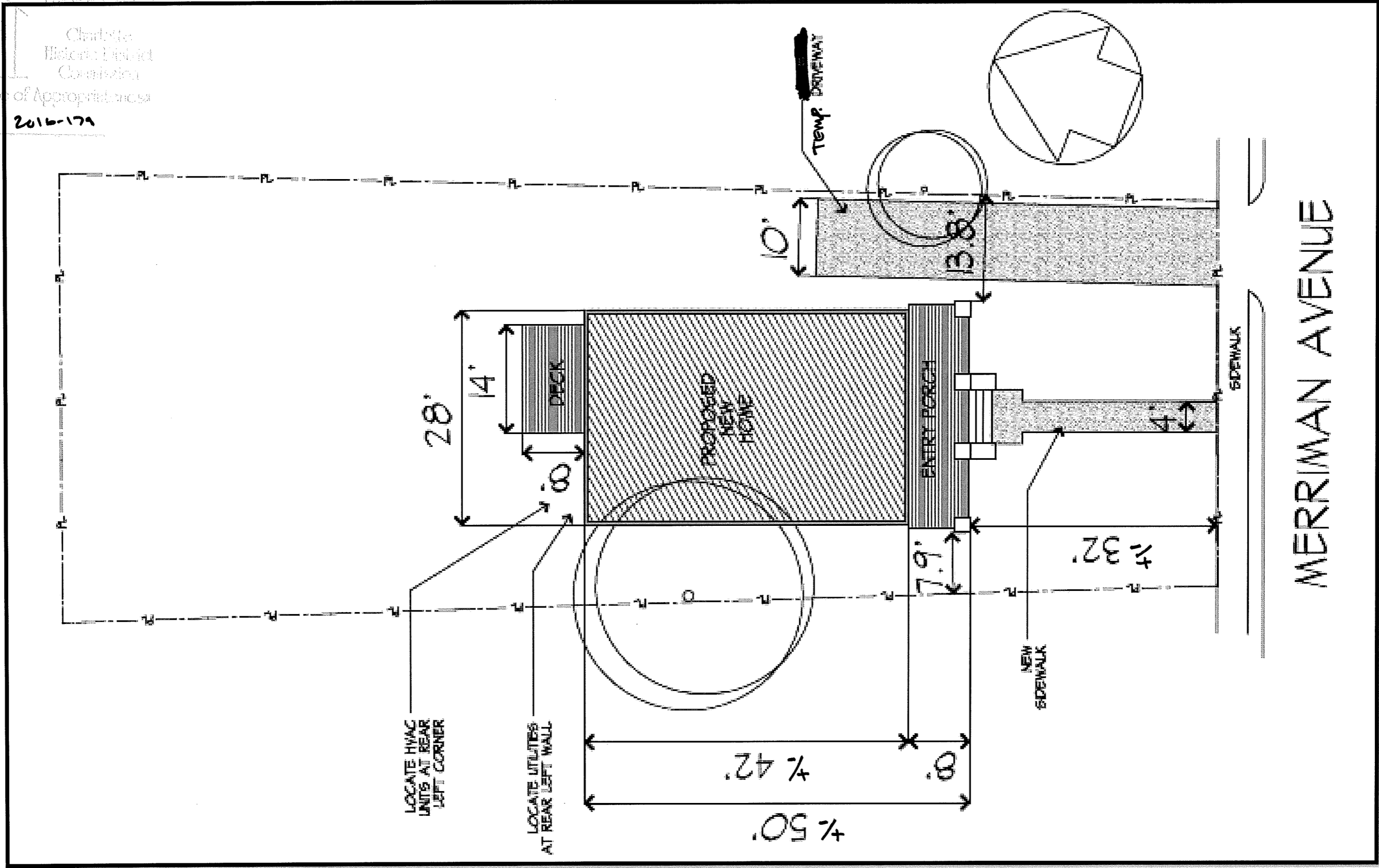


ADDENDUM

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-179



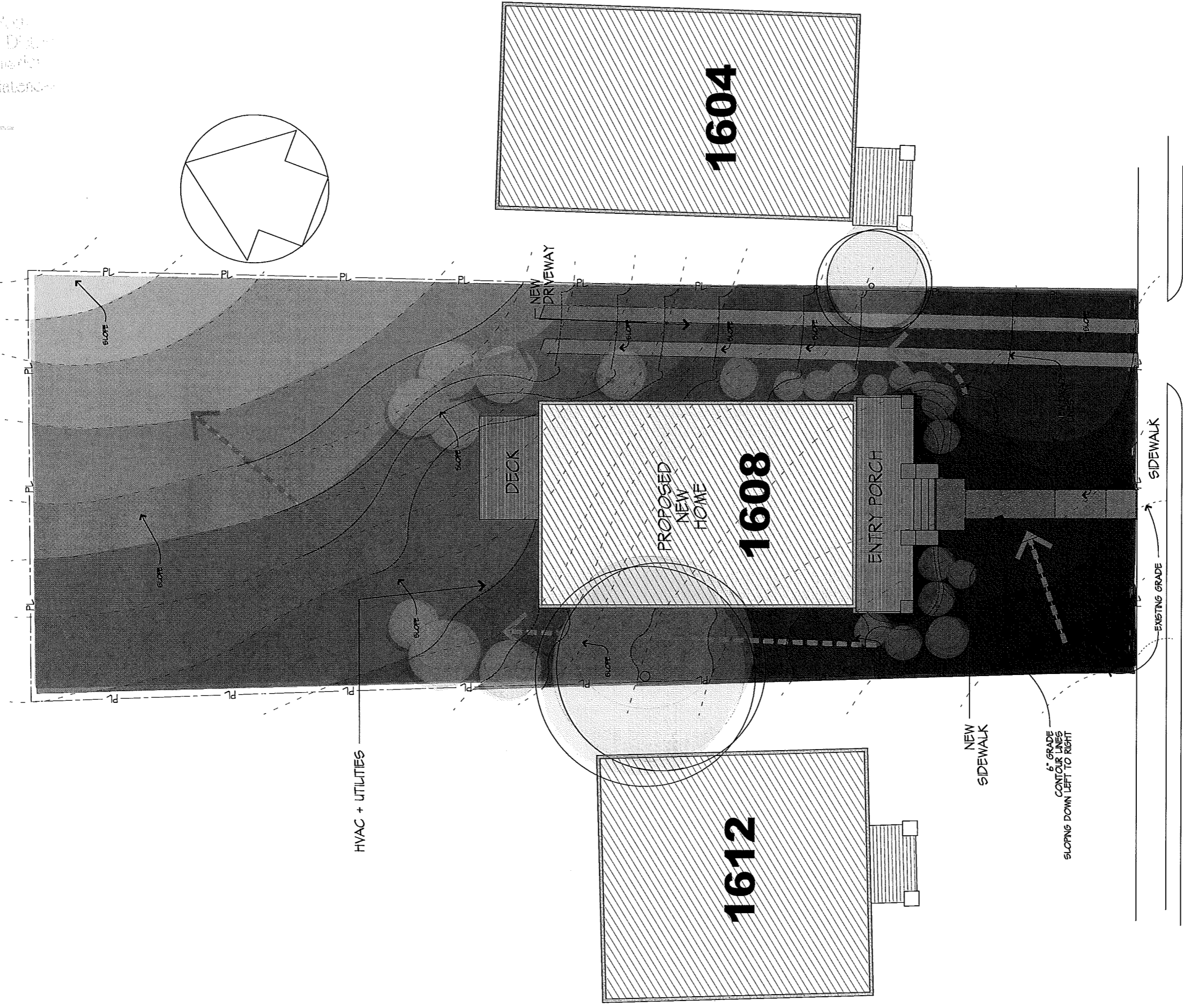
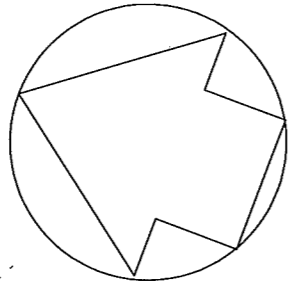


APPROVED

Chief of
Historic District
Commission

Certificate of Appropriateness

2016-179



MERRIMAN AVENUE

NOTES:

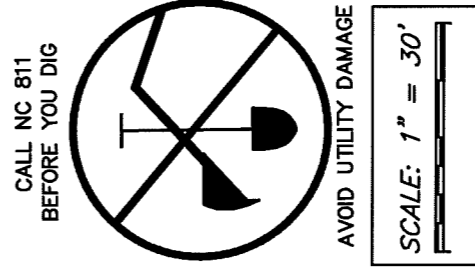
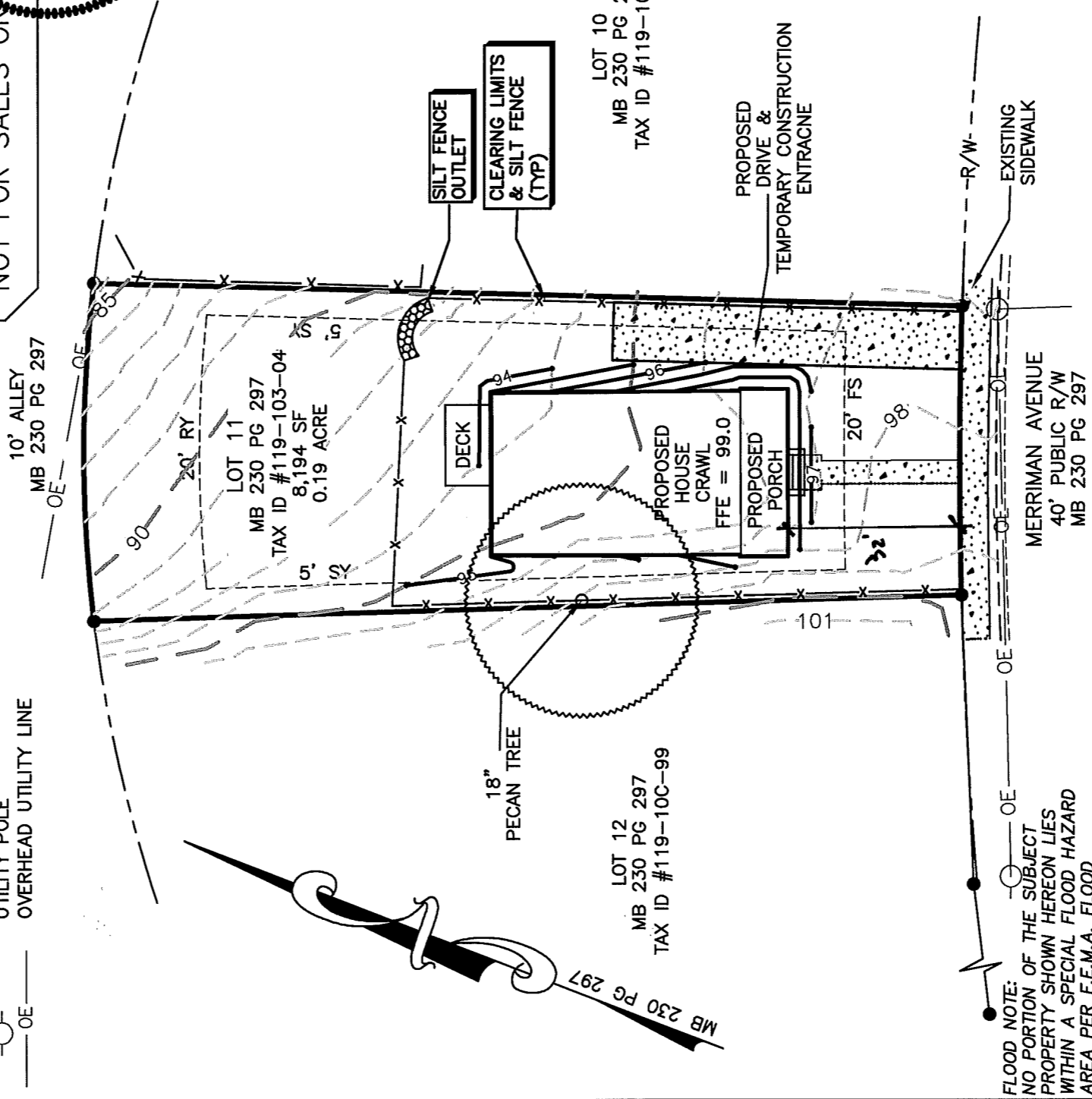
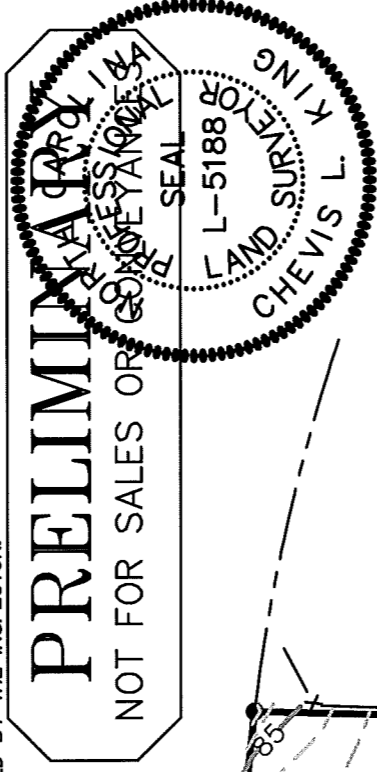
1. TOPOGRAPHIC INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY BY METROLINA ENGINEERING AND SURVEYING ASSOCIATES.
2. THIS PROPERTY IS SUBJECT TO ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAYS, UTILITIES AND COVENANTS WHICH ARE OF RECORD.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS BEFORE STARTING CONSTRUCTION.
4. ANY GRADING BEYOND THE SHOWN CLEARING LIMITS ON THIS PLAN IS SUBJECT TO A FINE.
5. CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION
6. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.

LEGEND

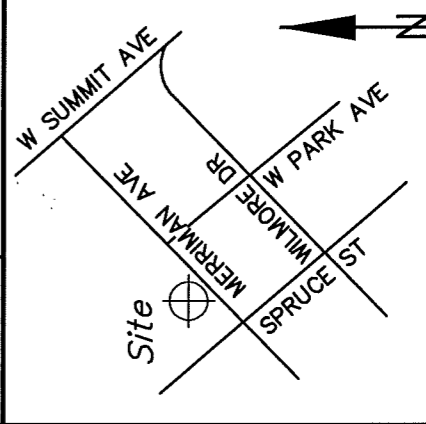
- RF #4 REBAR FOUND
- RS #4 REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- UTILITY POLE
- OVERHEAD UTILITY LINE

EROSION CONTROL NOTES:

1. THIS EROSION CONTROL PLAN IS PREPARED IN ACCORDANCE WITH THE CITY OF CHARLOTTE SEDIMENTATION AND EROSION CONTROL ORDINANCE.
2. TOTAL PROJECT AREA: 0.19 ACRES; TOTAL DISTURBED AREA: 0.11 ACRES.
3. FINAL LOCATION OF SILT FENCE SHALL BE DETERMINED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS.
4. ANY LAND DISTURBING ACTIVITY \neq 1 ACRES REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. A PERMIT NON-COMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT ACTION BY THE DENR.
5. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
6. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/ COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY THE INSPECTOR.



FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710454400K, DATED: SEPTEMBER 2, 2015.



VICINITY MAP
(Not to Scale)

GRADING & EROSION CONTROL PLAN
AT PROPERTY KNOWN AS
1608 MERRIMAN AVENUE
LOT 11, BLOCK 27, WILMORE - SECTION #2
PARCEL ID # 119-103-04, MB 230 PG 297, DB 31067 PG 896
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
CHARLOTTE HOMES AND RENTALS



**METROLINA
ENGINEERING &
SURVEYING
ASSOCIATES**

4400-N STUART ANDREW BLVD
CHARLOTTE, NC 28217
P (704) 334-1325
F (704) 334-1330
NC #C-1170 & SC #C00846

Job No.	013-16-212
Date	11/30/16
Proj. Mgr.	CLK
Drawn	CGS

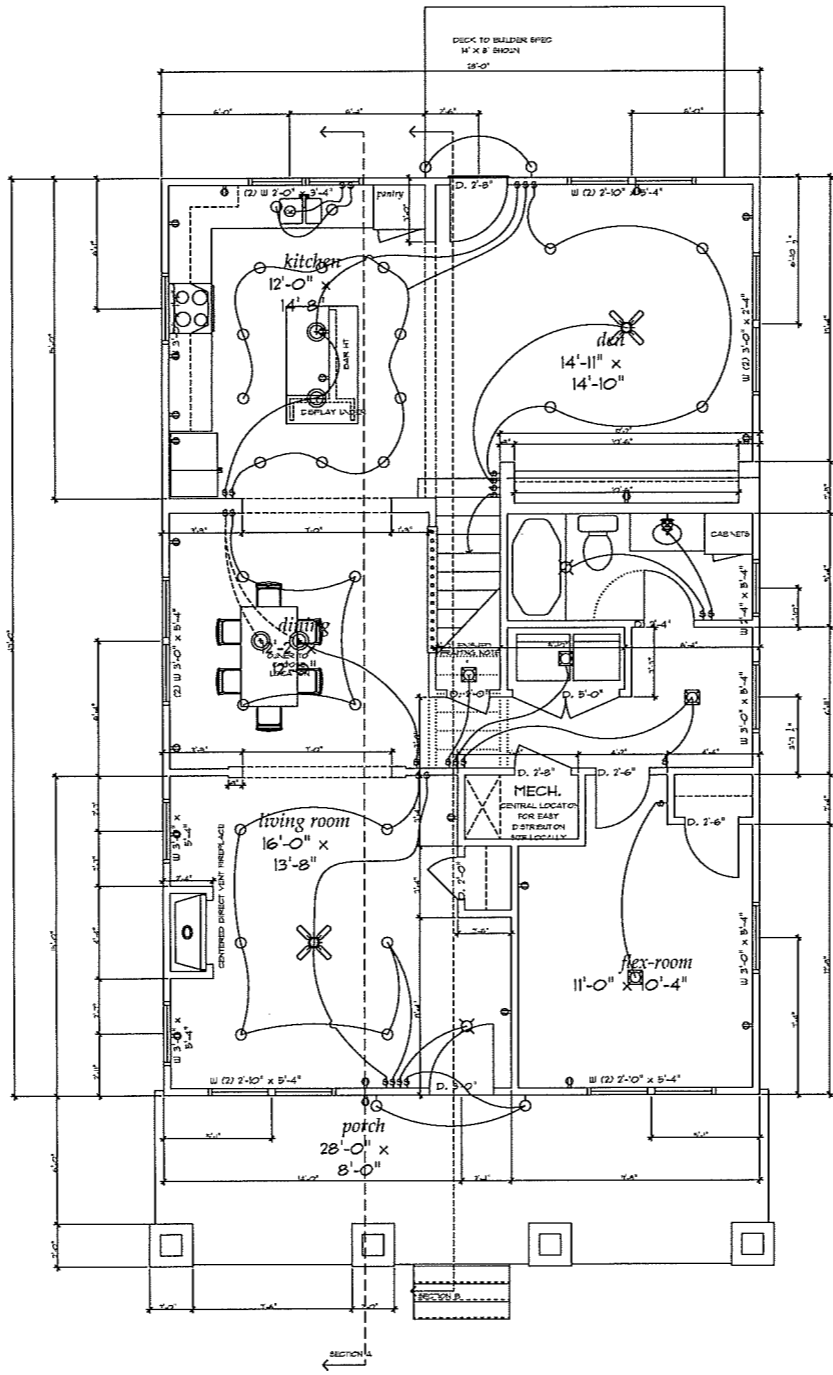
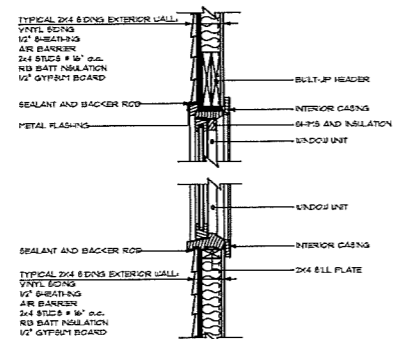
GENERAL NOTES

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9. FRAME WALLS ARE DRAWN AT 3-1/2" WIDE, U.N.O.



Certificate of Appropriateness

2016-179



AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	1204.0 sq. ft.
FRONT PORCH	228.5 sq. ft.
SECOND FLOOR	925.4 sq. ft.

MAIN FLOOR
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA/VIA TFS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION. DESIGNER NOT RESPONSIBLE FOR STRUCTURE.
7. ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAWN AT 3-1/2" WIDE, U.N.O.

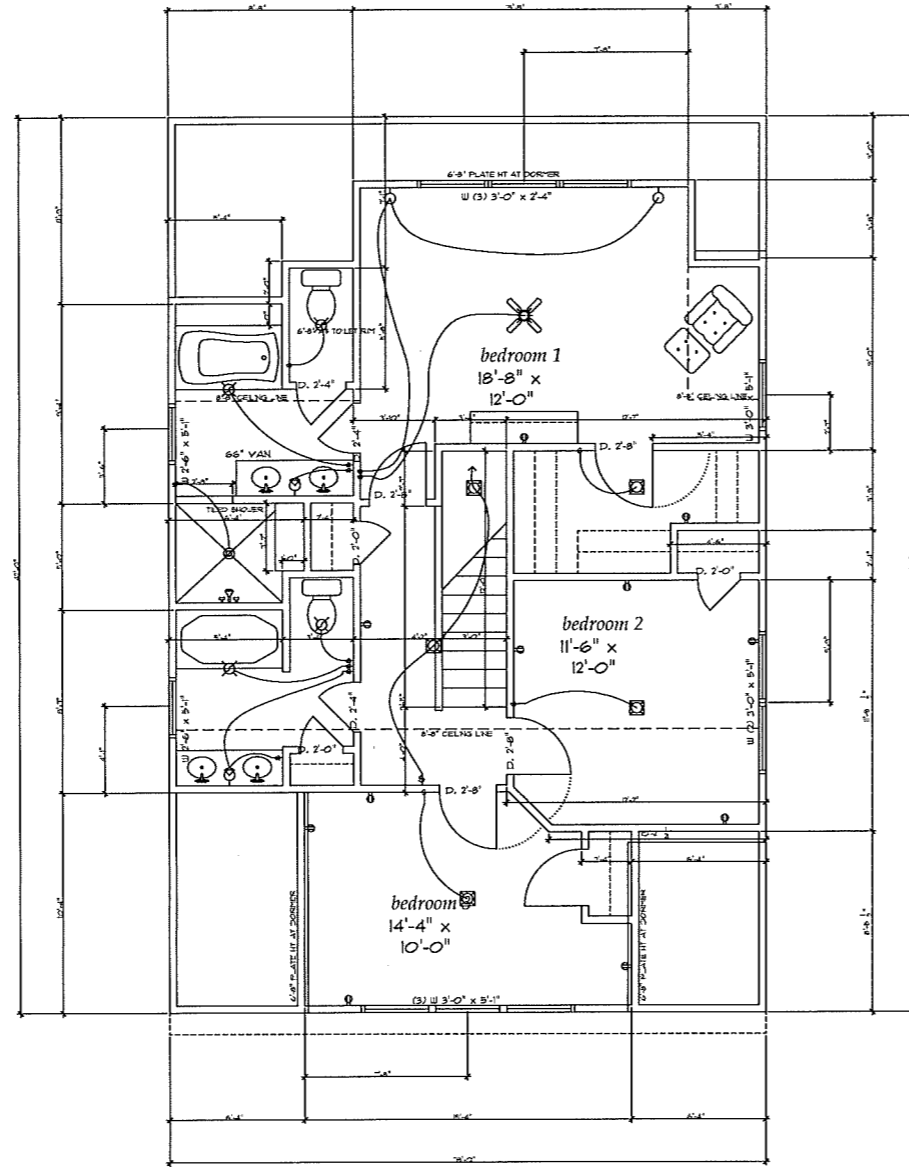


APPROVED

Charles
Hindley, P.E.
Commissioned

Certificate of Appropriateness

2616-179



SECOND FLOOR
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS KEY	
	INCANDESCENT RECESSED CAN
	INCANDESCENT RECESSED WATERTIGHT CAN
	UNDER CABINET LIGHT
	SURFACE MOUNTED INCANDESCENT
	RECESSED WALL WASHER LIGHT
	VANITY LIGHT FIXTURE
	WALL SCONCE
	INCANDESCENT WALL-MOUNTED WATERTIGHT FIXTURE
	PULL CHAIN LIGHT
	STANDARD WALL OUTLET
	GROUND FAULT INTERRUPT OUTLET
	FLOOR OUTLET
	220 VOLT OUTLET
	WEATHERPROOF EXT GFI OUTLET
	GARAGE DOOR OPENER / LIGHT
	CEILING FAN / LIGHT COMBO
	PENDANT FIXTURE
	BATH EXHAUST
	LIGHT & BATH EXHAUST
	SWITCH
	GARBAGE DISPOSAL
	SMOKE DETECTOR
INSTALL SMOKE DETECTORS PER APPLICABLE CODES AND ORDINANCES.	