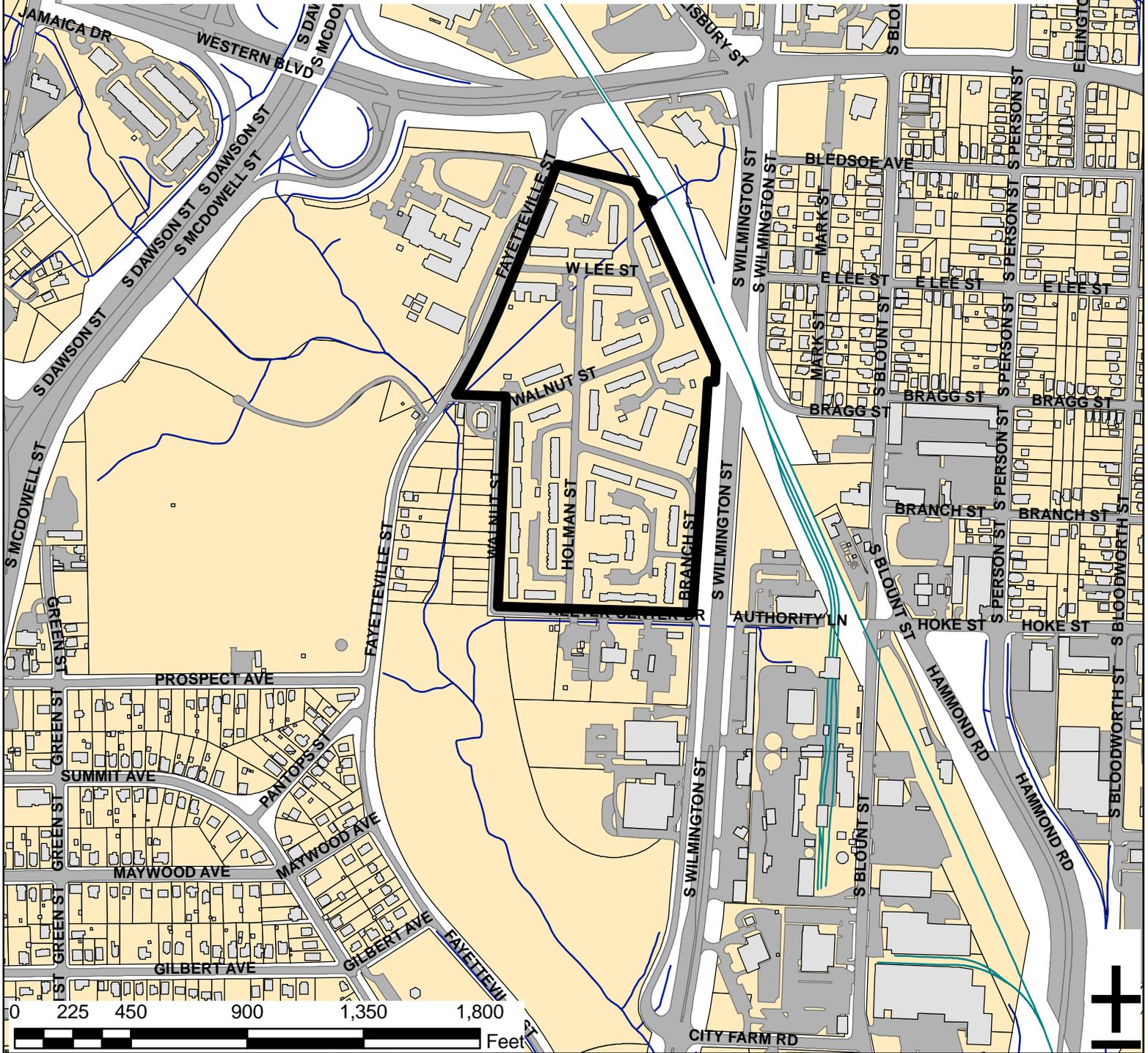


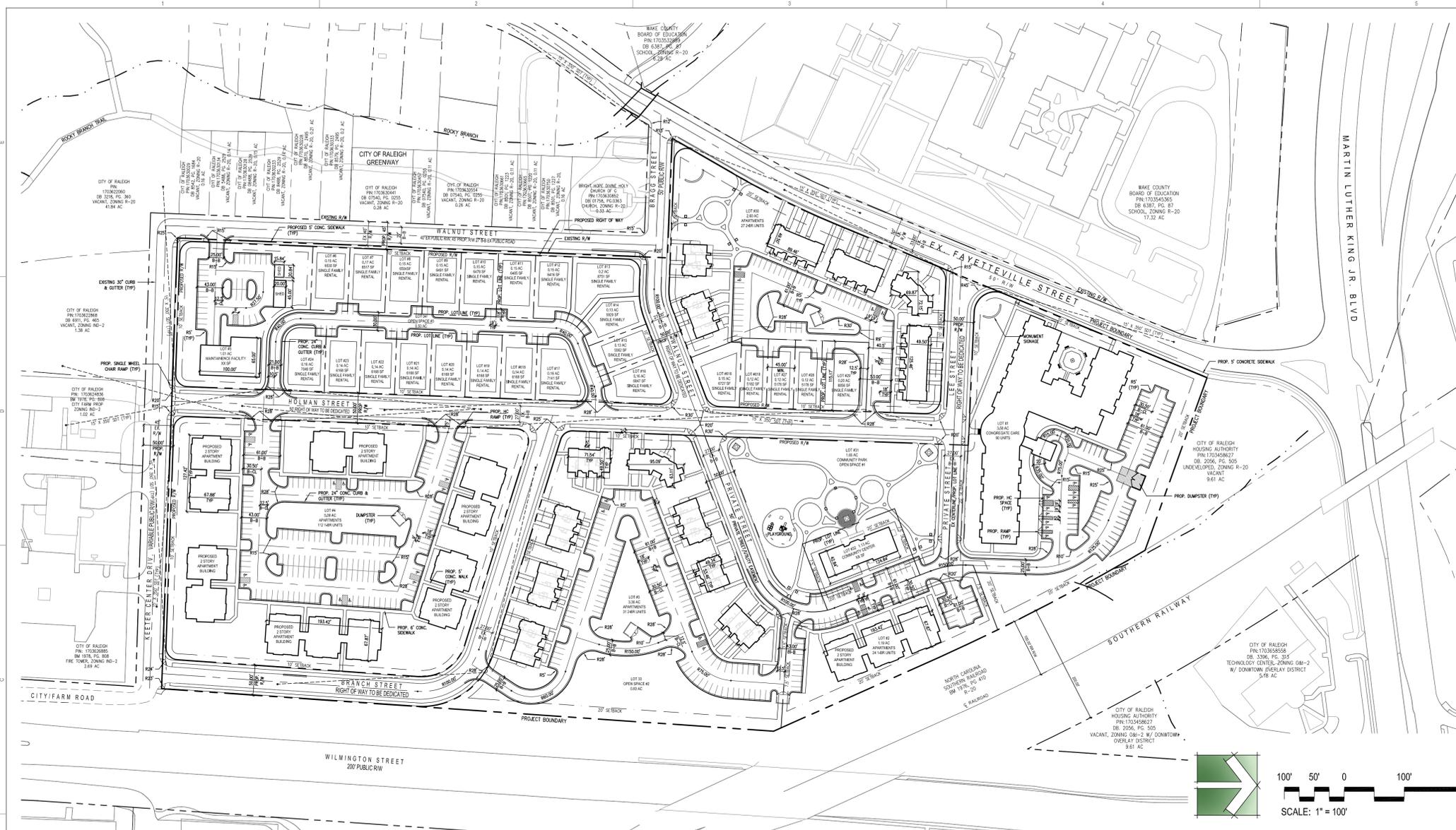
# WALNUT TERRACE REDEVELOPMENT

## S-28-2010



Zoning: **R-20**  
 CAC: **Central**  
 Drainage  
 Basin: **Rocky Branch**  
 Acreage: **27.54**

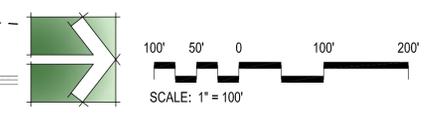
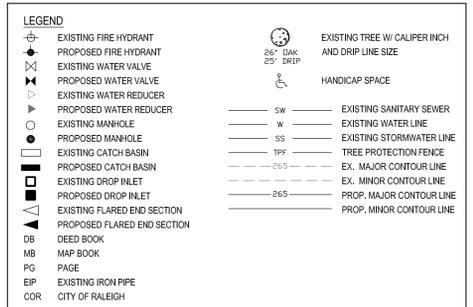
Number of Lots/ Units: **85/ 226**  
 Planner: **Jacque Baker**  
 Phone: **(919) 516-2630**  
 Applicant Contact: **JDavis Architects, PLLC**  
 Phone: **(919) 835-1500**



**EXISTING SITE DATA:**  
 SITE ADDRESS: 1031 WALNUT STREET  
 PIN NUMBER: 170363902  
 OWNER: CITY OF RALEIGH HOUSING AUTHORITY  
 ZONING: R-20  
 ACREAGE: 27.54 AC  
 RW ACREAGE: 4.74 AC  
 CURRENT USE: GARDEN APARTMENTS (GOVERNMENT HOUSING DEVELOPMENT)  
 FEMA MAP: PANEL: 1703  
 MAP NUMBER: 3220170300J  
 EFFECTIVE DATE: MAY 2, 2006

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - ALL SURVEY INFORMATION PROVIDED TO J.DAVIS ARCHITECTS BY THE JOHN A. EDWARDS COMPANY, RALEIGH NORTH IN DIGITAL FORMAT IN AUGUST, 2010, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY, GIS IN SEPTEMBER, 2010.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 MINIMUM.
  - TRASH AND CARDBOARD DUMPER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, SAGGON DEVICE, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE HANDRAIL.
  - IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK, ALL STREET CROSSINGS THAT ARE REQUIRED BY THE PROVISIONS OF THE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREET CROSSINGS SHALL BE REQUIRED TO BE APPROVED BY THE REQUIRED AGENCY PRIOR TO APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.

SEE LS3.1 AND LS3.2 FOR SITE DETAILS.



**City of Raleigh zoning requirements**  
 Project: Walnut Terrace CUD  
 Date: 09.30.2010 (updated xx.xx.2010)

<b>Overall Site Data</b>		
Gross AC	27.46 AC	R-20
Zoning		
<b>Building setbacks and height requirements</b>		
Allowed density	20 per AC	
Front (new R/W)	10 FT	
Front (existing R/W)	20 FT	
side yard	5 FT	
aggregate side yard	15 FT	
corner lot side yard	20 FT	
rear yard	20 FT	
aggregate front/rear yard	40 FT	
allowed height	unlimited	
Allowed Density	27.46 AC x 20 DU = 549.2 DU	
<b>R/W dedication</b>		
Keeter Center Drive	0.086 AC	
Walnut Street	0.394 AC	
Brigg Street	0.055 AC	
Fayetteville Street	0.000 AC	
Lee Street	0.336 AC	
Holman Street	1.472 AC	
Branch Street	1.063 AC	
Total R/W dedication	3.309 AC	
Total net AC	27.46 AC - 3.40 DU = 24.06 AC	
<b>Proposed dwelling units</b>		
Lot 1, congregate care (15 2-BR 40 1-BR)	3.58 AC	90.0 DU
Lot 2, apartments (1 BR)	1.19 AC	24.0 DU
Lot 3, apartments (2 BR)	3.39 AC	31.0 DU
Lot 4, apartments (1 BR)	5.09 AC	112.0 DU
Lot 5, maintenance facility (77 SF)	1.01 AC	0.0 DU
Lot 6-24, single family	2.84 AC	19.0 DU
Lot 25-29, single family	0.74 AC	5.0 DU
Lot 30, apartments (2 BR)	2.60 AC	27.0 DU
Lot 31, community park (open space#1)	1.65 AC	0.0 DU
Lot 32, community center (77 SF)	0.45 AC	0.0 DU
Lot 33, open space #2	0.83 AC	0.0 DU
Lot 34, open space #3	0.50 AC	0.0 DU
Total proposed dwelling units	308.0 DU	
Proposed density	308.0 DU / 24.06 AC = 12.80 DU	
<b>Open space required (minimum)</b>	24.06 AC x 10% = 2.41 AC	
Open space Provided		
Open space #1	1.65 AC	
Open space #2	0.83 AC	
Total open space	2.47 AC	
Open space #1 (compliant)	71,873 SF	
Open space #2 (compliant)	1,456 LF	
Area	71,873 SF	
LF of periphery	1,456 LF	
Open space quotient	71,873 SF / 364 = 197.45	
Area	35,982 SF	
LF of periphery	1,387 LF	
Open space quotient	35,982 SF / 349.3 = 103.03	

**Individual Lot Breakdown**

<b>Lot 1</b>	Tract area	3.58 AC	5.09 AC
	Allowed density	3.578 AC x 20.0 DU = 71.6 DU	5.09 AC x 20 DU = 101.7 DU
	Proposed DU	90.0 DU	112.0 DU
	Proposed Density	90.0 DU / 3.578 AC = 25.17 DU/AC	112.0 DU / 5.09 AC = 22.02 DU/AC
	Proposed building height in stories	2 ST	2 ST
	Proposed building height in feet	28'-0" FT	28'-0" FT
	Parking required	1.5 spaces per two bedroom dwelling unit	1.5 spaces per two bedroom dwelling unit
	Parking spaces provided	112 EA x 1.5 EA = 168 EA	112 EA x 1.5 EA = 168 EA
	Handicap spaces required	6 EA	6 EA
	Standard spaces	156 EA	156 EA
	HC spaces (all van accessible)	12 EA	12 EA
	Total spaces	168 EA	168 EA
<b>Lot 2</b>	Tract area	1.19 AC	1.01 AC
	Proposed building footprint	5,500 SF	5,500 SF
	Proposed building total SF	5,500 SF	5,500 SF
	Proposed building height in stories	2 ST	2 ST
	Proposed building height in feet	20'-0" FT	20'-0" FT
	Parking required	1.5 spaces per two bedroom dwelling unit	1.5 spaces per two bedroom dwelling unit
	Parking spaces provided	24 EA x 1.5 EA = 36 EA	24 EA x 1.5 EA = 36 EA
	Handicap spaces required	2 EA	2 EA
	Standard spaces	22 EA	22 EA
	HC spaces (all van accessible)	2 EA	2 EA
	Total spaces	24 EA	24 EA
<b>Lot 3</b>	Tract area	3.39 AC	2.60 AC
	Proposed building footprint	5,500 SF	5,500 SF
	Proposed building total SF	5,500 SF	5,500 SF
	Proposed building height in stories	2 ST	2 ST
	Proposed building height in feet	28'-0" FT	28'-0" FT
	Parking required	2 spaces per two bedroom dwelling unit	2 spaces per two bedroom dwelling unit
	Parking spaces provided	27 EA x 2 EA = 54 EA	27 EA x 2 EA = 54 EA
	Handicap spaces required	4 EA	4 EA
	Standard spaces	59 EA	59 EA
	HC spaces (all van accessible)	4 EA	4 EA
	Total spaces	62 EA	62 EA

**Lot 4**

Tract area	5.09 AC	5.09 AC
Allowed density	5.09 AC x 20 DU = 101.7 DU	
Proposed DU	112.0 DU	
Proposed Density	112.0 DU / 5.09 AC = 22.02 DU/AC	
Proposed building height in stories	2 ST	
Proposed building height in feet	28'-0" FT	
Parking required	1.5 spaces per two bedroom dwelling unit	
Parking spaces provided	112 EA x 1.5 EA = 168 EA	
Handicap spaces required	6 EA	
Standard spaces	156 EA	
HC spaces (all van accessible)	12 EA	
Total spaces	168 EA	

**Lot 5**

Tract area	1.01 AC	1.01 AC
Proposed building footprint	5,500 SF	
Proposed building total SF	5,500 SF	
Proposed building height in stories	2 ST	
Proposed building height in feet	20'-0" FT	
Parking required	1.5 spaces per two bedroom dwelling unit	
Parking spaces provided	24 EA x 1.5 EA = 36 EA	
Handicap spaces required	2 EA	
Standard spaces	22 EA	
HC spaces (all van accessible)	2 EA	
Total spaces	24 EA	

**Lot 6**

Tract area	2.84 AC	2.84 AC
Allowed density	2.84 AC x 20 DU = 56.8 DU	
Proposed DU	19.0 DU	
Proposed Density	19.0 DU / 2.84 AC = 6.70 DU/AC	
Proposed building height in stories	1 ST	
Proposed building height in feet	8'-0" FT	
Parking required	1.5 spaces per two bedroom dwelling unit	
Parking spaces provided	19 EA x 1.5 EA = 28.5 EA	
Handicap spaces required	1 EA	
Standard spaces	27 EA	
HC spaces (all van accessible)	1 EA	
Total spaces	29 EA	

**Lot 7**

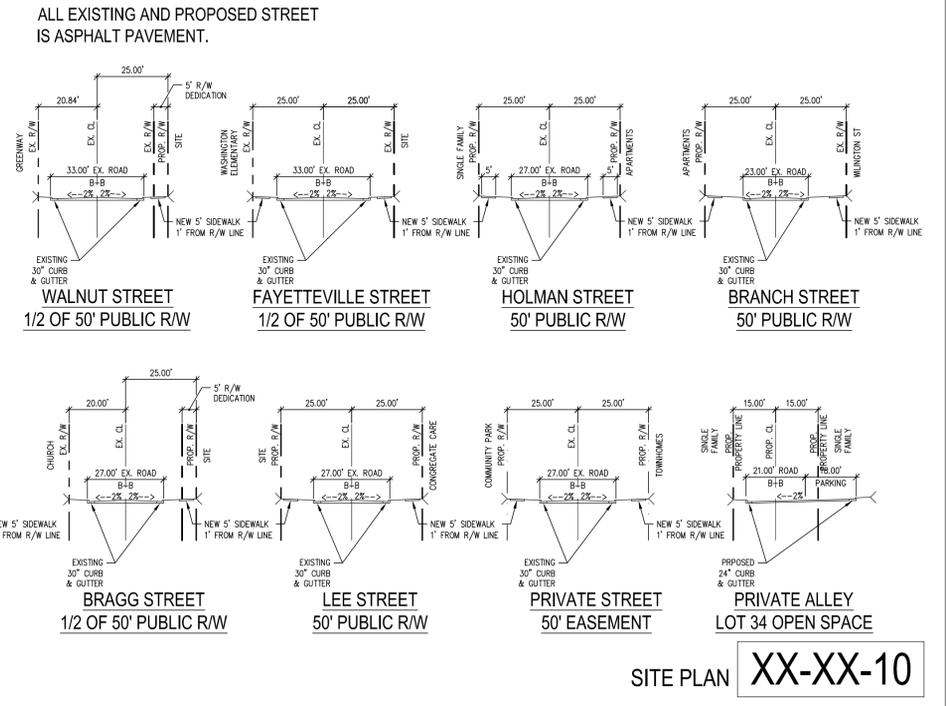
Tract area	0.74 AC	0.74 AC
Allowed density	0.74 AC x 20 DU = 14.8 DU	
Proposed DU	5.0 DU	
Proposed Density	5.0 DU / 0.74 AC = 6.76 DU/AC	
Proposed building height in stories	1 ST	
Proposed building height in feet	8'-0" FT	
Parking required	1.5 spaces per two bedroom dwelling unit	
Parking spaces provided	5 EA x 1.5 EA = 7.5 EA	
Handicap spaces required	0 EA	
Standard spaces	7 EA	
HC spaces (all van accessible)	0 EA	
Total spaces	7 EA	

**Lot 8**

Tract area	2.60 AC	2.60 AC
Allowed density	2.60 AC x 20 DU = 52.0 DU	
Proposed DU	27.0 DU	
Proposed Density	27.0 DU / 2.60 AC = 10.38 DU/AC	
Proposed building height in stories	2 ST	
Proposed building height in feet	28'-0" FT	
Parking required	2 spaces per two bedroom dwelling unit	
Parking spaces provided	27 EA x 2 EA = 54 EA	
Handicap spaces required	4 EA	
Standard spaces	59 EA	
HC spaces (all van accessible)	4 EA	
Total spaces	62 EA	

**Lot 9**

Tract area	1.65 AC	1.65 AC
Allowed density	1.65 AC x 20 DU = 33.0 DU	
Proposed DU	12.0 DU	
Proposed Density	12.0 DU / 1.65 AC = 7.27 DU/AC	
Proposed building height in stories	1 ST	
Proposed building height in feet	8'-0" FT	
Parking required	1.5 spaces per two bedroom dwelling unit	
Parking spaces provided	12 EA x 1.5 EA = 18 EA	
Handicap spaces required	0 EA	
Standard spaces	18 EA	
HC spaces (all van accessible)	0 EA	
Total spaces	18 EA	



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Raleigh Housing Authority  
**Walnut Terrace**  
 1031 Walnut Street, Raleigh, NC 27601

**PRELIMINARY**

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

PROJECT:	RHA-09067	DATE	09.30.2010
ISSUE:	Preliminary Plan		09.30.2010
REVISIONS:			
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1





# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

5-28-10

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input checked="" type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  284935
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Walnut Terrace *REDEVELOPMENT*

Proposed Use Residential

Property Address(es) 1031 Walnut Street, Raleigh, NC 27601

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1703635902	P.I.N.	P.I.N.	P.I.N.
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What is your project type?

Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  Mixed Residential  
 Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. the plan is a residential use in a residential district on a lot greater then 5 acres
--	--

<b>PLANNING COMMISSION OR CITY COUNCIL REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
---	---

<b>CLIENT (Owner or Developer)</b>	Company Raleigh Housing Authority		
	Name (s) Gail Keeter		
	Address 900 Haynes Street, Raleigh, NC 27604-1462		
	Phone 919-831-6416	Email gkeeter@rhaonline.com	Fax 919-508-1267

<b>CONSULTANT (Contact Person for Plans)</b>	Company JDavis Architects, PLLC		
	Name (s) Ken Thompson		
	Address 510 Glenwood Avenue, Raleigh, NC 27603		

P 835-1500 Kentejdavisarchitects.com P 835-1510

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) R-20	Proposed building use(s) Residential
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross zero
Overlay District N/A	Proposed Building(s) sq. ft. gross 296,240 SF
Total Site Acres 27.54 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 296,240 SF
Off street parking Required 406 Provided 443	Proposed height of building(s) 28-58' tall
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface 12.43 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 12.53 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Cn & Cm Flood Study FEMA Map Panel # 1703

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The comprehensive plan designates this parcel as regional mixed use. This plan conforms to this designation because it is being redeveloped as medium-density housing.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots 82 Detached 58 Attached 24	9. Total number of commercial lots? 0
2. Total # Of Apartment Or Condominium Units 136	10. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units 90	If Yes, please answer the questions below: a) Minimum Lot Size 5178 SF b) Total # Of Open Space Lots 3 c) Total # Of Phases 0 d) Perimeter Protective Yards Provided none e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots 0	
5. Overall Total # Of Dwelling Units (1-5 Above) 308 206	
6. Bedroom Units 1br 164 2br 120 3br 24 4br or more 0	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 12.80	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Kenneth Thompson \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed SEE NEXT PAGE \_\_\_\_\_ Date \_\_\_\_\_

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

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I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *James Adams, Exec. Director, RPA* Date 9/29/10  
Signed \_\_\_\_\_ Date \_\_\_\_\_

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>		/		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		/		
3. Client must print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>		/		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		/		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		/		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		/		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		/		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		/		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		/		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		/		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		/		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/		/