

GENERAL SITE PLAN NOTES:
 - ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
 - CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION (CALL 811).
 - COORDINATE WITH WAKE COUNTY ENVIRONMENTAL SERVICES FOR SEPTIC AND WELL VERIFICATION.
 - COORDINATE WITH TOWN OF KNIGHTDALE PLANNING DEPARTMENT FOR SITE INSPECTIONS AND CO APPROVAL.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

PARKING SCHEDULE:

USE	PARKING RATIO	REQUIRED	PROVIDED
OFFICE (PROFESSIONAL SERVICES)	4 SPACES / 1000 SF GFA	4 minimum ((1634/1000x4)x0.5 = 3.3 req.)	4 (incl. 1 ADA SPACE)

ZONING & SITE DATA
 ADDRESS: 5845 FARMWELL RD, RALEIGH NC 27610
 PARCEL PIN: 1734952336 REID: 006420
 PROPERTY OWNER: WORRY FREE PSYCHOLOGY PLLC
 PLANNING JURISDICTION - TOWN OF KNIGHTDALE SUBDIVISION - GREEN PINES
 EXISTING ZONING - GR3 (GENERAL RESIDENTIAL) PROPOSED ZONING - NMX
 EXISTING USE - SINGLE-FAMILY RESIDENCE PROPOSED USE - PROFESSIONAL SERVICES
 OVERLAYS - NONE FLOODPLAIN - N/A WATERSHED - TBD TREE CONSERVATION - TBD

IMPERVIOUS SURFACE TABLE
 TOTAL LOT AREA: 0.60AC (25,906 SF)
 MAXIMUM ALLOWABLE IMPERVIOUS AREA

PREDEVELOPMENT CONDITIONS:
 STRUCTURES.....1630 SF
 GRAVEL DRIVEWAY (@50% IMPERV).....916 SF
 CONCRETE PADS.....110 SF

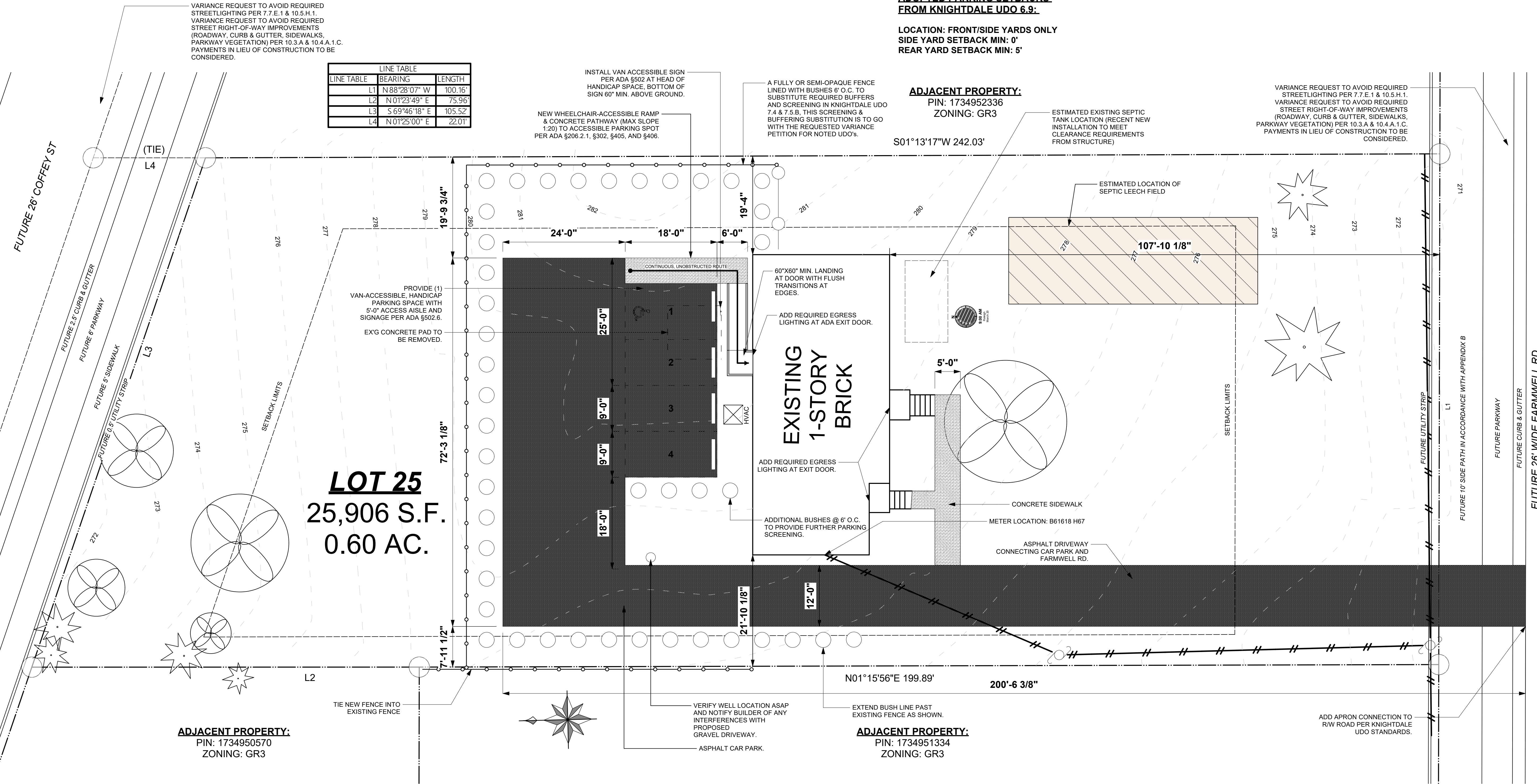
TOTAL EXISTING IMPERVIOUS AREA.....2656 SF (10.3%)

POSTDEVELOPMENT CONDITIONS:
 STRUCTURES (NO CHANGES).....1606 SF
 ASPHALT DRIVEWAY & CAR PARK.....4537 SF
 CONCRETE PATHWAYS.....303 SF
 ACCESSIBLE RAMP.....77 SF

TOTAL NEW IMPERVIOUS AREA.....6523 SF (25.2%)

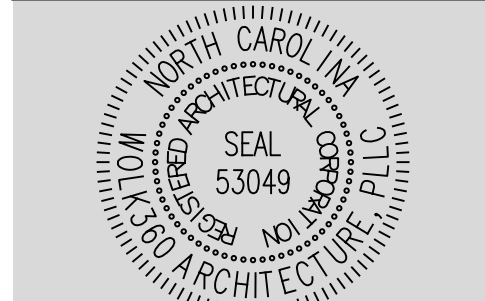
SETBACKS (HOUSE BUILDING TYPE SETBACKS):
 FRONT MIN - 10'
 FRONT MAX - N/A
 REAR - 25'
 SIDES - MIN. 20% OF LOT WIDTH
 HEIGHT - 35'

ADOPTED PARKING SETBACKS FROM KNIGHTDALE UDO 6.9:
 LOCATION: FRONT/SIDE YARDS ONLY
 SIDE YARD SETBACK MIN: 0'
 REAR YARD SETBACK MIN: 5'



PROJECT 25-126
WORRY FREE PSYCHOLOGY - CHANGE OF USE
 REZONING, ALTERATION, CHANGE OF USE
 58-45 FARMWELL RD,
 RALEIGH, NC 27610

3901 Barrett Dr #205
 Raleigh, NC 27609
 919-291-7622
 Jonathan@wolk360.com
 www.wolk360.com



REVISION	DATE

SITE PLAN

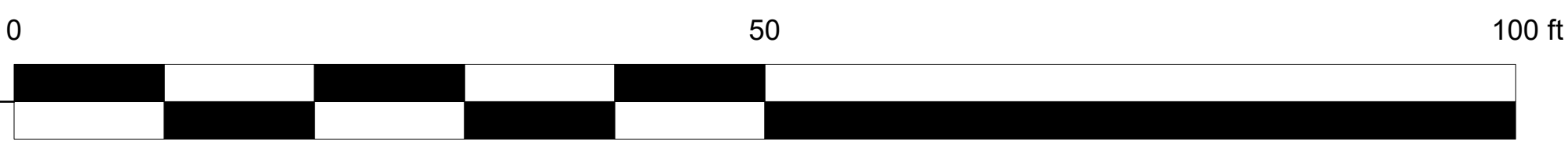
DATE: 11/3/2025
 PHASE: DD-01

A3

DRAWN BY: ARL

2025.10.31 - Wolk360 - 25-126 - Margaretten - Rezoning Set - V.4.WWX

1 SITE PLAN
 Scale: 1" = 10'-0"



PERMITTING DOCUMENTS - NOT FOR CONSTRUCTION