

+/-64 THs
21'24" x 95'

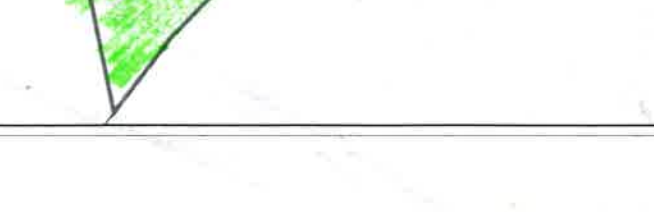
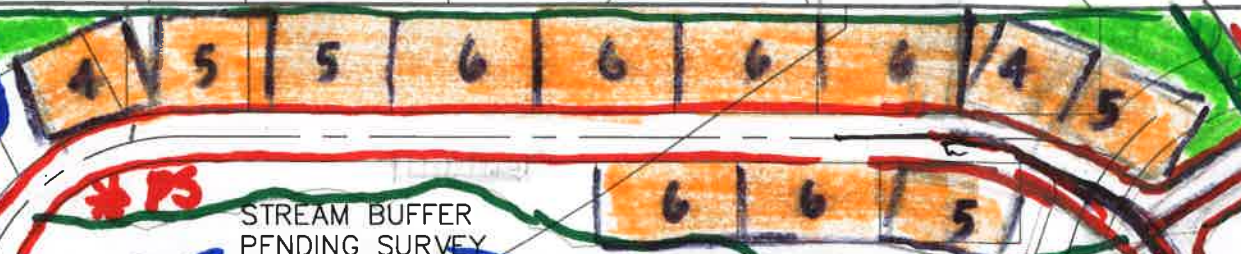
CEDARWOOD
SUBDIVISION

EAST WAKE
HIGH SCHOOL

NO BUFFER REQUIRED

RIGHT-IN/RIGHT-OUT WITH
POSSIBLE LEFTOVER SUBJECT
TO NCDOT APPROVAL

SCM #3



STREAM BUFFER
PENDING SURVEY
TO CONFIRM

AMENITY

16 SPACE
GARAGES

ROLESVILLE ROAD

30' BUFFER

**One (1) 3/4 Story
Building with 60-Units**

±745 PARKING SPACES PROVIDED
±780 SPACES FOR APARTMENTS
±100 SPACES FOR COMMERCIAL

±745 REQUIRED WITH 50% SHARED
PARKING AND 10% REDUCTION FOR
TRANSIT ORIENTED DEVELOPMENT

**Three (3) 10,000 SF
Commercial Buildings**

**One (1) 3/4 Story
Building with 106-Units**

FULL MOVEMENT WITH
TRAFFIC SIGNAL SUBJECT
TO NCDOT APPROVAL

STREET
STUB

VACANT WITH
FUTURE MIXED
USE DESIGNATION

10' BUFFER

SCM #2

+/-172 THs
21'24" x 95'

TWO (2) COMMERCIAL
PADS AT 5,000 SF EACH

50' BUFFER WITH
25' NO-BUILD

**Three (3) 3/4 Story
Building with 42 Units**

DEVELOPMENT SUMMARY

- +/- 292 Apartments**
- +/- 236 Townhomes**
- +/- 30,000 SF Retail**

COLLECTOR
STREET

SKETCH PLAN

ALT #2

THE GLENNON
MAY MIXED USE DEVELOPMENT

ROLESVILLE ROAD AND US64
WENDELL, NC



Sketch Plan is preliminary in nature intended for marketing purposes only. Conceptual layout is subject to change pending further due diligence, wetland/stream delineations, AEA and topographic surveys, communications with applicable regulatory authorities, and program information from Development Partners. Existing conditions based on available GIS information.