

THE VILLAGE AT PLANTATION ESTATES R/I CD REZONING 589



Matthews Town Council Meeting

ACTS Retirement-Life Community
Council Meeting – September 10, 2012



Single Source Design-Build
Landworks Design Group, PA
FreemanWhite, Inc. Architects

9/12/2012

Village @ Plantation Estates Site Plan



THE VILLAGE AT
PLANTATION ESTATES
MATTHEWS, NC
REZONING APPLICATION #589

GRAPHIC
SITE PLAN

Project Manager: MDL
Drawn By: MDL, TMM
Checked By:
Date: 05/31/12
Project Number: 11015
Sheet Number:

ZP-02

Village @ Plantation Estates Notes Development Standards Comments

- The “Village At Plantation Estates” Development Standards are to be amended due to the Public Hearing.
- The setback behind the healthcare building will be widened to 75’-0”.
- The 10’-0” wide multi-use path will be extended along Fullwood Lane on our site with pedestrian lighting.
- The service drive will be eliminated.



Village @ Plantation Estates Notes Development Standards Comments

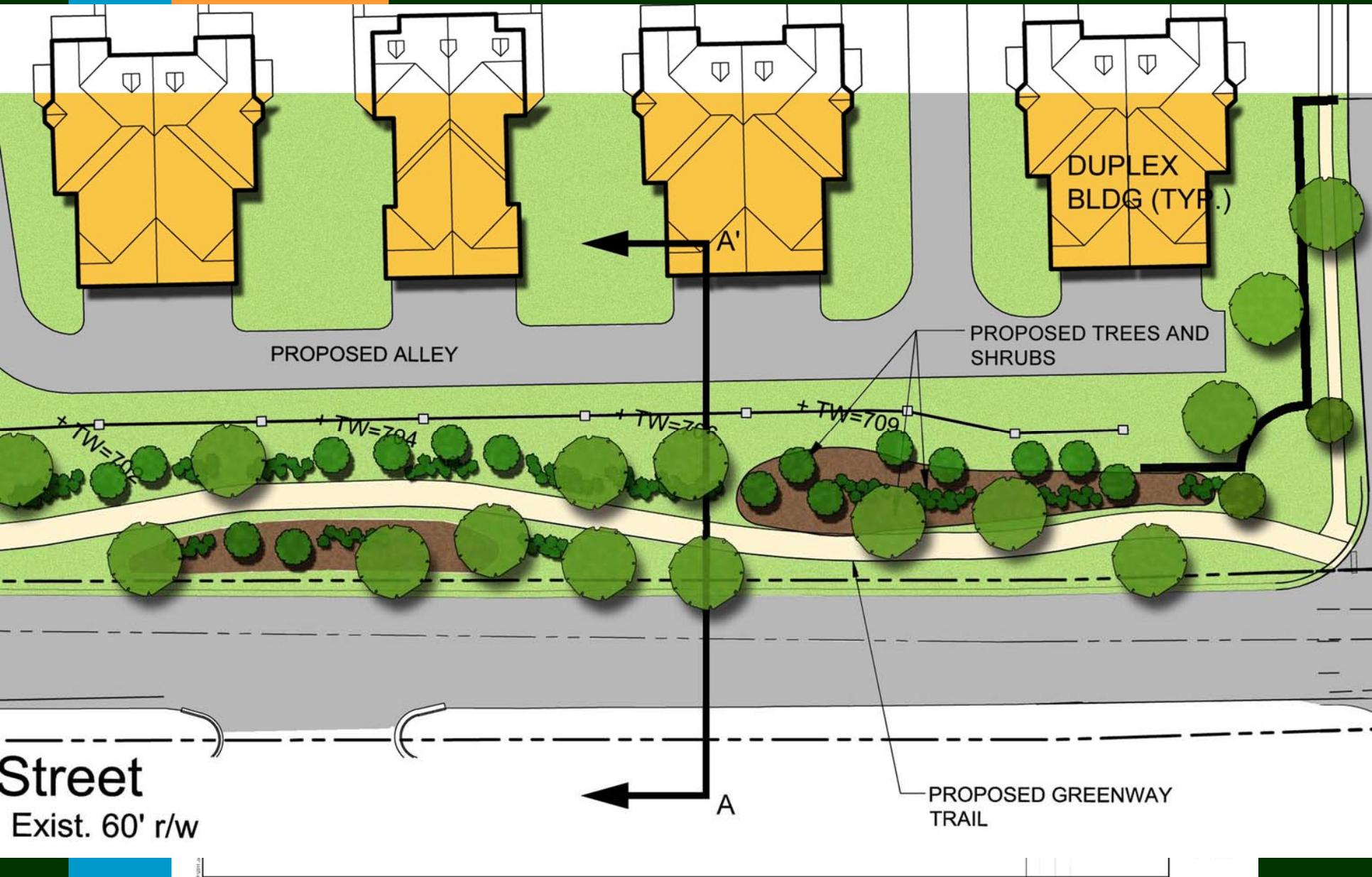
- The primary construction entrance for the site will be on Fullwood Lane.
- The duplex buildings will have three different façade designs for variety.
- The entire community will consist of at least 50% brick material buildings.
- A new entry/exit for Hampton Green will be provided from Fullwood Lane.



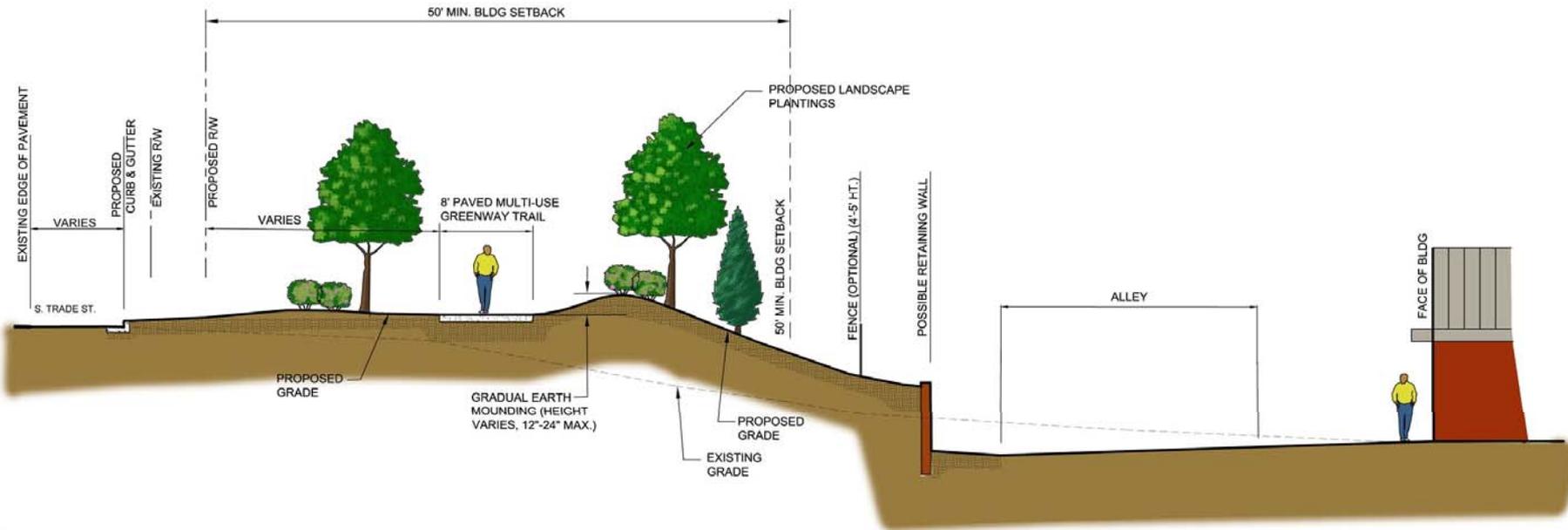
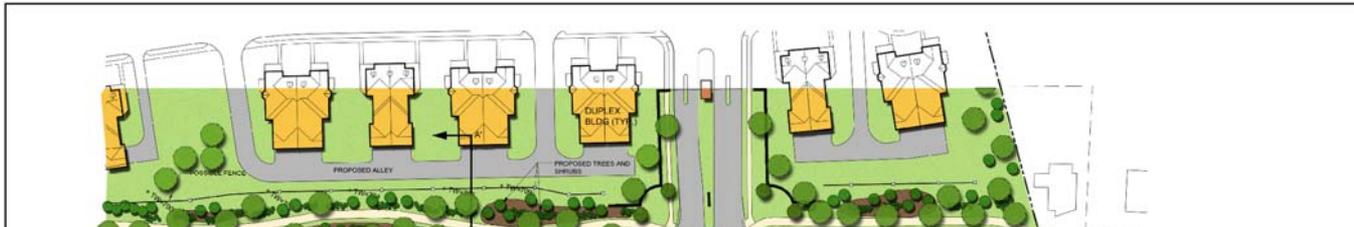
Village @ Plantation Estates Notes Development Standards Comments

- The Site Plan Alternate building unit options on South Trade Street will be either 1) all Duplex Home units; 2) all Maison Court Apartments; or 3) Duplex Homes anchored by one Maison Court Building on each end.
- ACTS will provide Hampton Green Neighborhood Monument Signage.





Village @ Plantation Estates Greenway



2

SECTION A - A' AT S. TRADE STREET

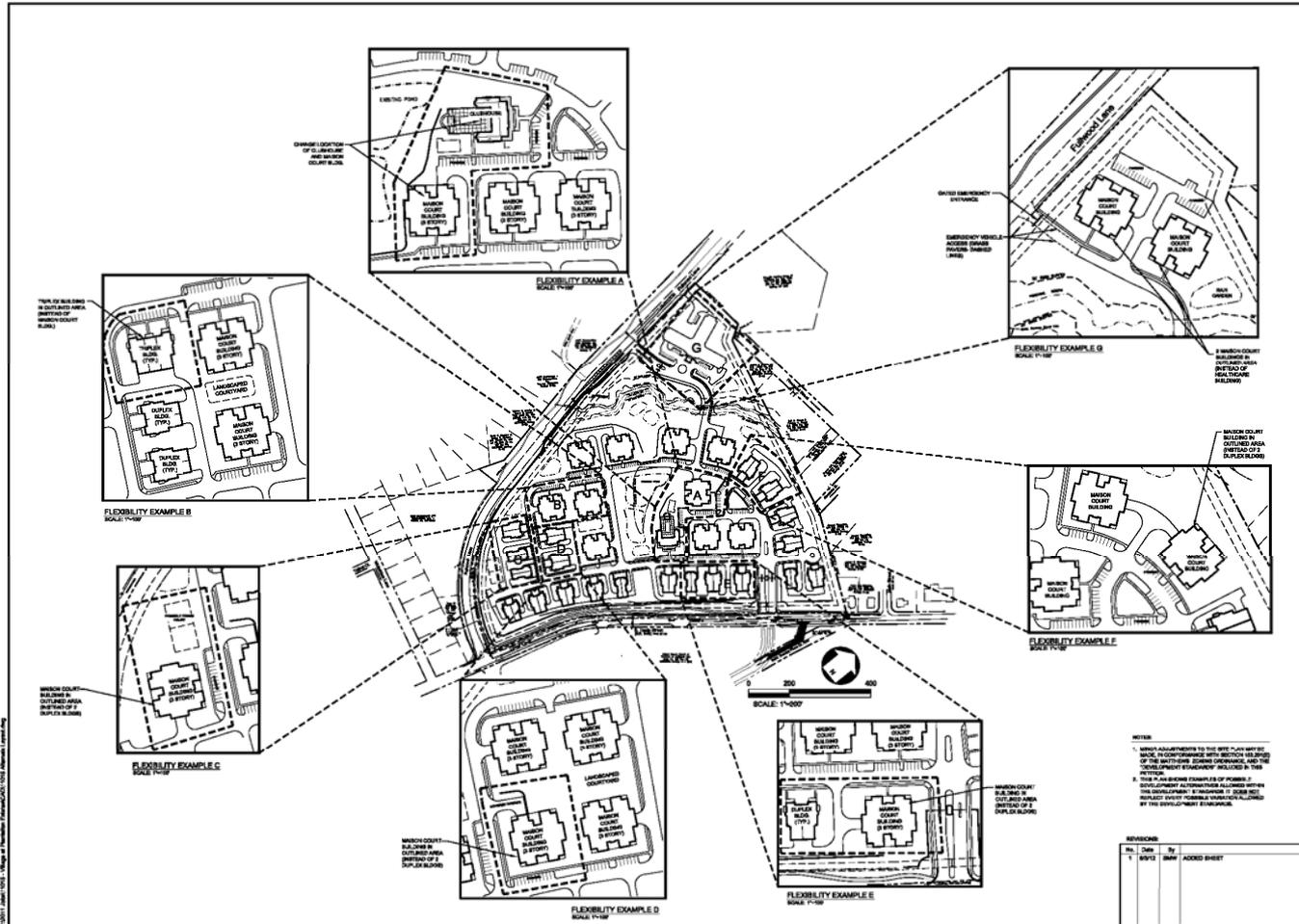
SCALE: 1/8" = 1'-0"

Village @ Plantation Estates Greenway



Proposed South Trade Street Multi-Use Trail

Village @ Plantation Estates Alternates



Landworks
Design Group, P.A.
780 2nd Ave., 5th Fl.
Charlotte, NC 28202
704.441.8881 Fax: 704.441.8882

Single Source
CONSULTANTS

FreemanWhite

ACTS
Retirement-Life
Communities™

**THE VILLAGE AT
PLANTATION ESTATES**
MATTHEWS, NC
REZONING APPLICATION #489

**ALTERNATE
SITE
LAYOUT
PLAN**

Project Manager: MDL

Drawn By: MDL, TMM

Checked By:

Date: 09/12

Project Number: 11015

Sheet Number:

ZP-03A

Village @ Plantation Estates Notes

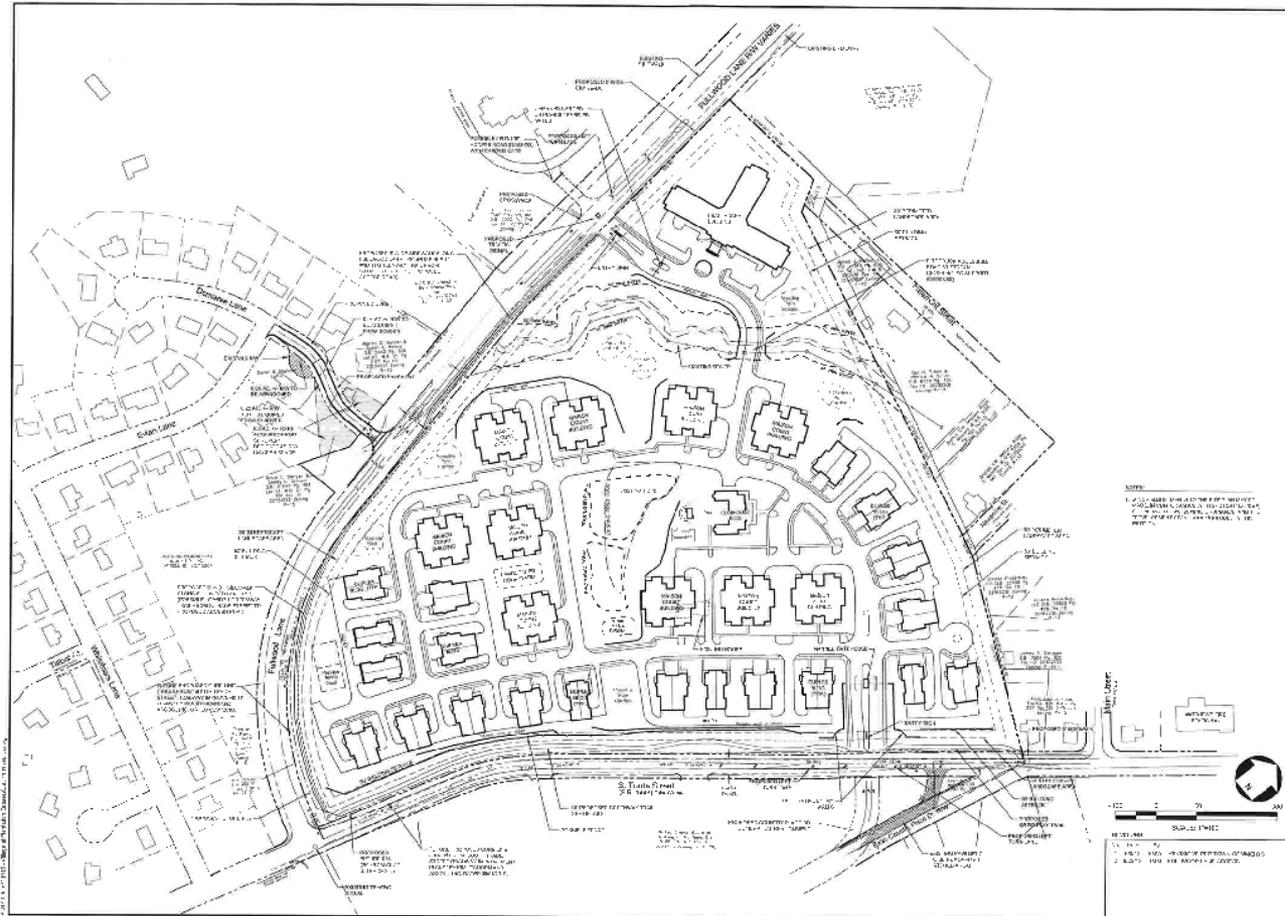
Park Pointe Village Carriage Homes



ACTS
Retirement-Life
Communities®

9/12/2012

Hampton Green Demaree Lane Route



Landworks
Design Group, P.A.
10000 W. 11th Ave.
Suite 100
Denver, CO 80202

Single Source
CONSTRUCTION

FreemanWhite

ACIS
Development, LLC
COMMERCIAL

**THE VILLAGE AT
PLANTATION ESTATES**
MAYTIMERS, INC.
RECORDING APPLICATION #458

**SITE
LAYOUT
PLAN**

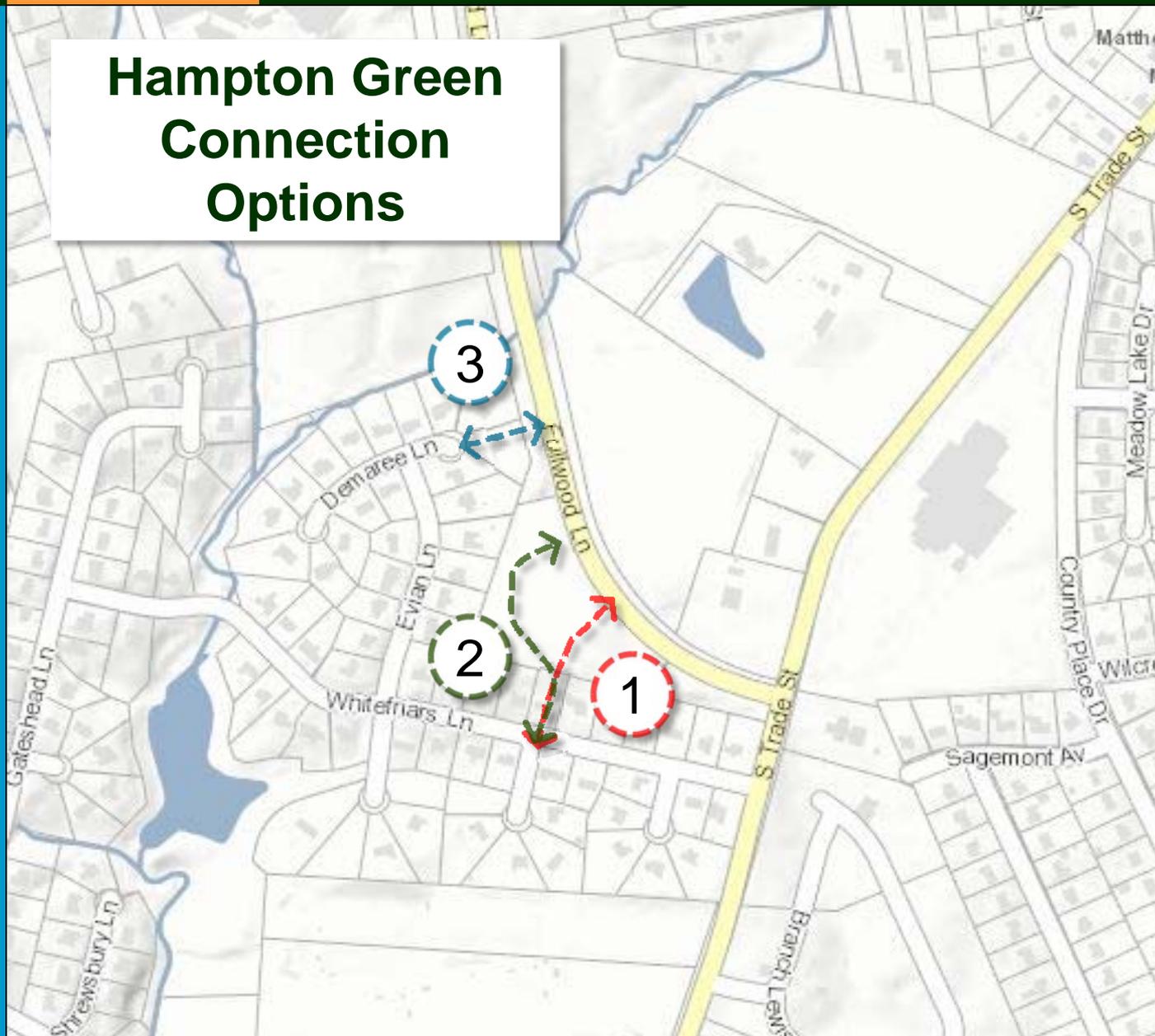
Scale: 1/8" = 1'-0"
Date: 05/14/12
Project No.: 120512-1
Sheet No.: 1 of 1

ZP-03

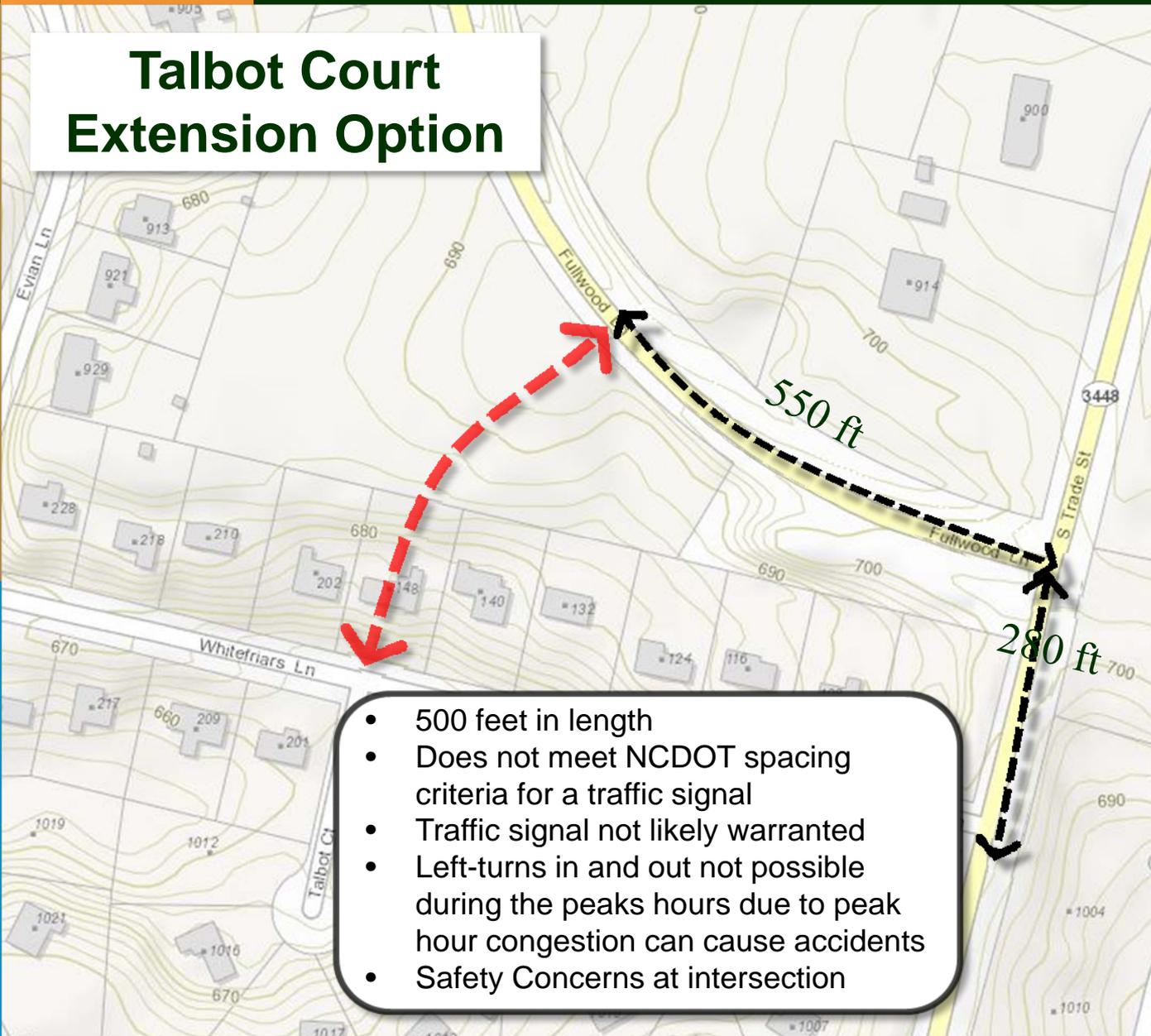
Hampton Green Demaree Lane Entry



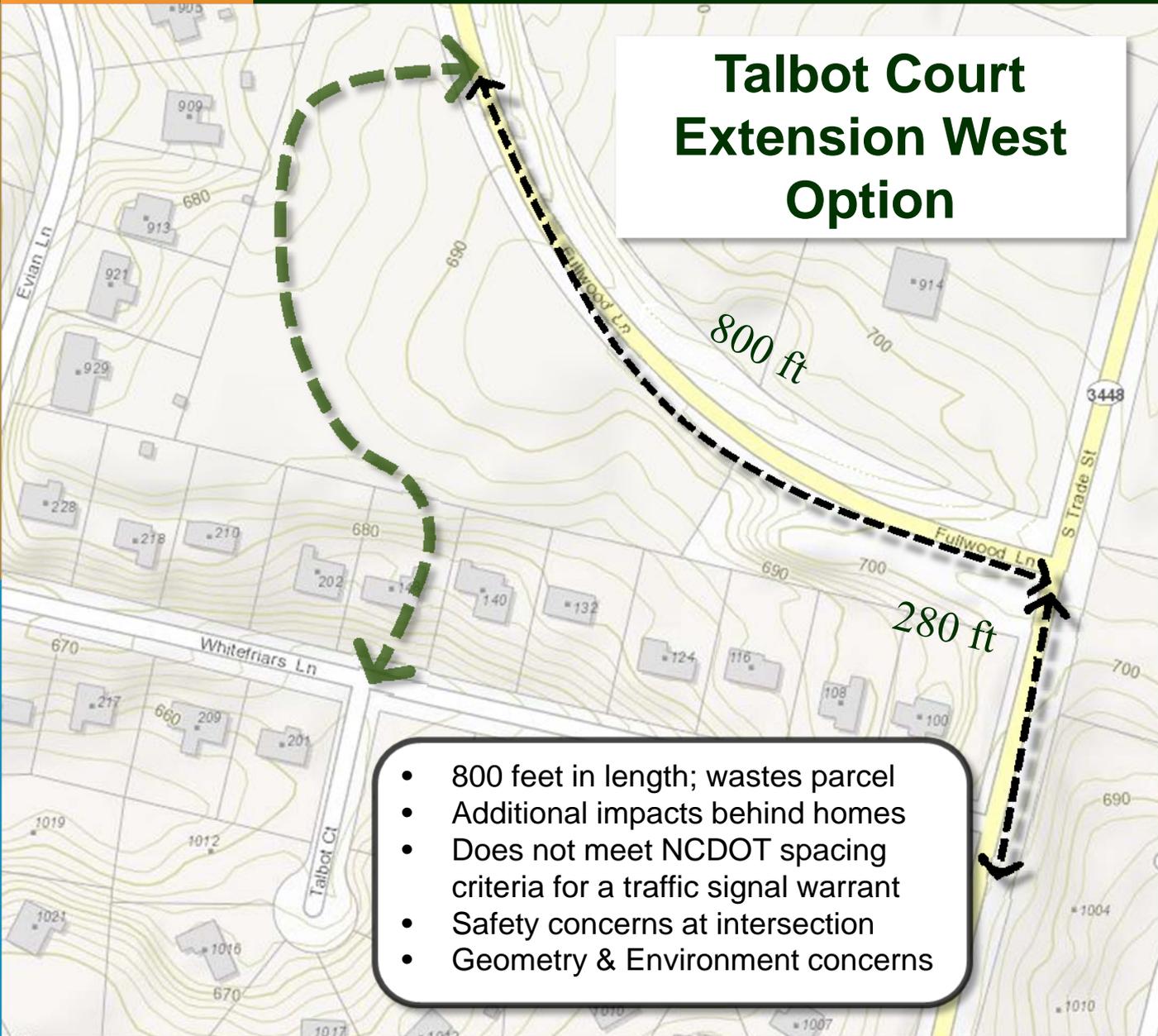
Hampton Green Connection Options



Talbot Court Extension Option

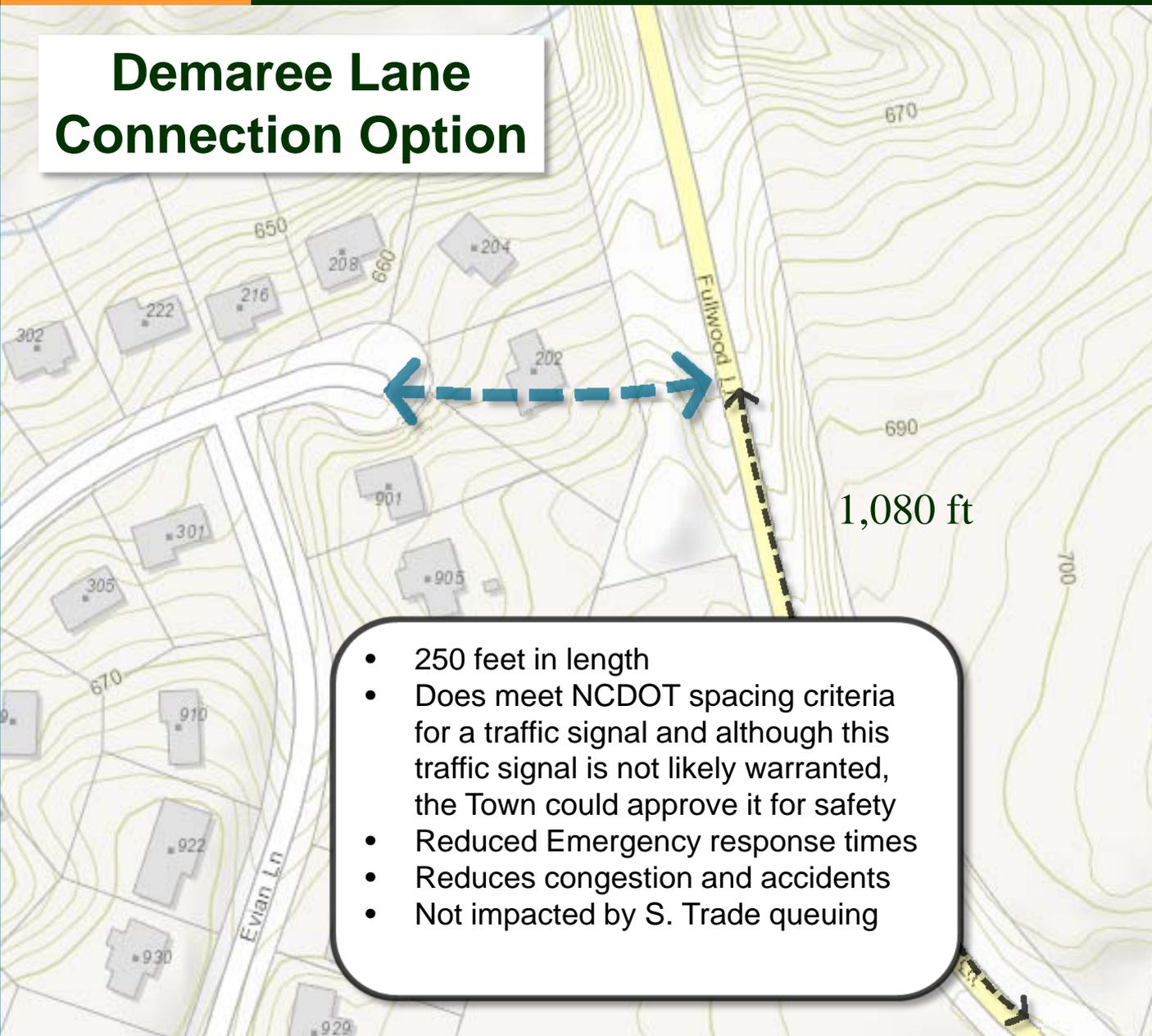


Talbot Court Extension West Option



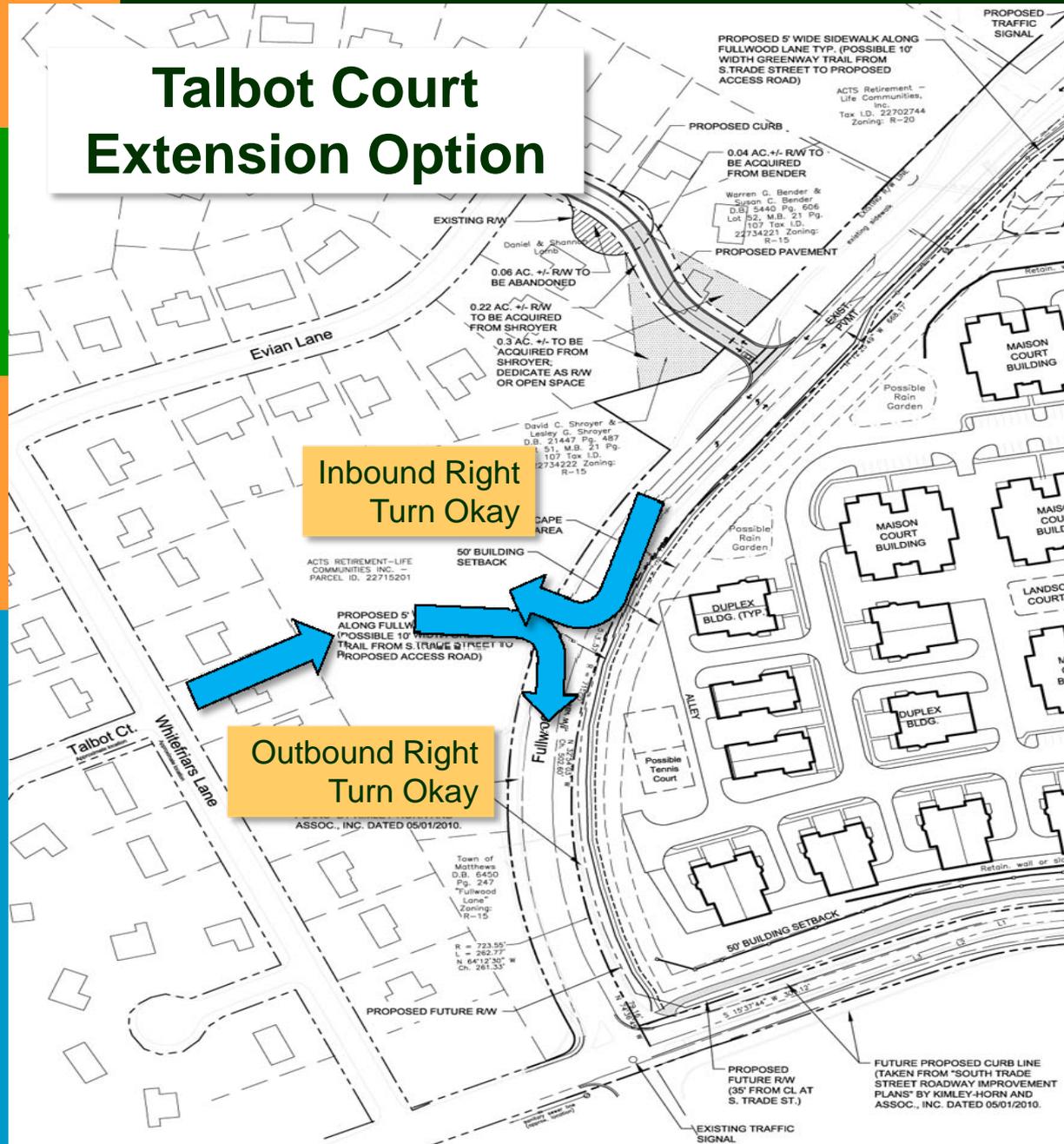
- 800 feet in length; wastes parcel
- Additional impacts behind homes
- Does not meet NCDOT spacing criteria for a traffic signal warrant
- Safety concerns at intersection
- Geometry & Environment concerns

Demaree Lane Connection Option



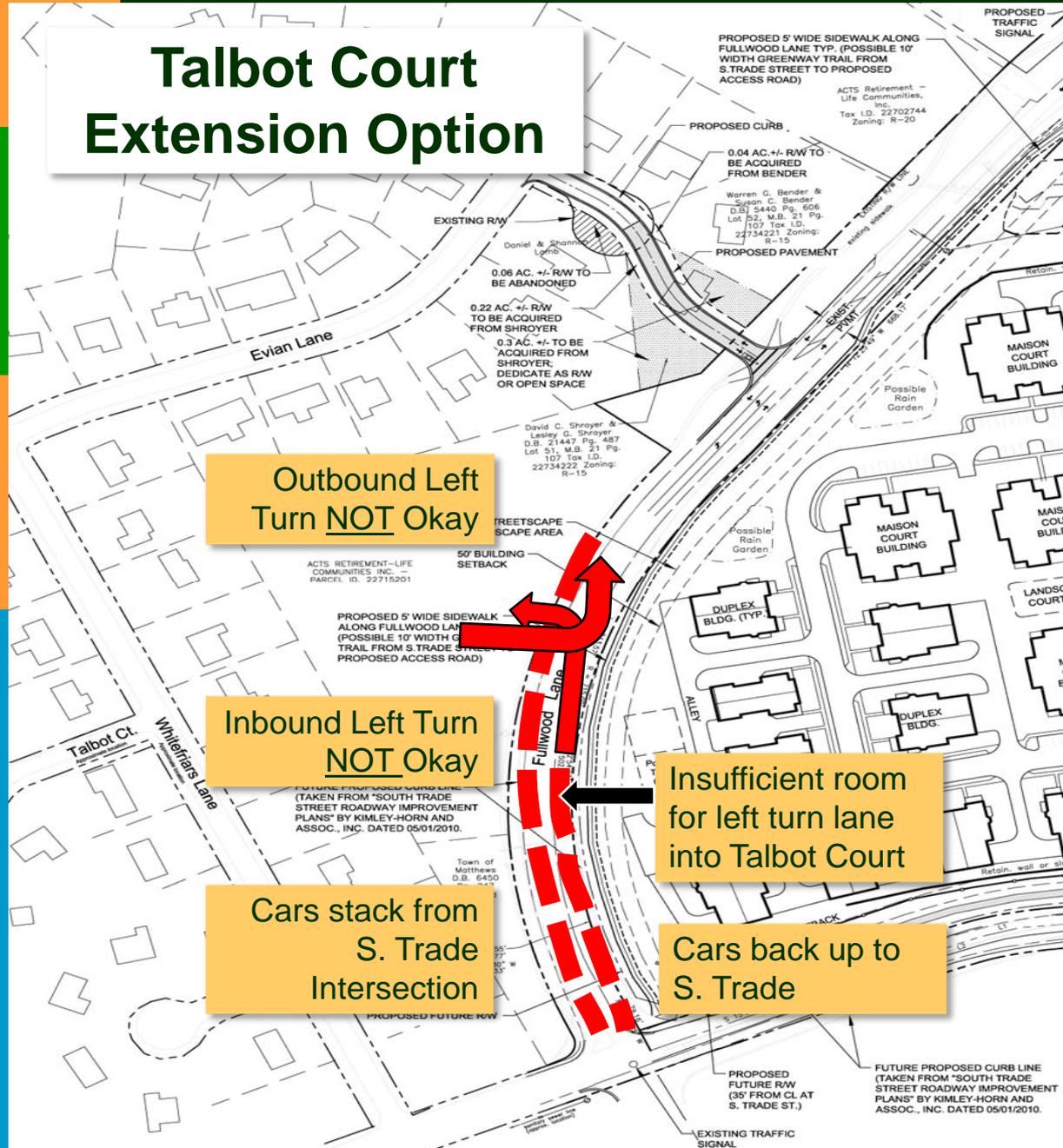
1.

Talbot Court Extension Option



2.

Talbot Court Extension Option



Outbound Left Turn NOT Okay

Inbound Left Turn NOT Okay

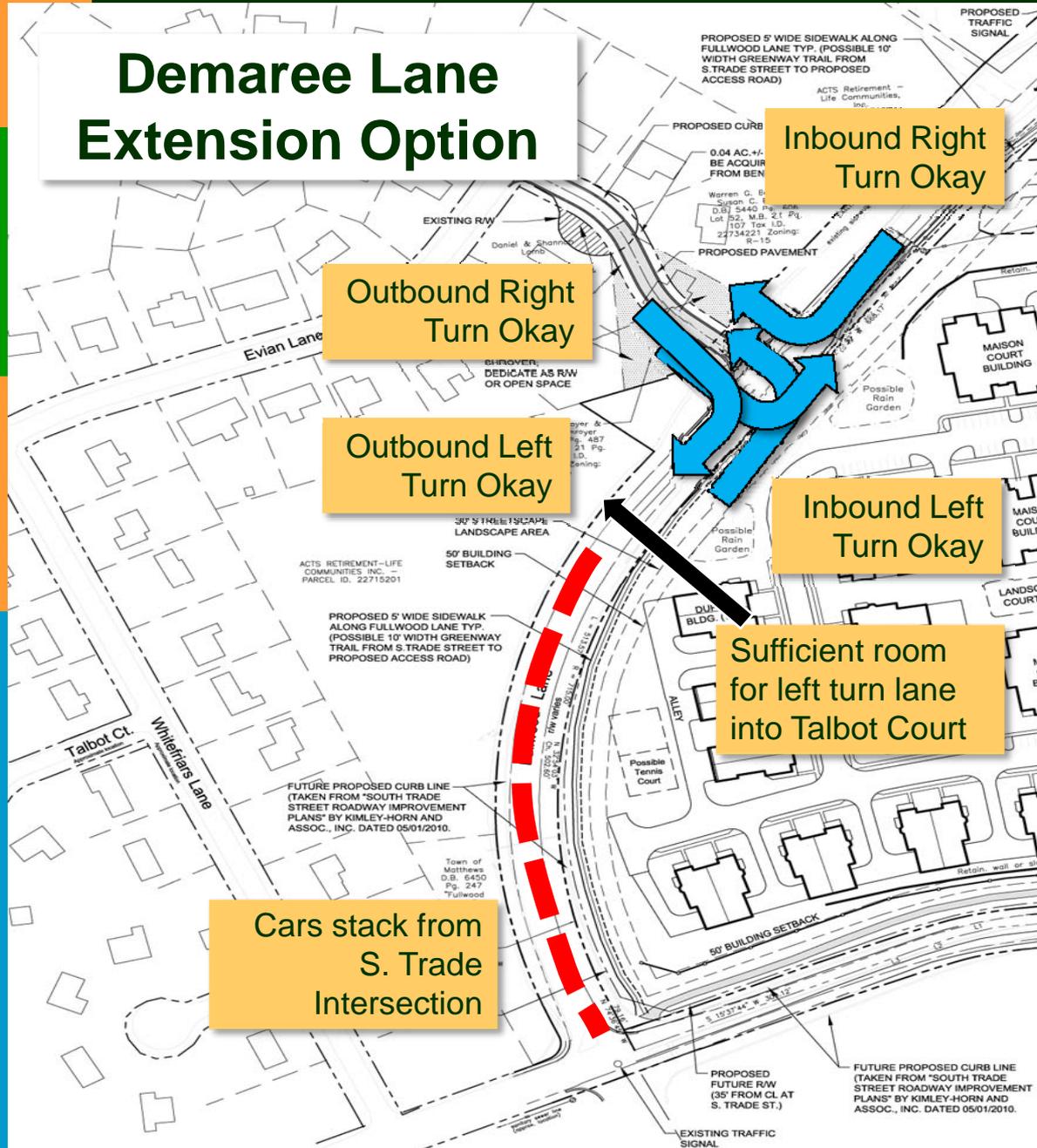
Insufficient room for left turn lane into Talbot Court

Cars stack from S. Trade Intersection

Cars back up to S. Trade

3.

Demaree Lane Extension Option



Village @ Plantation Estates Notes

Hampton Green Connection Notes

- Minimal cut-through anticipated under any scenario – only residents will use it
- Street network will minimize cut through
Design and Configuration
Travel Time – 63.7 seconds vs 29.7 seconds
Consideration for multi-way stop
- Demaree Lane is the best practical connection with all factors considered
Intersection Spacing and Community Safety

