





### Option 1A

**Existing CMS Site Area: 30.12 AC**

Proposed New School  
Net Developable Site Area: +/- 9.0 AC

Proposed Greenway, Storm & Buffer Area: +/- 11.4 AC

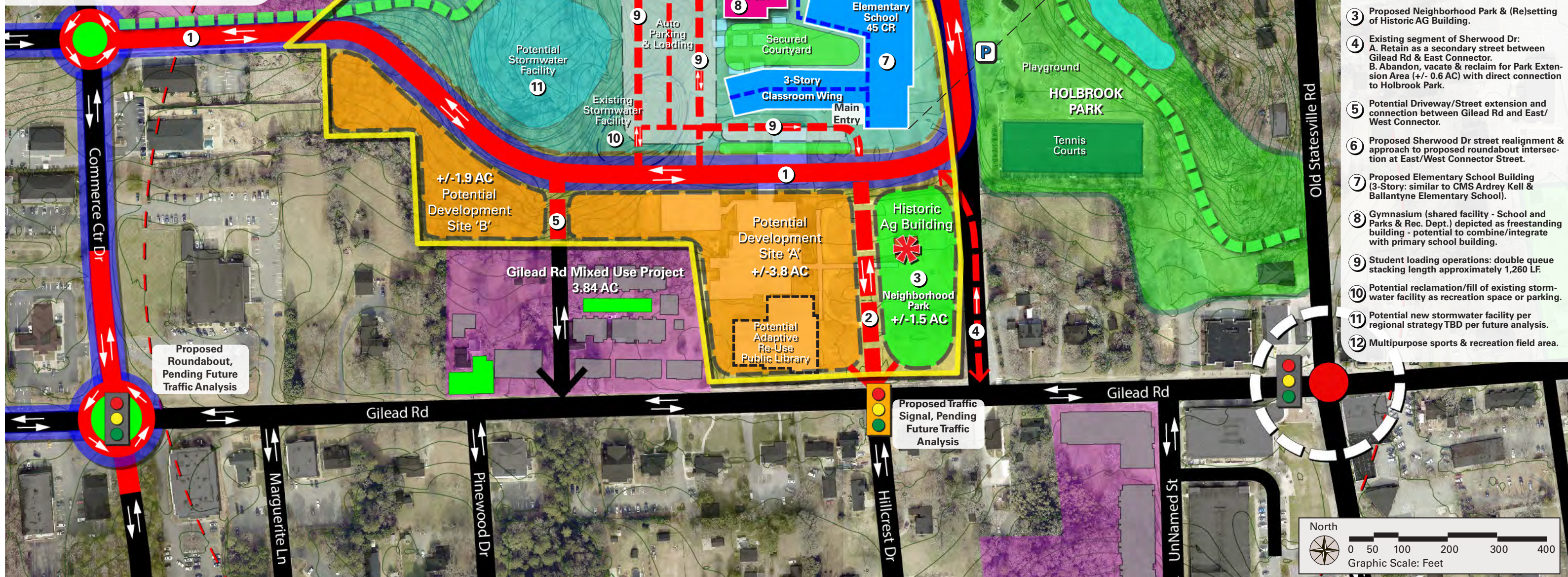
Proposed E/W Connector  
Street R/W Area: +/- 2.0 AC

Proposed Hillcrest Dr Ext  
Street R/W Area: +/- 0.5 AC

Proposed Neighborhood  
Park Site Area: +/- 1.5 AC

Potential Development 'A'  
Site Area: +/- 3.8 AC

Potential Development 'B'  
Site Area: +/- 1.9 AC

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# Town of Huntersville, NC

## 2022 Downtown Master Plan

Prepared for:  
Town of Huntersville  
105 Gilead Road, 3rd Floor  
Huntersville, NC 28070

Project: **21046**  
Issue Date:  
**20 June 2022**

**DRAFT**  
FOR REVIEW ONLY

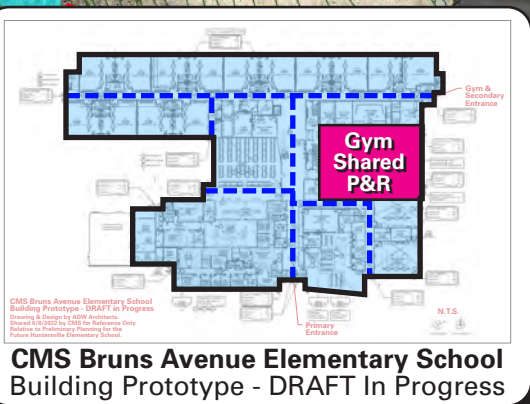
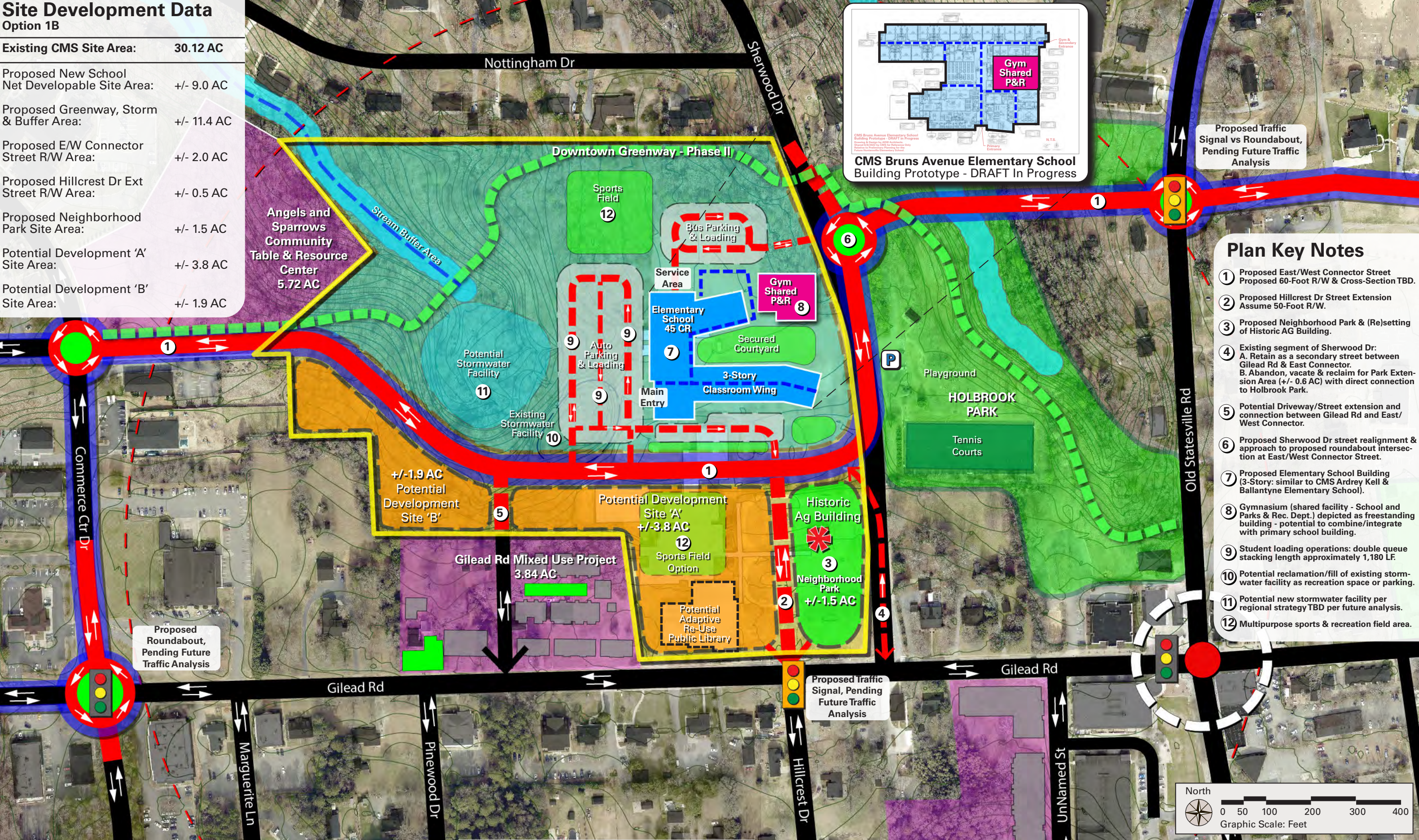
**NS-2.1: CMS Property**  
**Conceptual Site Plan: 1A**  
**CSP:1A**



Site Development Data

Option 1B

Existing CMS Site Area:	30.12 AC
Proposed New School Net Developable Site Area:	+/- 9.0 AC
Proposed Greenway, Storm & Buffer Area:	+/- 11.4 AC
Proposed E/W Connector Street R/W Area:	+/- 2.0 AC
Proposed Hillcrest Dr Ext Street R/W Area:	+/- 0.5 AC
Proposed Neighborhood Park Site Area:	+/- 1.5 AC
Potential Development 'A' Site Area:	+/- 3.8 AC
Potential Development 'B' Site Area:	+/- 1.9 AC



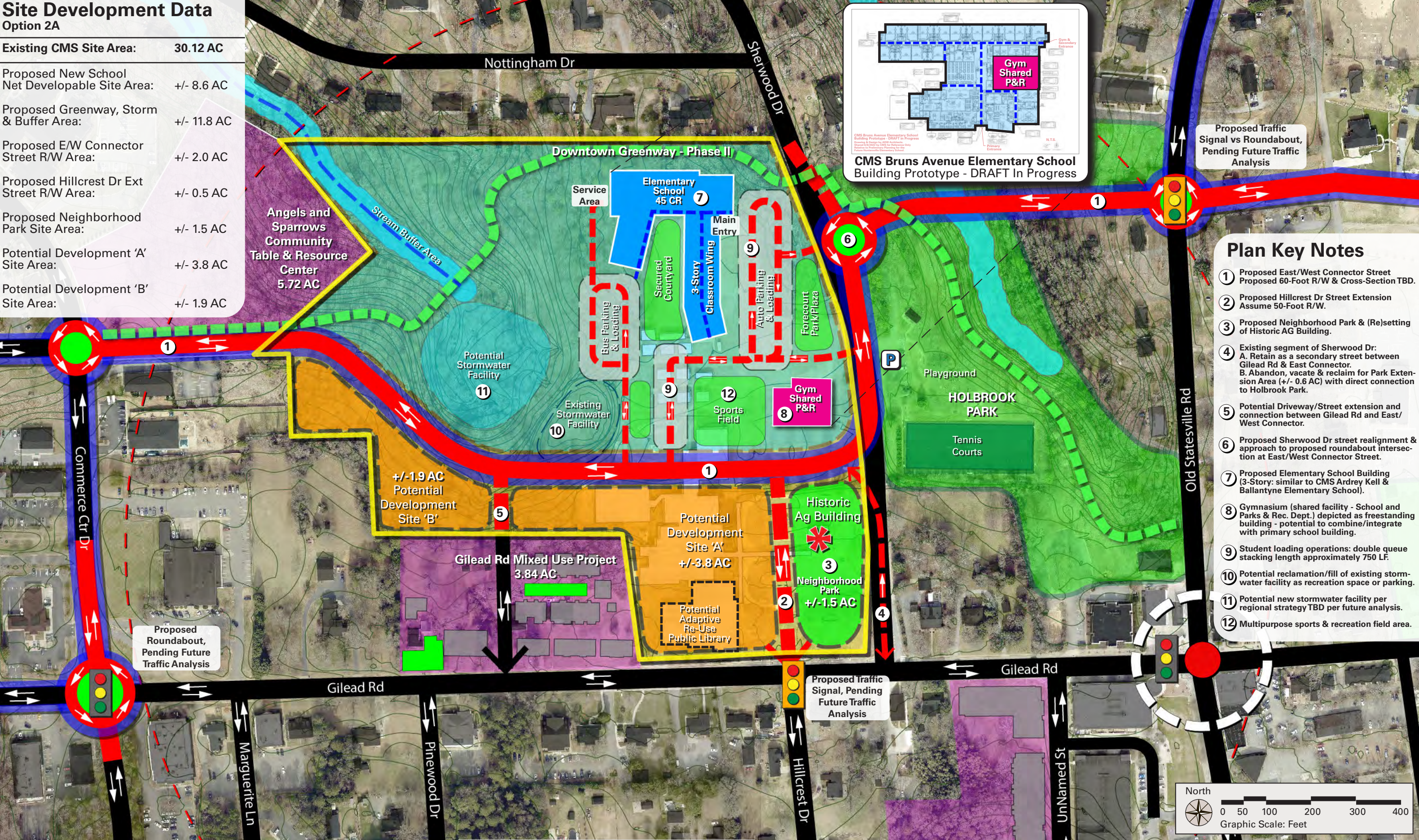
- ### Plan Key Notes
- 1 Proposed East/West Connector Street Proposed 60-Foot R/W & Cross-Section TBD.
  - 2 Proposed Hillcrest Dr Street Extension Assume 50-Foot R/W.
  - 3 Proposed Neighborhood Park & (Re)setting of Historic AG Building.
  - 4 Existing segment of Sherwood Dr:  
A. Retain as a secondary street between Gilead Rd & East Connector.  
B. Abandon, vacate & reclaim for Park Extension Area (+/- 0.6 AC) with direct connection to Holbrook Park.
  - 5 Potential Driveway/Street extension and connection between Gilead Rd and East/West Connector.
  - 6 Proposed Sherwood Dr street realignment & approach to proposed roundabout intersection at East/West Connector Street.
  - 7 Proposed Elementary School Building (3-Story: similar to CMS Ardrey Kell & Ballantyne Elementary School).
  - 8 Gymnasium (shared facility - School and Parks & Rec. Dept.) depicted as freestanding building - potential to combine/integrate with primary school building.
  - 9 Student loading operations: double queue stacking length approximately 1,180 LF.
  - 10 Potential reclamation/fill of existing stormwater facility as recreation space or parking.
  - 11 Potential new stormwater facility per regional strategy TBD per future analysis.
  - 12 Multipurpose sports & recreation field area.



Site Development Data

Option 2A

Existing CMS Site Area:	30.12 AC
Proposed New School Net Developable Site Area:	+/- 8.6 AC
Proposed Greenway, Storm & Buffer Area:	+/- 11.8 AC
Proposed E/W Connector Street R/W Area:	+/- 2.0 AC
Proposed Hillcrest Dr Ext Street R/W Area:	+/- 0.5 AC
Proposed Neighborhood Park Site Area:	+/- 1.5 AC
Potential Development 'A' Site Area:	+/- 3.8 AC
Potential Development 'B' Site Area:	+/- 1.9 AC



Plan Key Notes

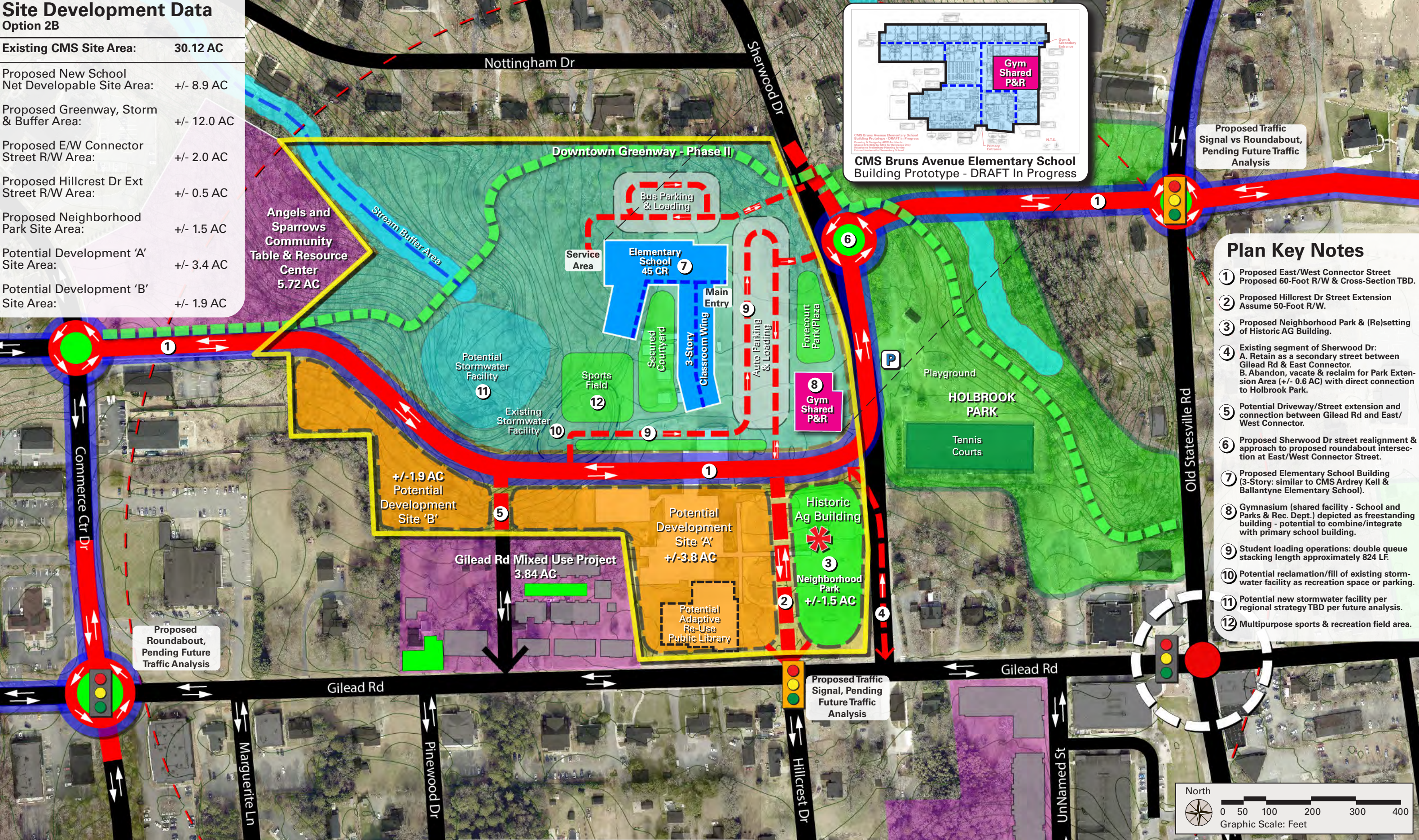
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- 2 Proposed Hillcrest Dr Street Extension Assume 50-Foot R/W.
- 3 Proposed Neighborhood Park & (Re)setting of Historic AG Building.
- 4 Existing segment of Sherwood Dr:  
A. Retain as a secondary street between Gilead Rd & East Connector.  
B. Abandon, vacate & reclaim for Park Extension Area (+/- 0.6 AC) with direct connection to Holbrook Park.
- 5 Potential Driveway/Street extension and connection between Gilead Rd and East/West Connector.
- 6 Proposed Sherwood Dr street realignment & approach to proposed roundabout intersection at East/West Connector Street.
- 7 Proposed Elementary School Building (3-Story: similar to CMS Ardrey Kell & Ballantyne Elementary School).
- 8 Gymnasium (shared facility - School and Parks & Rec. Dept.) depicted as freestanding building - potential to combine/integrate with primary school building.
- 9 Student loading operations: double queue stacking length approximately 750 LF.
- 10 Potential reclamation/fill of existing stormwater facility as recreation space or parking.
- 11 Potential new stormwater facility per regional strategy TBD per future analysis.
- 12 Multipurpose sports & recreation field area.



Site Development Data

Option 2B

Existing CMS Site Area:	30.12 AC
Proposed New School Net Developable Site Area:	+/- 8.9 AC
Proposed Greenway, Storm & Buffer Area:	+/- 12.0 AC
Proposed E/W Connector Street R/W Area:	+/- 2.0 AC
Proposed Hillcrest Dr Ext Street R/W Area:	+/- 0.5 AC
Proposed Neighborhood Park Site Area:	+/- 1.5 AC
Potential Development 'A' Site Area:	+/- 3.4 AC
Potential Development 'B' Site Area:	+/- 1.9 AC

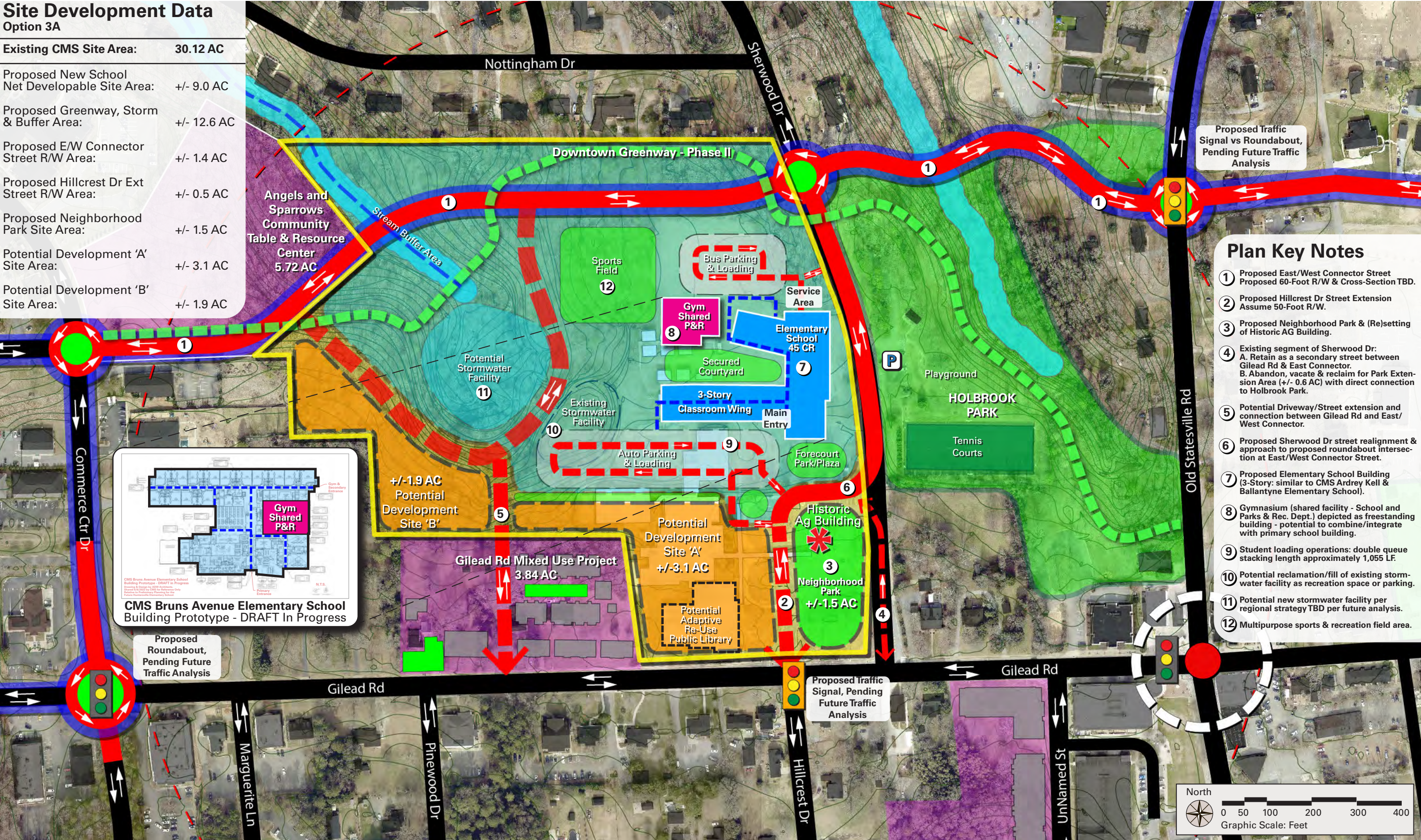




Site Development Data

Option 3A

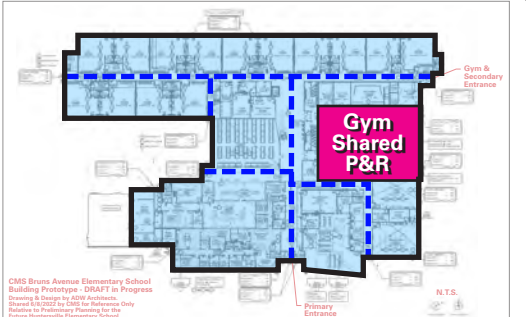
Existing CMS Site Area:	30.12 AC
Proposed New School Net Developable Site Area:	+/- 9.0 AC
Proposed Greenway, Storm & Buffer Area:	+/- 12.6 AC
Proposed E/W Connector Street R/W Area:	+/- 1.4 AC
Proposed Hillcrest Dr Ext Street R/W Area:	+/- 0.5 AC
Proposed Neighborhood Park Site Area:	+/- 1.5 AC
Potential Development 'A' Site Area:	+/- 3.1 AC
Potential Development 'B' Site Area:	+/- 1.9 AC



Proposed Traffic Signal vs Roundabout, Pending Future Traffic Analysis

Plan Key Notes

- 1 Proposed East/West Connector Street Proposed 60-Foot R/W & Cross-Section TBD.
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- 8 Gymnasium (shared facility - School and Parks & Rec. Dept.) depicted as freestanding building - potential to combine/integrate with primary school building.
- 9 Student loading operations: double queue stacking length approximately 1,055 LF.
- 10 Potential reclamation/fill of existing stormwater facility as recreation space or parking.
- 11 Potential new stormwater facility per regional strategy TBD per future analysis.
- 12 Multipurpose sports & recreation field area.



CMS Bruns Avenue Elementary School Building Prototype - DRAFT In Progress

Proposed Roundabout, Pending Future Traffic Analysis

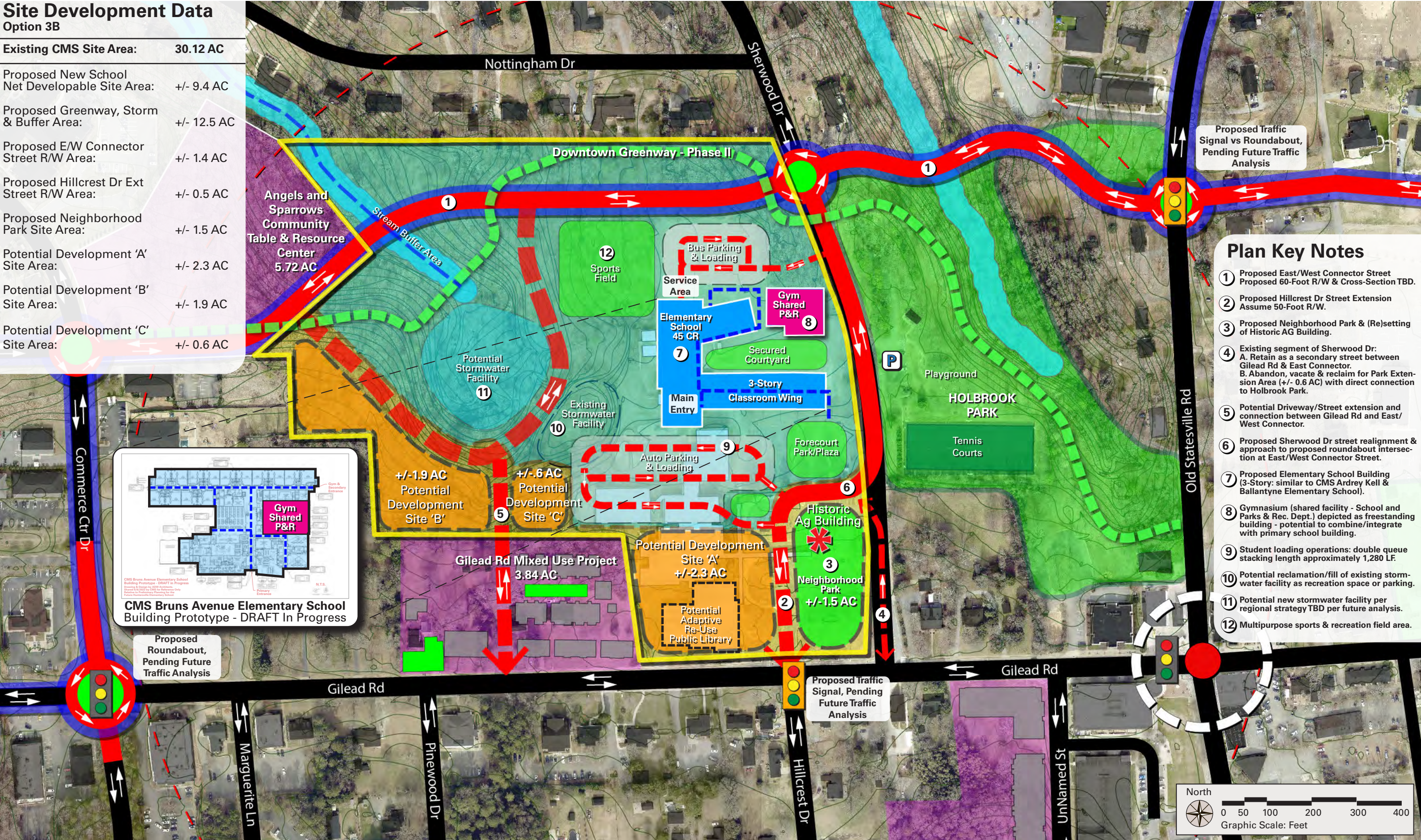
Proposed Traffic Signal, Pending Future Traffic Analysis



Site Development Data

Option 3B

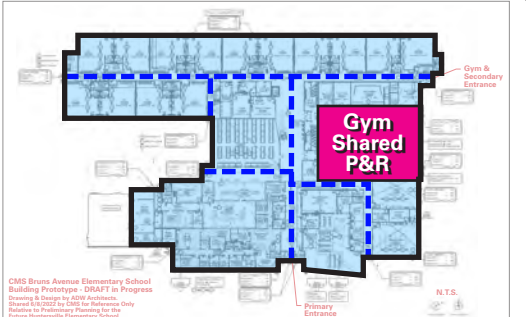
Existing CMS Site Area:	30.12 AC
Proposed New School Net Developable Site Area:	+/- 9.4 AC
Proposed Greenway, Storm & Buffer Area:	+/- 12.5 AC
Proposed E/W Connector Street R/W Area:	+/- 1.4 AC
Proposed Hillcrest Dr Ext Street R/W Area:	+/- 0.5 AC
Proposed Neighborhood Park Site Area:	+/- 1.5 AC
Potential Development 'A' Site Area:	+/- 2.3 AC
Potential Development 'B' Site Area:	+/- 1.9 AC
Potential Development 'C' Site Area:	+/- 0.6 AC



Proposed Traffic Signal vs Roundabout, Pending Future Traffic Analysis

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- 11 Potential new stormwater facility per regional strategy TBD per future analysis.
- 12 Multipurpose sports & recreation field area.



CMS Bruns Avenue Elementary School Building Prototype - DRAFT In Progress

Proposed Roundabout, Pending Future Traffic Analysis

Proposed Traffic Signal, Pending Future Traffic Analysis