



July 18, 2015

**PD-CD REPORT  
BLACKSTONE BAY SUBDIVISION  
SLANTING BRIDGE ROAD  
CATAWBAY COUNTY, NC**

**PROJECT NARRATIVE**

Blackstone Bay, a proposed residential community, will offer two hundred attached or detached homes allocated on approximately sixty-one (61) acres with Lake Norman shoreline being available. It is located about one thousand feet south of The Village of Sherrills Ford development; putting it in close proximity to other additional conveniences.

The subject development complies with the PD-CD zoning district requirements and the Sherrills Ford small area plan. The property is currently zoned R-30 and located within the Lake Norman IV-CA Watershed: which allows 24% impervious under the low-density option and 50% under the high-density option.

Access to the site is planned to be designated between Slanting Bridge Road and Enoch Drive. Current land uses surrounding the site include single family residential. The Concept Site Plan, Development Notes, and Details are included for reference.

Several key features of the proposed community will be the ample open spaces, a community pool and clubhouse, and a lakefront park. A sidewalk system and nature trail will be constructed to connect the proposed community to the future Carolina Thread Trail.

A TIA is being prepared for NCDOT's review and approval.

Sincerely,  
ESP Associates, P.A.