

# *Blackstone Bay*

Proposed Development  
Master Plan & Conceptual



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.



*About Blackstone Bay*

# Blackstone Bay

Acreage: +/- 61 Acres

Tax Parcels: 460719701353 & 460704707149

Zoning:

Existing: R-30

Proposed: PD-CD, Planned Development  
WS-IV Critical Area Watershed: 50%  
impervious under High Density Option  
and/or 24% impervious under Low  
Density Option

Uses:

Existing: Vacant

Proposed: Planned Residential Development

Proposed Maximum Densities:

175 Single-Family Attached or Detached  
25 Single-Family Lakefront Attached or  
Detached

External Development Setbacks:

30' along existing public streets  
50' from adjacent existing residential  
districts

Proposed Minimum Detached Building Size:

1,500 SF

Proposed Minimum Attached Building Size:

20' x 40'

Proposed Maximum Detached Building Height:

45'

Proposed Maximum Attached Building Height:

60'

Proposed Minimum Detached Setbacks:

Front: 20'\*

Side: 5'

Rear: 10'

Proposed Minimum Attached Setbacks:

Front: 20'\*

Side: 0'

Rear: 10'

\*Front setback shall be measured from face of  
garage.



## Overall Master Plan

# Single-Family Homes at Blackstone Bay



*Single-Family Lots*

# Town Homes at Blackstone Bay



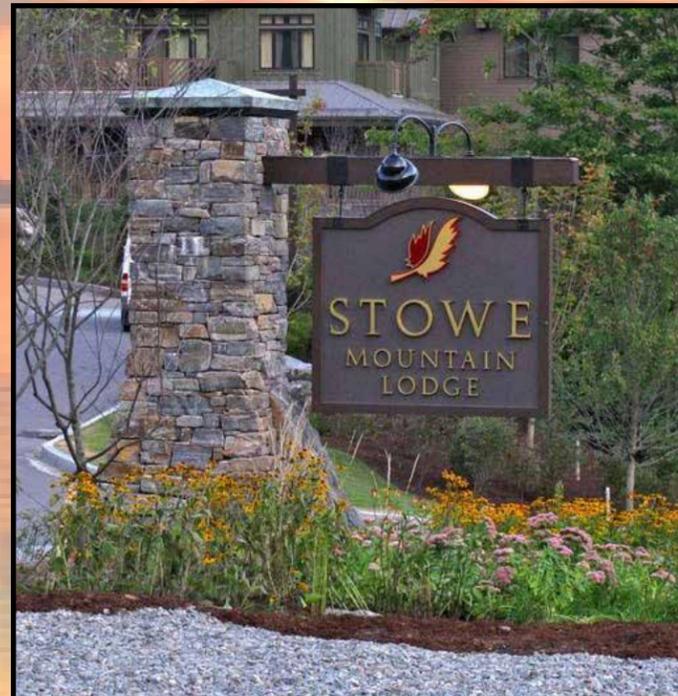
*Townhomes*

# Lake Front Homes at Blackstone Bay



*Lakefront Lots*

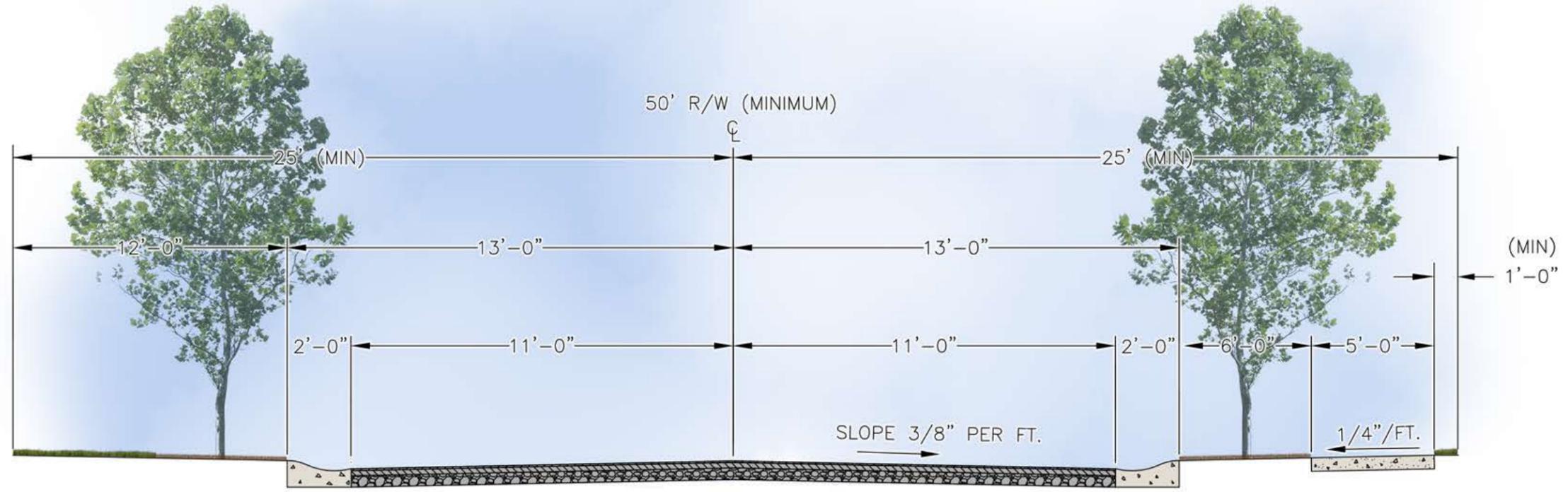
Blackstone Bay



*Conceptual Signage & Entry Features*

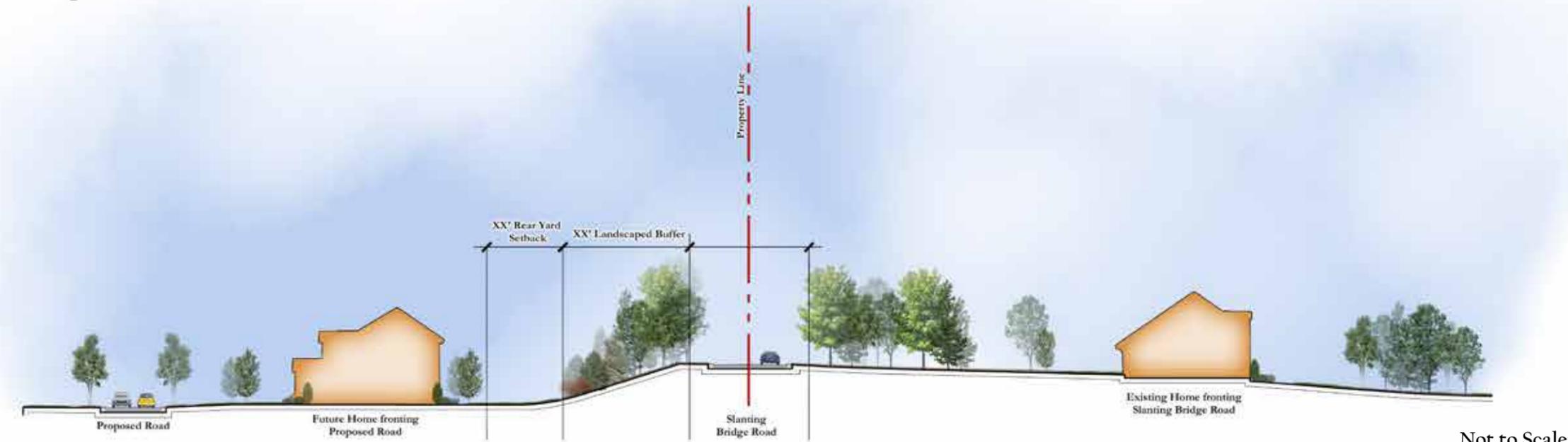
# Blackstone Bay

## Conceptual Internal Street Section



Not to Scale

## Conceptual Buffer Section



Not to Scale

# Conceptual Cross Sections



### 1. Access and Transportation:

- a. A TIA will be prepared and submitted to NCDOT for their review and approval.
- b. All proposed public streets shall meet NCDOT standards.
- c. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by NCDOT in accordance with applicable published standards.
- d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by NCDOT in accordance with published standards.
- e. Applicant shall reserve R/W as required by NCDOT or the County State Transportation Improvement Program.

### 2. Access and Transportation:

The proposed development will be phased based on market conditions.

### 3. Landscaping Buffers:

Existing Landscaping will be used to meet buffer screening requirements where possible. Supplemental plantings will be installed where existing vegetation is inadequate.

### 4. Homeowner's Association (HOA):

- a. A HOA will be formed to own and maintain all common areas and amenities.
- b. The HOA will be responsible for maintaining private access drives and BMPs.

### 5. Open Space

- a. Amount of open space required in PD zoning:  
2,500 s.f. x number of residential units:  
 $2,500 \times 200 = 11.48 \text{ Acres}$
- b. Amount of open space required in a Cluster Subdivision:  
25% of net acreage =  $.25 \times 48.68 = 12.17 \text{ Acres}$   
(Net Acreage = Total Area - Railroad Easement - proposed R/W)  
 $63.37 - 7.62 - 7.07 = 48.68 \text{ Acres}$
- c. Minimum amount of open space proposed: 15 Acres

### 6. Architectural:

The facades of all single family and multi-family residential dwellings and accessory structures shall be covered only with brick, stone, hard stucco (synthetic stucco is not permitted), wood, or siding consisting of wood or composite material; provided, that any horizontal siding must be completely supported to maintain a straight and even outer surface and must be fully and properly finished. Vinyl products will be permitted only on soffits, fascia, window trim and door trim.

*Development Conditions*

