



—CATAWBA COUNTY—

# BLACKSTONE BAY SUBDIVISION

October 2019



Prepared for:



**catawba county**  
MAKING. LIVING. BETTER.

Prepared by:

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# ABOUT BLACKSTONE BAY

Blackstone Bay, a proposed residential community, was rezoned to PD-CD in 2015 for parcels 460719701353 & 460704707149 in Catawba County.

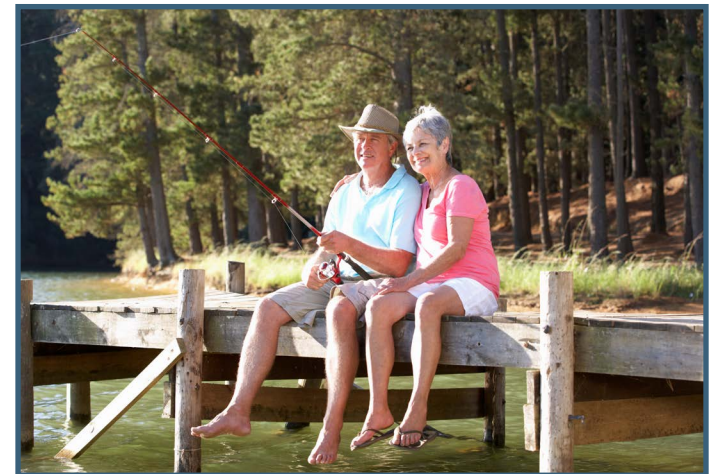
The Client is proposing to rezone an additional adjacent property, Parcel 46074807429, an approximately 0.8 acre parcel. This parcel will be rezoned to PD-CD and incorporated into the Blackstone Bay development.

With the addition of this parcel, the development will offer two hundred and twenty attached or detached homes allocated on approximately sixty-two (62) acres with Lake Norman shoreline being available. It is located about one thousand feet south of The Village of Sherrills Ford development; putting it near 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 open spaces, amenity area, and lakefront area. A sidewalk system and nature trail will be constructed to connect the proposed community to the future Carolina Thread Trail.





# OVERALL MASTER PLAN



## OVERALL DEVELOPMENT

**Tax Parcels:** 460719701353, 460704707149, and 46074807429

**Total Acreage:** +/- 62 Acres

## PARCEL TO BE REZONED

**Tax Parcels:** 46074807429

**Total Acreage:** +/- 0.8 Acres

**Zoning:**

- Existing: R-30
- Proposed: PD-CD, Planned Development

## OVERALL SITE DATA

WS-IV Critical Area Watershed: 50% impervious under High Density Option and/or 24% impervious under Low Density Option

### Uses:

**Existing:** One Single Home, Mostly Vacant

**Proposed:** Planned Residential Development

### Proposed Maximum Densities:

195 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'\*

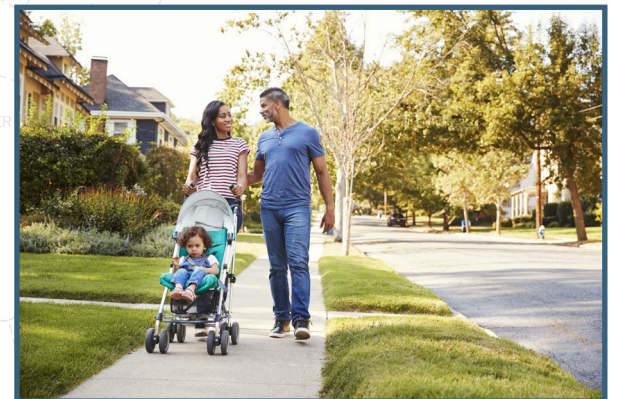
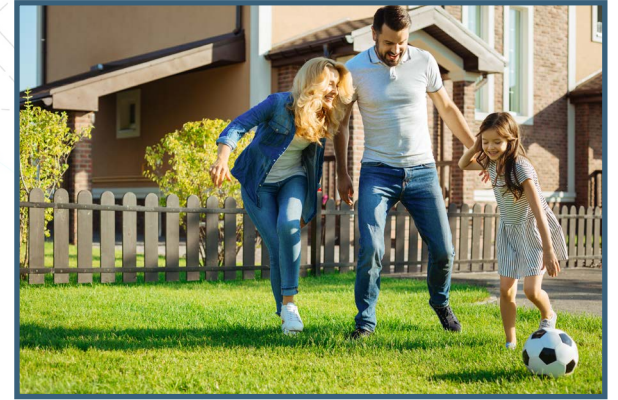
Side: 0'

Rear: 10'

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

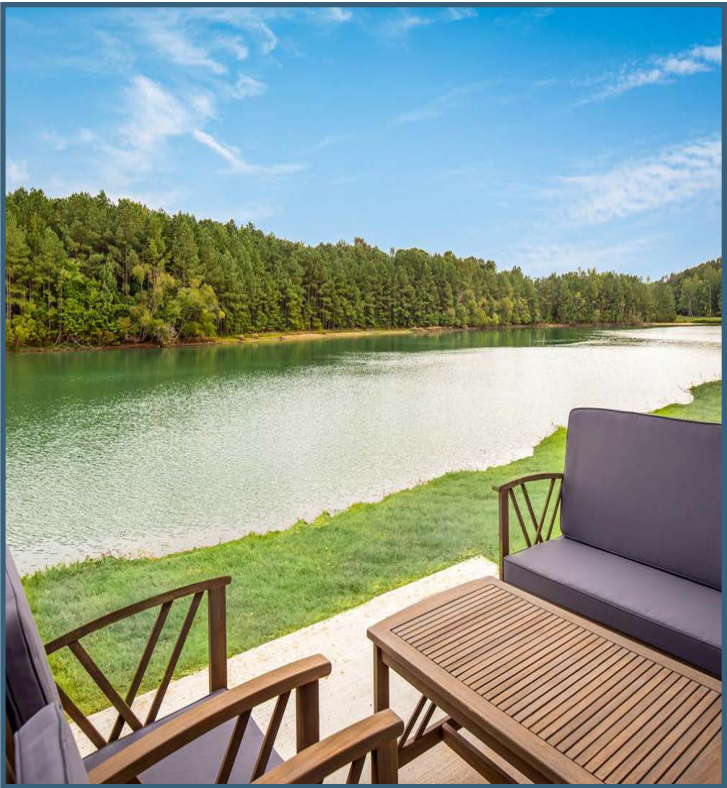


# LAKE FRONT SINGLE-FAMILY HOMES AT BLACKSTONE BAY



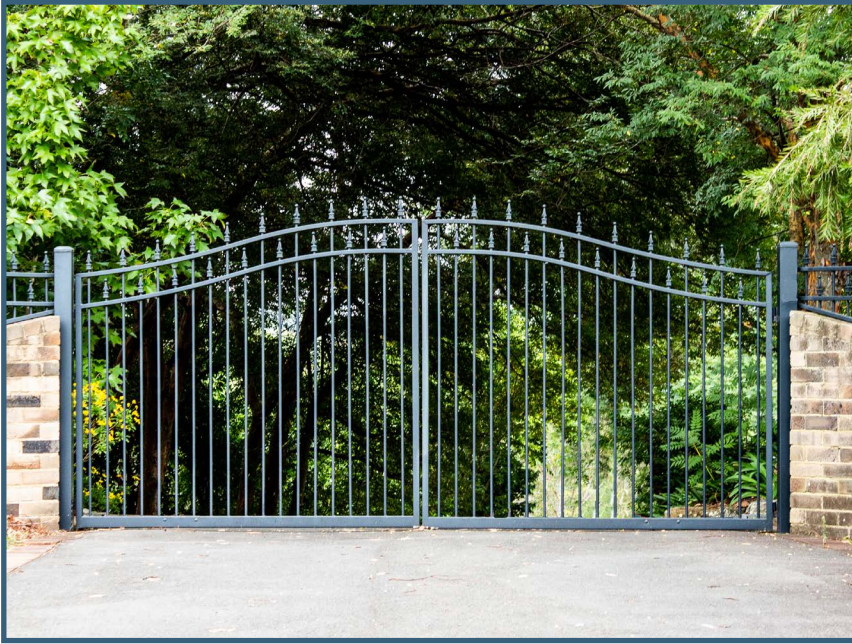


# TOWN HOMES AT BLACKSTONE BAY





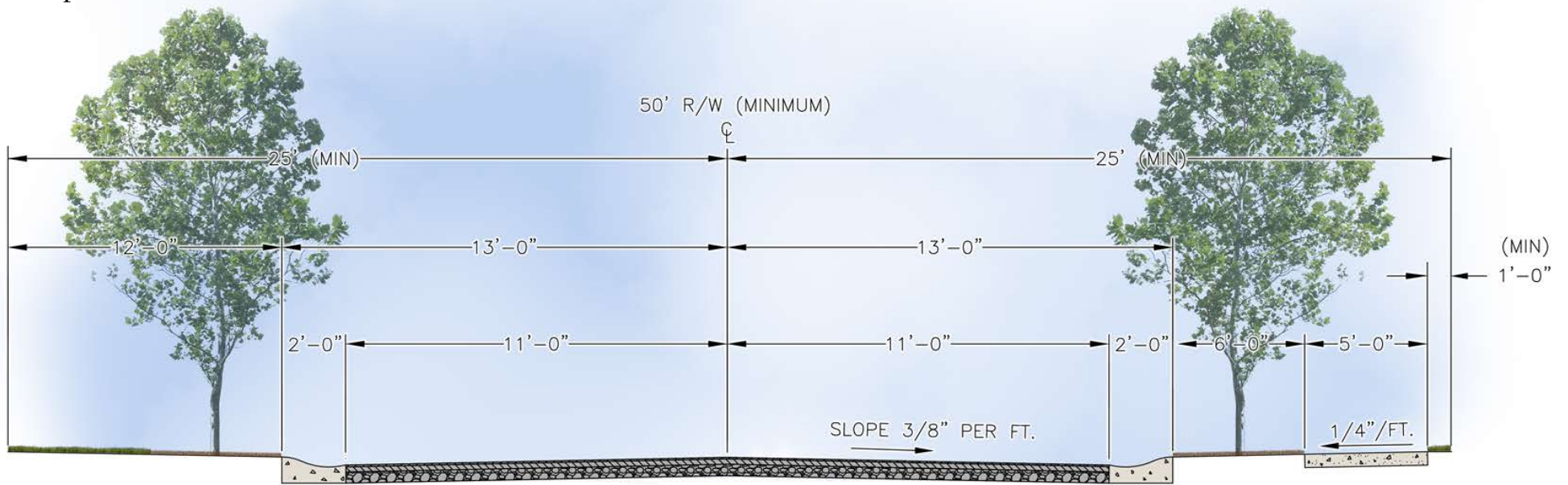
# CONCEPTUAL SIGNAGE AND ENTRY FEATURES





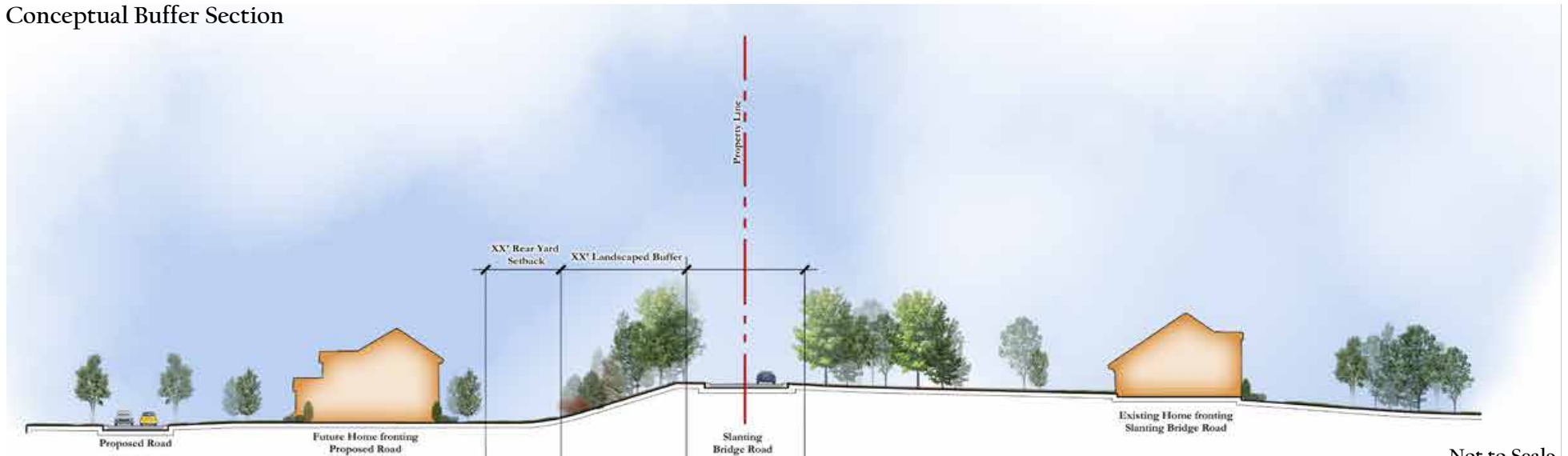
# CONCEPTUAL CROSS SECTIONS

Conceptual Internal Street Section



Not to Scale

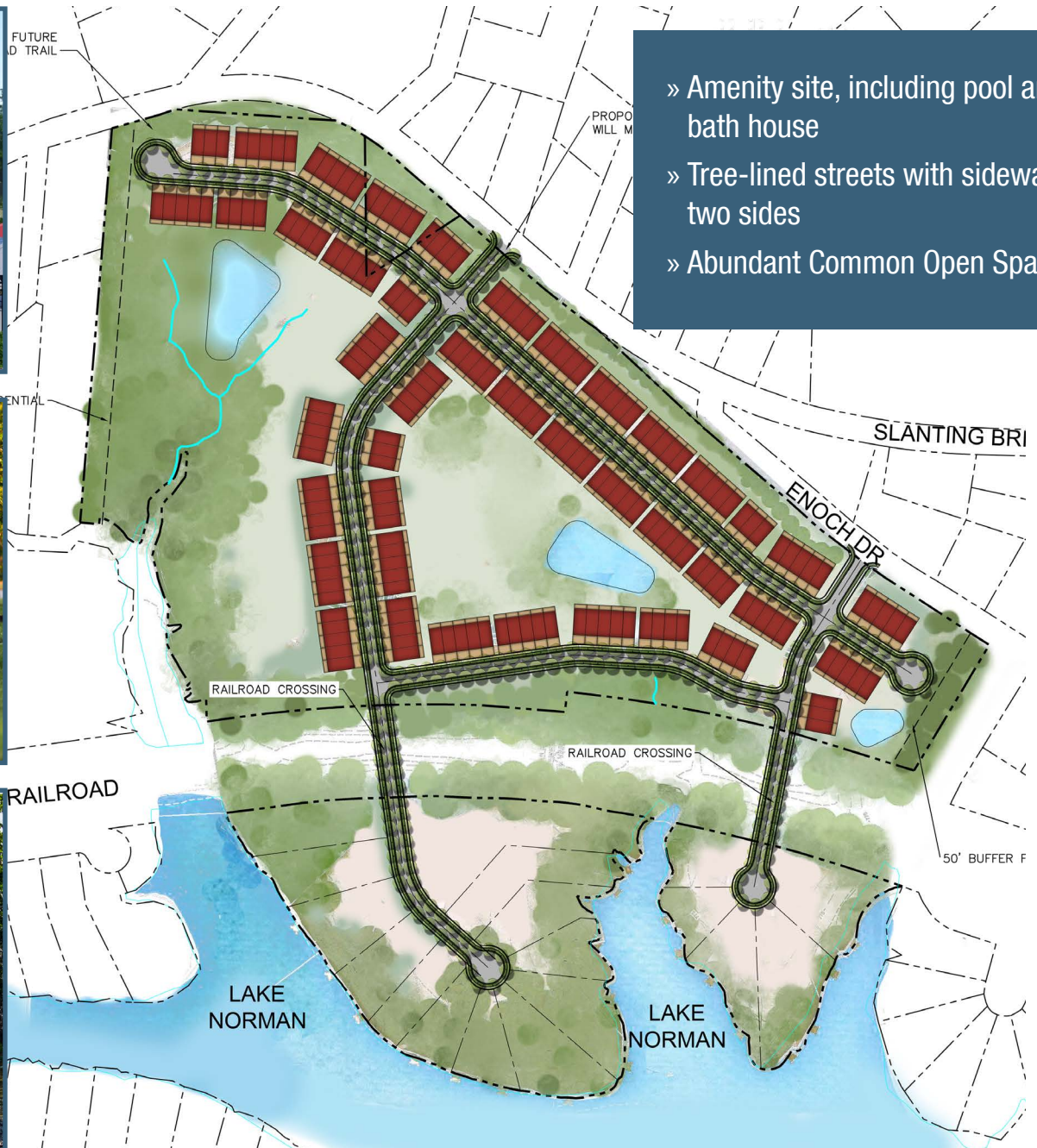
Conceptual Buffer Section



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# BLACKSTONE BAY COMMUNITY AMENITIES





# DEVELOPMENT CONDITIONS

## 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. An 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:  
 $2,500 \text{ sf} \times \text{number of residential units}$   
 $2,500 \times 220 = 14.35 \text{ Acres}$
- b. Amount of open space required in a Cluster Subdivision:  
 $25\% \text{ of net acreage} = .25 \times 49.46 = 12.37 \text{ Acres}$
- 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.