Application No. _____

ALEXANDER COUNTY
SUBDIVISION APPLICATION FORM
(Please fill out all applicable items)

SUBDIVISION INFORMATION

Subdivision Name: Esplanade Lake Hickory

Subdivision Type (Circle One): (Major) Minor Non-Standard Special

Proposed Use of Property (Circle One): (Residential) Commercial Industrial

Conservation Subdivision: Yes (No) Gated entrance to property: (Yes) No

Existing Number of Lots: 0 Total Number of Proposed Lots: 495

Total Number Proposed Units: 495 Proposed Density (units per acre): 2.5 units per acre

Road System: (⟷) Public ( ) Private ( ) Combination Public and Private

Water System: ( ) Individual ( ) Community (⟷) Municipal

Sewer System: ( ) Individual ( ) Community (⟷) Municipal

PARCEL INFORMATION

PIN: See attached Total Acreage: 213.5 ac Deed Book/Page: _____ Township Bethlehem

Location of property to be divided: Southeast quadrant of Heritage Farms Rd./Bowman Ct. and Rink Dam Rd. intersection.

Zoning District: R-1 Fire District: Bethlehem Fire

Water Supply Watershed: N/A School District: 304 Bethlehem

Any portion of property within or containing the following:

Floodplain or floodway: (Yes) No Perennial streams: (Yes) No

Protected mountain ridges: Yes (No) Cemetery: Yes (No)

Within ½ mile of a Farmland Preservation District: (Yes) No

Adjacent to a Farmland Preservation District: Yes (No)

CONTACT INFORMATION

Property Owner:

Name: See attached Phone: _____

Address: _____ City, State, Zip: _____

Applicant:

Name: Taylor Morrison Phone: (704) 971-8854

Address: 11405 N. Community House City, State, Zip: Charlotte, NC 28277

Agent: Agent Form (Circle One): Yes No

Name: David Cosslett Phone: (828) 683-8500

Address: 22 South Pack Square, Suite 900 City, State, Zip: Asheville, NC 28801

Plan Preparer:

Name: David Cosslett Phone: (828) 683-8500

Address: 22 South Pack Square, Suite 900 City, State, Zip: Asheville, NC 28801

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Alexander County.

_____ _____ _____

Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date

County Use Only

Fee: $_____ Paid: _____ Method: _____ Final Plat Approved On: _____

Esplanade Lake Hickory

Request Narrative

On behalf of Taylor Morrison of the Carolinas, Inc. (Applicant), enclosed please find an application for a Major Subdivision in regard to the Esplanade Lake Hickory Subdivision.

The 213.5 +/-acre subject property is generally located south of Rink Dam Rd., east of Bowman Ct., north of Lake Hickory, and west of existing residential lots on Robin Ln. in Bethlehem, North Carolina. The Subdivision allows for the development of up to 495 dwelling units (2.1 du/ac), including 405 single-family units and 90 town home units.

The Applicant is requesting these minor inconsistencies from the standards in the Land Development Code (LDC) of Alexander County.

1. Allowance for more than 35 units to be accessed by a cul-de-sac.
2. Allowance for 5-foot side yard setbacks for single-family lots.

LDC section 154-95.B.2 limits the number of units to be accessed by dead-end streets, cul-de-sacs, or turnaround to 35 units. The proposed subdivision includes three cul-de-sacs which exceed this standard. The location of these cul-de-sacs are noted on the plan, two of which are limited to 37 units and the third is limited to 45 units on a cul-de-sac.

LDC Section 154-27.B requires 10-foot side yard setbacks in the R1 zoning district. The proposed subdivision includes 5-foot side yard setbacks for single-family lots only.

The subdivision incorporates several streams, wetlands, habitat areas and other environmentally sensitive areas throughout the property. In an effort to preserve these areas, interconnection of several rights-of-way and compact lot sizes is necessary.

Additionally, the proposed open space within the project is 96.1 acres (45 percent), which exceeds the code required open space by 74.7 acres.

These environmental and open space considerations result in the need to provide compact lots and limit the number of intersecting roadways. Given the increased environmental protection, and limitation of the number of units accessed by cul-de-sacs, the subdivision will meet the overall intent of the code to provide high quality subdivisions and will not impact the public health, safety or welfare.

The attached documents required of Major Subdivision applications demonstrate compliance with all other standards in Section 154-95 and other relevant code standards. Based upon this application's compliance with all other conditions in the LDC, the Applicant respectfully requests staff approval of the proposed administrative amendment.

EXHIBIT "A"

Legal Description

Lying and being situate in Alexander County, North Carolina, and being more particularly described as follows:

TRACT 1:

BEING all of Lot 21 in Block "A" of Sherwood Forest Subdivision, Map 3, as shown on plat recorded in Plat Book 2, page 130, Alexander County Registry.

TRACT 2

BEGINNING at a stake in the western line of the Bowman property which stake is South 14° 17' West of a stone located in the southern line of the Lail property, and runs thence with the line of the Bowman property, North 4° 17' East 400 feet to said stone in the Lail line; thence with the Lail line South 86° 52' West 16.69 feet to a stake in the road; thence South 30° 35' West 158.81 feet to a stake in the road; thence South 13° 47' West 241.19 feet to a stake in the road; thence North 86° 32' East 130 feet to the point of BEGINNING, containing 1 acre, more or less.

TRACT 3

BEGINNING on an iron stake, Betsy Geyer's northeast corner in the line of Richard Carlton, and runs with the line of Richard Carlton North 11° 42' 19" West 943.94 feet to an old iron rod, a corner of Christine Bowman; thence with the line of Christine Bowman North 53° 17' 35" West 336.03 feet, passing an iron rod at 306.03 feet, to an iron rod in the center of Bowman Court (SR 1209); thence with the centerline of Bowman Court (SR 1209) the following four (4) courses and distances: South 36° 42' 36" West 105.46 feet to an iron set; thence South 36° 04' 59" West 53.27 feet to an iron set; thence South 34° 19' 48" West 58.98 feet to an iron set; thence South 32° 00' 25" West 16.12 feet to an iron set in the center of Bowman Court; thence South 03° 04' 33" West 9.50 feet to a ½" rod in Bowman Court (SR 1209), a corner of John Yount, thence with Yount's line South 04° 25' 45" West 399.91 feet to an 1" pipe, corner of Charles Starr; thence with the line of Starr South 4° 18' 58" West 123.76 feet to a stone; thence continuing with the line of Starr South 04° 44' 11" West 394.50 feet to a 1" pipe, corner of Oren Cline; thence with the line of Cline South 04° 55' 00" West 101.52 feet to a ¾" pipe, corner of Michael Elliott; thence with the line of Elliott South 04° 35' 21" West 198.82 feet to a 1 ½" angle iron, corner of P.T. Bowman; thence with the line of Bowman South 7° 24' 12" East 299.31 feet to a ½" rod; thence with another line of Bowman South 43° 49' 14" West 92.77 feet to a ½" rod in the eastern margin of Bowman Court; thence with Bowman Court a curve having a chord bearing and distance of South 51° 41' 55" East 60 feet and having a radius of 257.45 feet to an iron stake in the East margin of Bowman Court; thence North 80° 50' 38" East 245.42 feet, passing a 1 ¼" iron pipe at 30.44 feet, to a ½" rebar near the edge of Lake Hickory; thence with the 935 contour of Lake Hickory the following twenty one (21) courses and distances: North 29° 19' 32" West 113.27 feet to an iron set; thence North 39° 41' 43" West 63.72 feet to an iron set; thence North 33° 00' 07" West 47.84 feet to an iron set; thence South 80° 06' 45" East 54.02 feet to an iron set; thence South 78° 00' 31" East 50.55 feet to an iron set; thence South 67° 22' 08" East 55.04 feet to an iron set; thence South 88° 44' 51" East 37.71 feet to an iron set; thence North 57° 36' 16" East 17.48 feet to an iron set; thence North 32° 27' 44" East 24.40 feet to an iron set; thence North 26° 45' 15" East 37.31 feet to an iron set; thence North 28° 07' 54" East 48.30 feet to an iron set; thence North 15° 30' 19" East 58.79 feet to an iron set; thence North 00° 28' 32" East 63.55 feet to an iron set; thence North 13° 04' 44" East 32.63 feet to an iron set; thence North 25° 34' 57" East 84.29 feet to an iron set; thence North 25° 57' 09" West 26.10 feet to an iron set; thence North 09° 28' 40" West 28.15 feet to an iron set; thence North 00° 55' 53" West 31.63 feet to an iron set; thence North 26° 49' 36" East 44.34 feet to an iron set; thence North 32° 15' 23" West 14.96 feet to an iron set; thence North 27° 05' 07" East 15.01 feet to an iron set; thence North 84° 32' 25" East 13.61 feet to a ¾" pipe, corner of Betsy Greyer; thence with Greyer's line North 84° 32' 25" East 220.08 feet to the point and place of BEGINNING, containing 17.907 acres, more or less according to an unrecorded survey by Kevin D. Hefner, PLS, entitled, "Survey for P.T. Bowman" dated September 25, 1998.

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TRACT 4

BEING ALL OF THE 187.82 ACRE TRACT OF THE J.P. PROPERTY, INC. PROPERTY AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 6 AT PAGE 12, ALEXANDER COUNTY REGISTRY.

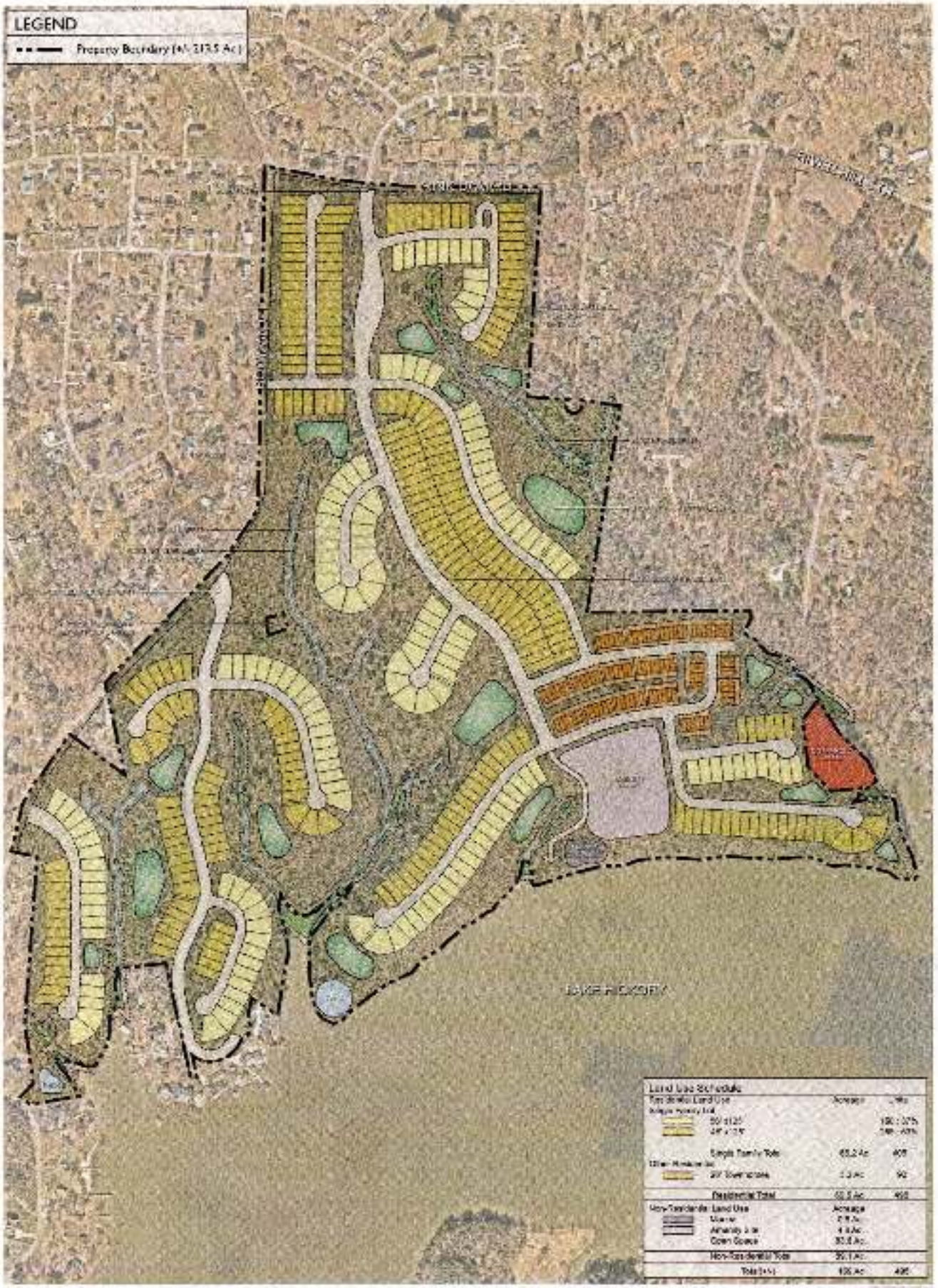
LESS AND EXCEPTED FROM THE FOREGOING DESCRIPTION IS A PORTION OF THE PROPERTY TO BE RETAINED BY THE GRANTOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERN LINE OF THE PROPERTY DESCRIBED HEREINABOVE, SAID POINT LYING SOUTH 27° 54' 33" EAST 2,706.03 FEET FROM A REBAR IN CIRCLE DRIVE MARKING THE NORTHEAST CORNER OF SAID PROPERTY, AND PROCEEDING THENCE WITH THE EASTERN LINE OF SAID PROPERTY, THE SAME BEING THE SHORELINE OF LAKE HICKORY, SOUTH 54° 37' 12" EAST 53.58 FEET TO A POINT, SOUTH 30° 07' 36" EAST 105.45 FEET TO A POINT, SOUTH 30° 54' 37" EAST 71.95 FEET TO A POINT, SOUTH 32° 25' 08" EAST 112.62 FEET TO A POINT, SOUTH 46° 46' 26" EAST 139.45 FEET TO A POINT, SOUTH 45° 45' 37" EAST 56.35 FEET TO A POINT, AND SOUTH 24° 39' 39" EAST 8.02 FEET TO A POINT, A NEW CORNER; THENCE A NEW LINE SOUTH 76° 05' 09" WEST 215.56 FEET TO A POINT, A NEW CORNER; THENCE A NEW LINE NORTH 54° 22' 43" WEST 338.79 FEET TO A POINT, A NEW CORNER; THENCE A NEW LINE, A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 207.50 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 08° 23' 08" WEST 260.91 FEET TO POINT, A NEW CORNER; THENCE A NEW LINE NORTH 40° 37' 48" EAST 149.91 FEET TO A POINT IN THE EASTERN LINE OF THE PROPERTY DESCRIBED HEREINABOVE; THENCE WITH THE EASTERN LINE OF SAID PROPERTY SOUTH 49° 29' 44" EAST 98.76 FEET TO THE BEGINNING, AND CONTAINING APPROXIMATELY 3.00 ACRES, ACCORDING TO A SURVEY BY MCGILL ASSOCIATES.

LESS AND EXCEPT all that land conveyed to Alexander County by Deed recorded in Book 666, Page 474, Alexander County Registry.

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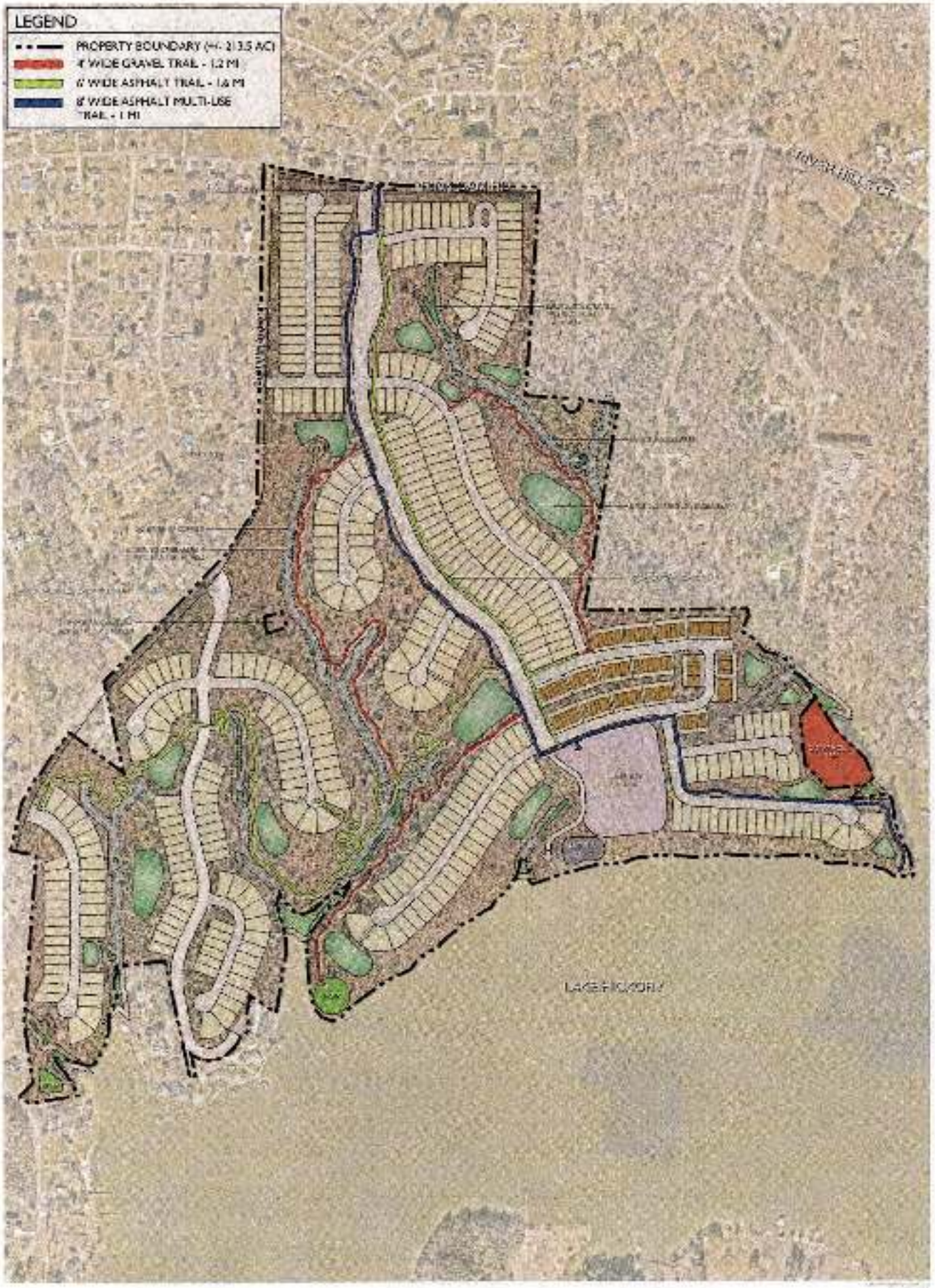
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Land Use Schedule		
Residential Land Use	Acreage	# Lots
Single Family Unit		
50' x 120'		180 - 37%
60' x 125'		189 - 43%
Single Family Total	65.2 Ac	405
Other Residential		
20' Townhomes	2.3 Ac.	90
Residential Total	67.5 Ac.	495
Non-Residential Land Use	Acreage	
Marina	2.8 Ac.	
Amenity Site	4.8 Ac.	
Open Space	30.0 Ac.	
Non-Residential Total	37.6 Ac.	
Total (+/-)	105 Ac.	495

RVi

ESPLANADE LAKE HICKORY • LOTTING PLAN



RVi

ESPLANADE LAKE HICKORY • TRAIL PLAN

Esplanade Lake Hickory

Major Subdivision - Property Owners Exhibit

Tax Map Number	Property Owner	Address	Deed Reference
3725 28 8317	ALEXANDER BRUCE M LIVING TRST	2 WALDEN RIDGE DRIVE STE 90 ASHEVILLE NC 28803	0510 / 2124 / 2007
3725 16 4810	OWENS CHARLES D & MELISSA & BRUCE ALEXANDER TRUST	2 WALDEN RIDGE STE 70 ASHEVILLE NC 28803	0653 / 2469 / 2022
3725 57 1508	RECORD PROPERTIES INC-NC CORP	PO BOX 2887 HICKORY NC 28603	0395 / 1270 / 2007
3725 38 7864	ALEXANDER BRUCE M LIVING TRST	2 WALDEN RIDGE DRIVE STE 90 ASHEVILLE NC 28803	0509 / 1616 / 2007
3725 17 1252	OWENS CHARLES D & MELISSA G & BRUCE ALEXANDER TRUST	2 WALDEN RIDGE STE 70 ASHEVILLE NC 28803	0655 / 1591 / 2022

LEGEND

COMMON OPEN SPACE

AMENITY OPEN SPACE

WETLAND AREA

NOTES

UNIT TYPE LEGEND

TOTAL = 495 495

REQUIRED PARKING = 495 SPACES



RVi

ESPLANADE LAKE HICKORY

SITE DEVELOPMENT PLAN SUBMITTAL

BETHLEHEM, NC

DEVELOPMENT PLAN

L1

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

7/23/2024

Alexander County, NC
Emergency Services Impact Report (ESIR)

Existing Services:
The entrance to the proposed project is located near the intersection of Sherwood Dr and Rink Dam Rd.

The nearest fire station is the Sta 32 -Bethlehem Fire Department at 7373 NC-127, Taylorsville, NC 28681. The proposed project is 3.30 miles of road miles from the station. A Location map is attached for reference.

The nearest EMS station is 1.67 road miles away from the proposed project. The estimated response time based on an average 35 miles per hour is

Route from Alexander EMS Station #2 (9110 NC-127, Taylorsville, NC 28681) to Project location is as follows:

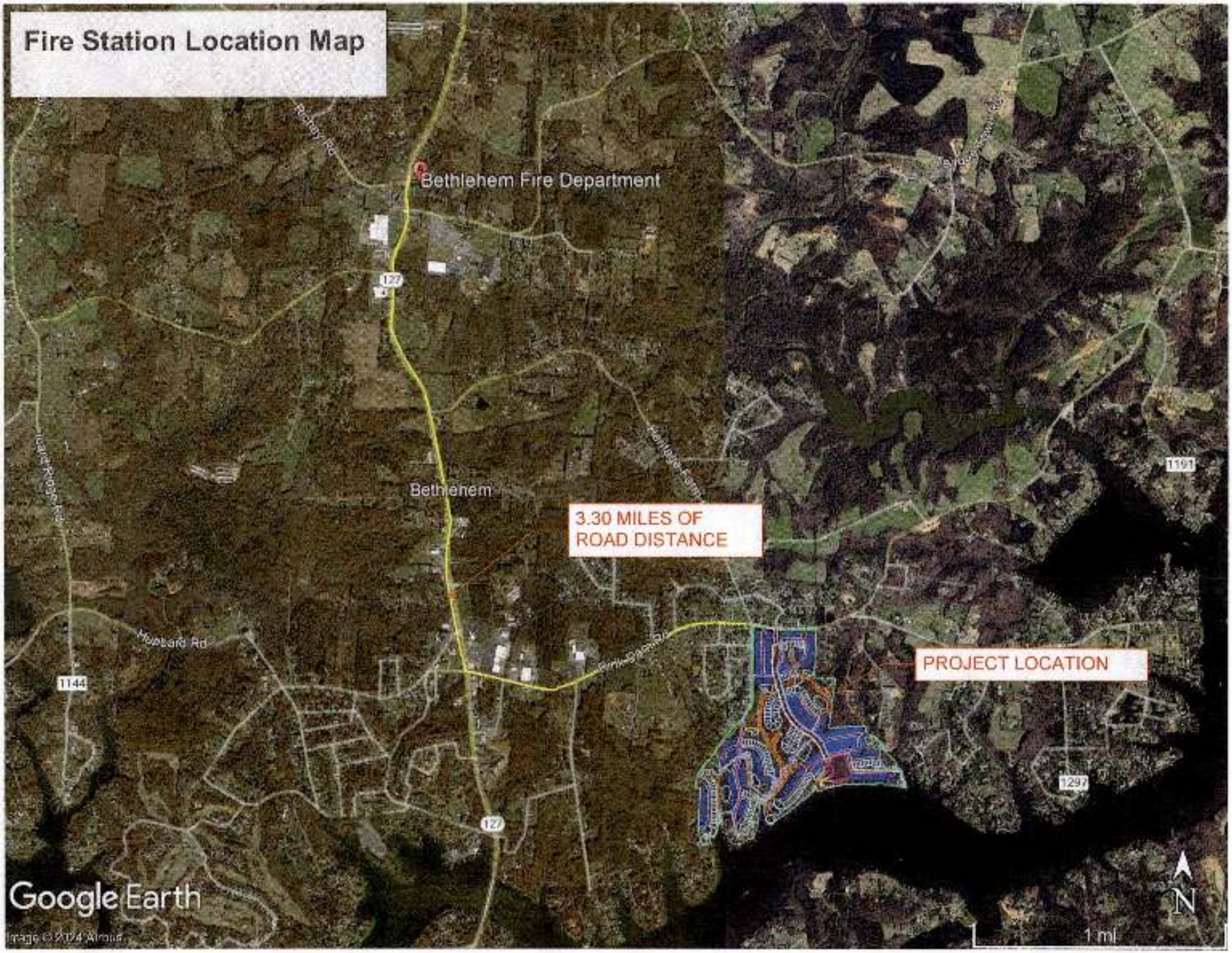
- Head south on NC-127 S toward S and K Rd for 0.4 miles. Posted speed limit is 45 MPH
- Turn left onto Rink Dam Road and continue for 1.4 miles. Posted speed limit is 35 MPH
- The proposed project is on the right.

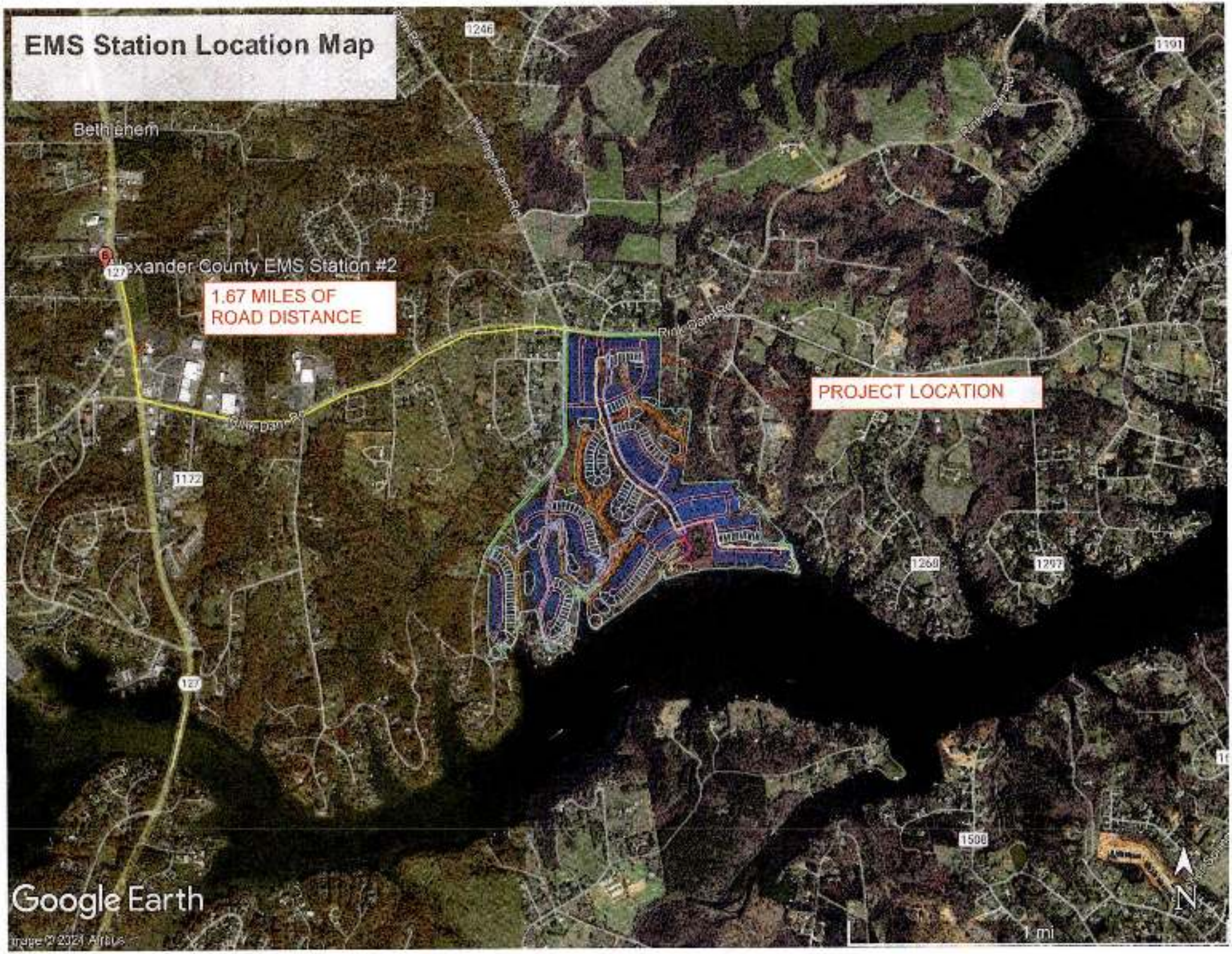
Total response time = 1 minute Turn Out time + 3 minute travel time = 4 minutes.

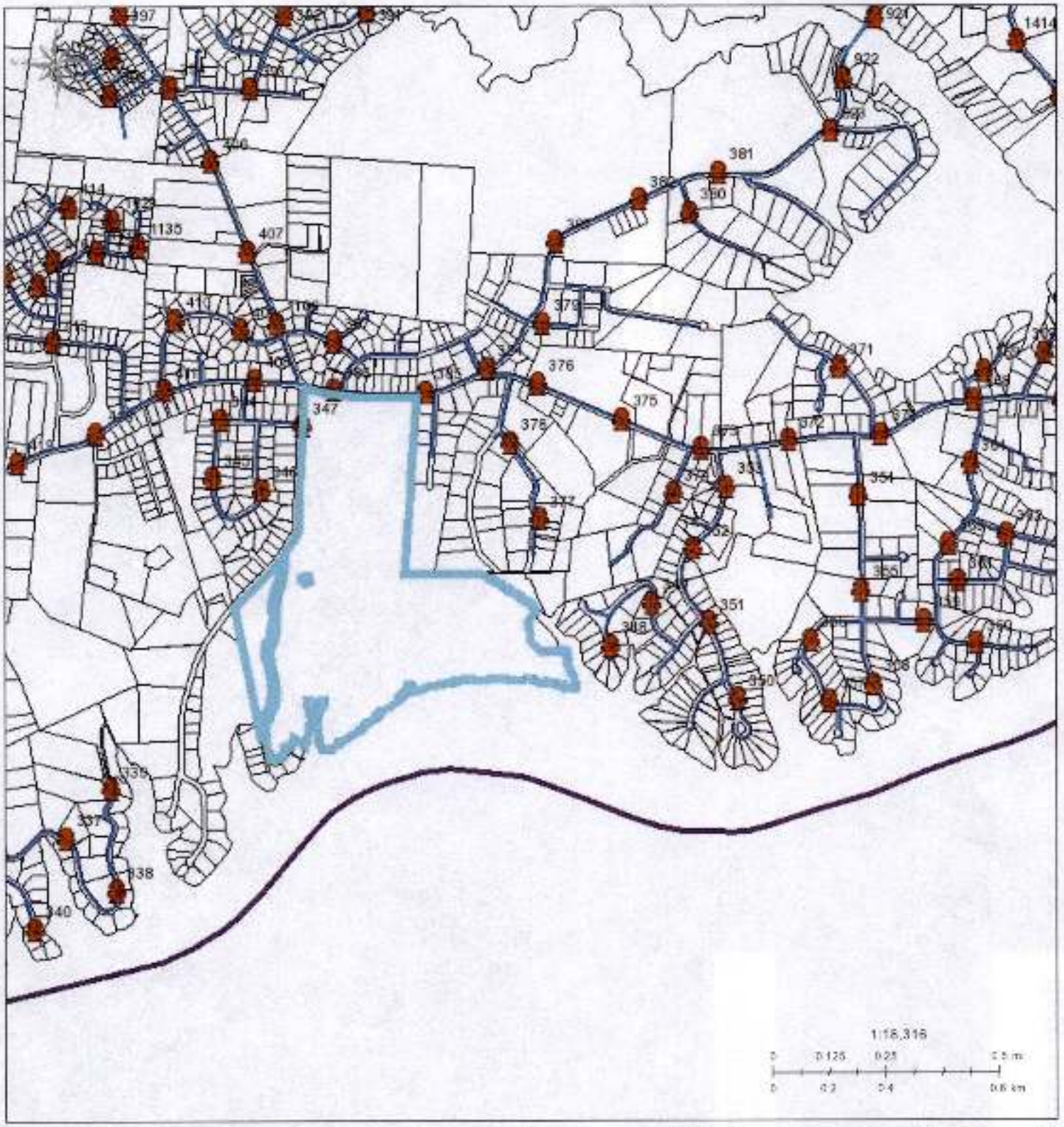
Fire Suppression Water Supply:
A utility exhibit, detailing the existing hydrants and water mains near the project location, is attached. There are three fire hydrants adjacent to the property. The static and residual pressures of the system will be tested at a later date, prior to proposed utility design and county review. If it is determined that the system would require additional pressure, a re-pump station would be proposed within the project site.

Respectfully,
ATWELL, LLC

Da Huo, P.E.
Project Engineer


Fire Station Location Map
Bethlehem Fire Department
Bethlehem
3.30 MILES OF
ROAD DISTANCE
PROJECT LOCATION
Hubbard Rd
1144
127
1191
1297
Google Earth
N
1 mi


EMS Station Location Map
Bethlehem
Alexander County EMS Station #2
1.67 MILES OF ROAD DISTANCE
PROJECT LOCATION
1246
1191
1122
1260
1297
1500
127
Google Earth
Image © 2021 Airbus
1 mi
N



Owner:	ALEXANDER BRUCE M LIVING TRST	Acreage:	184.641
Mailing Address:	2 WALDEN RIDGE DRIVE STE 90 ASHEVILLE, NC 28803	Fire District:	BETHLEHEM FIRE
Physical Address:	RINK DAM RD	Structure Value:	0
		Land Value:	4694442
		Misc Value:	0
Parcel ID:	137350	Fair Market Value	4694442
PIN:	3725288317	Tax Value:	4694442
Deed Reference:	0510 2124	Account #:	9309603

Alexander County assumes no legal responsibility for the information contained on this map.

Alexander County

July 23, 2024