

# LAKE NORMAN

## Lake Normans' History — From the Beginning

North Carolina's largest fresh water man-made lake was created as part of the Cowans Ford Dam, development by Duke Energy. Lake Norman is fed by the Catawba River, and drains into Mountain Island Lake to the south. Named after former Duke Energy's president Norman Atwater Cocke, Lake Norman is sometimes referred to as the "inland sea" of North Carolina; offering 520 miles (840 km) of shoreline and a surface area of more than 50 square miles (130 km<sup>2</sup>). Full pond at Lake Norman is 760 feet (230 m) above mean sea level.



Cotton Mill Image: Long Island Cotton Mill

Cowan's Ford  
Dam Under  
Development



Lake Norman was a challenging and timely process, designed by Bill Lee III, spanning over four years to develop. Homes, family farms, and entire towns would end up under water. The village of Long Island, once a bustling river town with three textile mills, would be completely submerged. A few land owners not wanting to sell their land opted to trade it for land along the future lake. The ground breaking took place on September 28, 1959.

## Lake Norman Timeline

- September 28, 1959 — Construction starts on Cowans Ford Dam. Hundreds of people turn out for a groundbreaking ceremony. The dam is dedicated five years later on September 29, 1964. The dam blocking the Catawba River is what forms Lake Norman.
- October 4, 1956 — Duke Power shows interest in building a nuclear reactor around Charlotte.
- May 15, 1957 — Duke Power announces their plans for the construction of Cowans Ford Hydro Station.
- January 29, 1962 — Duke Power Board of Directors approves the donation of 1,328 acres of land to the state of North Carolina for what will become Duke Power State Park.
- March 10, 1962 — The taintor gates (radial arm floodgate) at Cowans Ford Hydro Station are officially closed to begin the impoundment of Lake Norman. (It would take 11 months for the lake to fill.)
- August 15, 1962 — Duke Power announces publicly their intention to donate land near Troutman to the State of North Carolina.
- February 1963 — Cowans Ford Dam fills, Lake Norman is complete. Giving the eastern boundary of Lincoln County a complete shoreline from the new developed lake.

Lake Normans shoreline has four bordering counties; Lincoln County, Mecklenburg Catawba and Iredell, with a nearby surrounding population of over 2 million people. Communities bordering and in the direct vicinity are Denver, Westport, Lowesville, Cornelius, Mt. Mourne, Davidson, Governors Island, Huntersville, Mooresville, Sherrills Ford, Terrell and Troutman.

## In Eastern Lincoln County, What Does Lake Norman Offer?

**First off, Lake Norman offers itself with all the water sports, activities, municipal support, but mostly, a lakefront area quality of life.**

### Lake Norman Marina & West Port Marina

Two primary marinas in the Denver and Westport area of Eastern Lincoln county

### Golf Courses

Two primary Golf Courses in or near the Denver Lake Norman Vicinity.

- 1.) Verdict Ridge Golf and Country Club
- 2.) Westport Golf Club

### Parks

Parks located in the Denver area includes a picnic shelter, disc golf, a walking trail, a volleyball court, horseshoe pits, a splash park area, one or more children's playgrounds, and an amphitheater.

- Beatty's Ford Park  
8335 Shipley Lane, Denver
- Rescue Squad Park  
7835 Galway Lane, Denver
- East Lincoln Park  
8160 Optimist Club, Denver



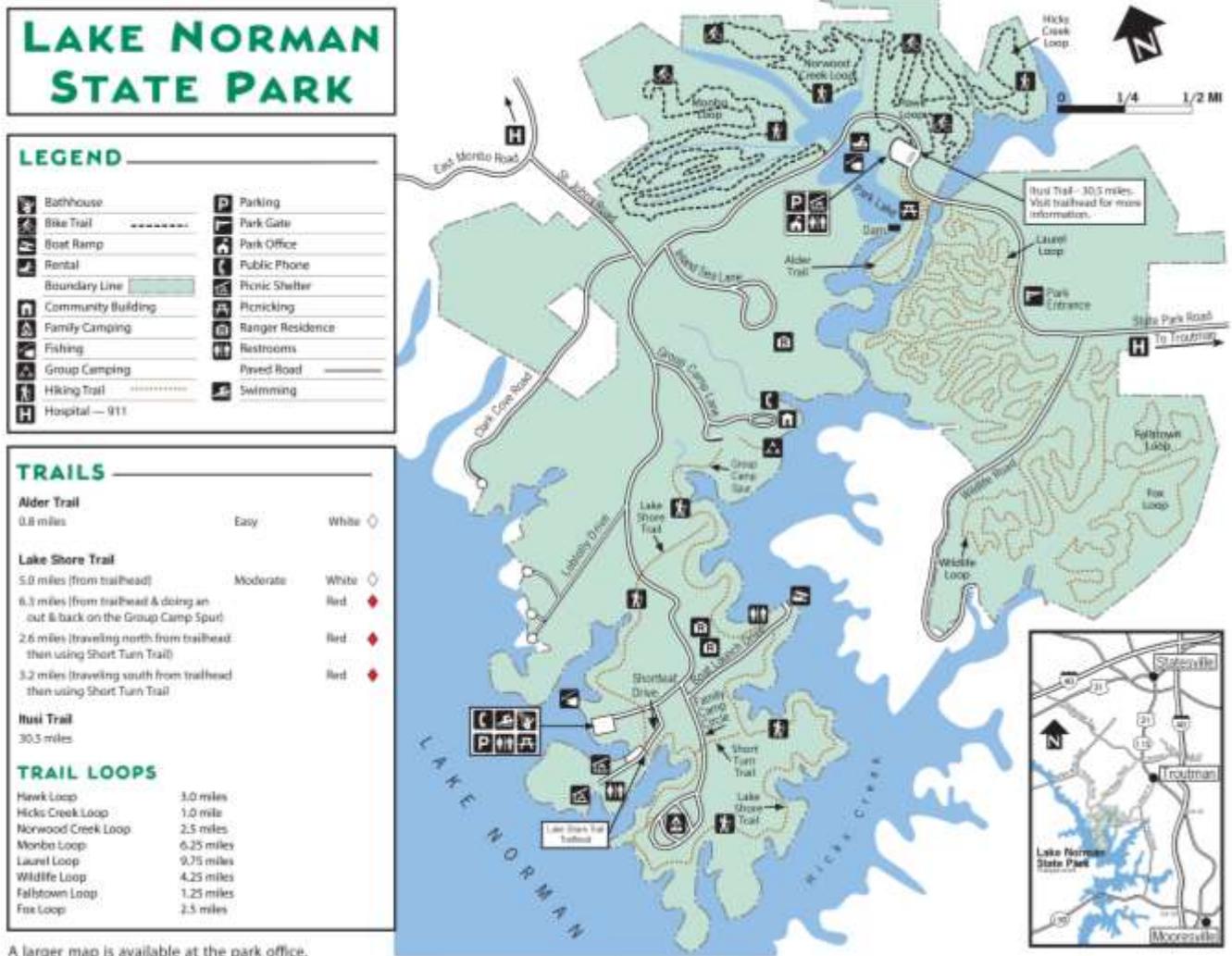
# Lake Norman Park

759 State Park Road, Troutman, NC  
 lake.norman@ncparks.gov



Lake Norman State Park, on the largest manmade lake in North Carolina, boasts one of the region's more popular mountain biking network, offering 30.5 miles of single-track trail. Nearby are a 125-yard-long swim beach and bathhouse complex as

well as a boat ramp and opportunities for fishing from spots along park trails. A family campground with 32-sites and a group campground are available during warm-weather months, and a community building with kitchen facilities, restrooms and fireplace can be rented for family and group events year round. Free interpretive programs are complemented by educational exhibits throughout the visitor center and along the child-friendly Dragonfly Trail.



## Activities Around Lake Norman

Where else better to look at first when it come down to life-style in Lincoln County, that is Lake Norman. Nearly 50 years old, Lake Norman is making a name for itself as a premiere water front lifestyle.

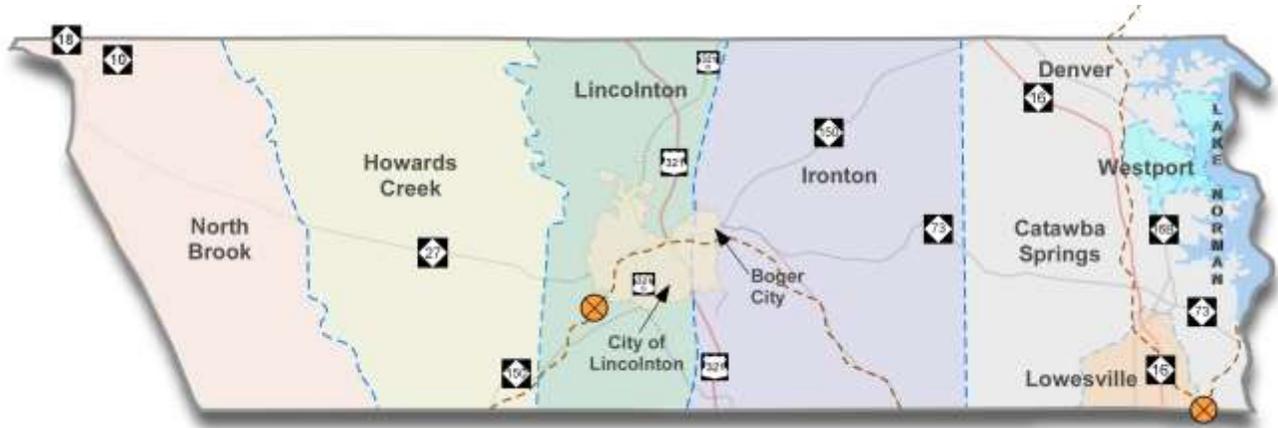


- Sailing
- Golfing
- Water Skiing
- Jet Skiing
- Swimming
- Sculling
- Boating



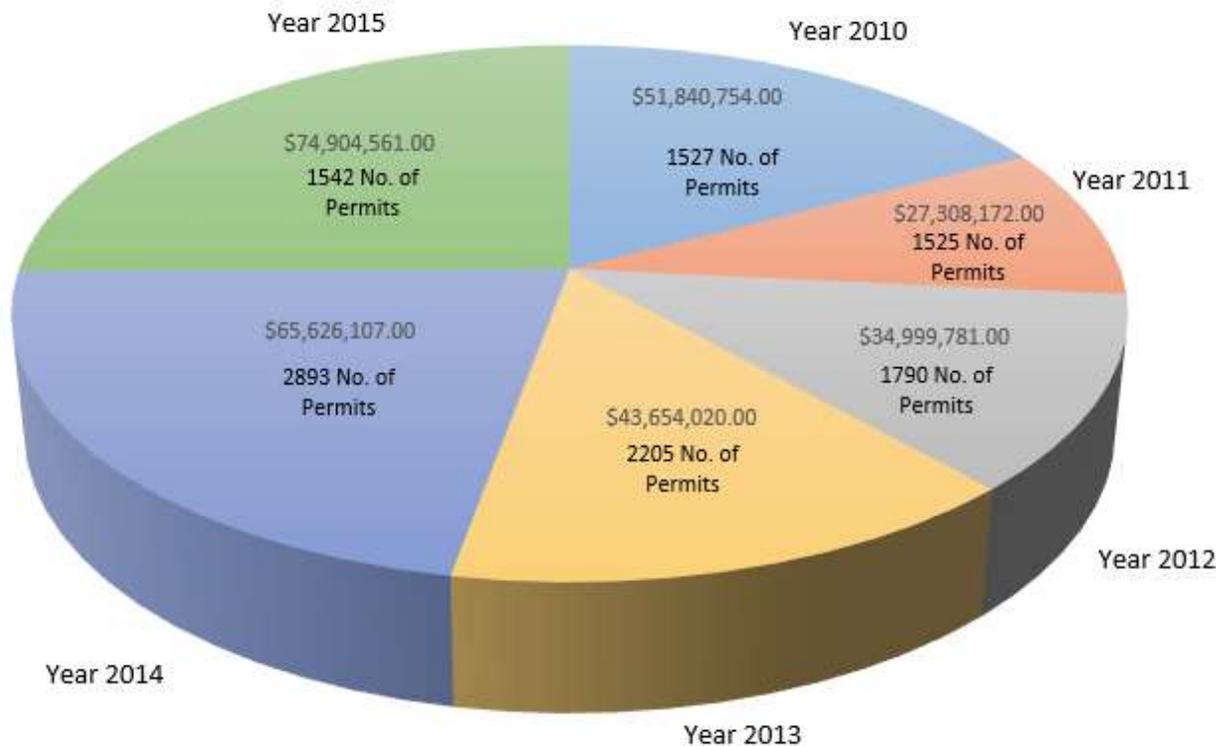
## Growth — Living Along Lake Norman

Located in the Catawba Springs Township of Lincoln County and along the shoreline of Lake Norman, eastern Lincoln County has three unincorporated community areas making up portions of the township. These areas are Denver, Westport and Lowesville.



A large spur of activity/development has been going on in the most recent years, with a strong concentration in the Catawba Springs Township area. Below is a pie chart depicting the number of permits issued each year with the total estimated value of all projects. As you can see, years 2013 through 2015 show positive growth initiatives.

### Projects Value by Number of Permits Issued for Housing over a 6 Year Period by Lincoln County (Catawba Springs Township Only)



This chart; "Project Value by Number of Permits Issued for Housing" is reflective only to the township of Catawba Springs

Catawba Springs township in Lincoln County is not only experiencing a growth in industry and commercial services, Catawba Springs Township is seeing a strong upswing in residential expansions with new development. With the careful overseeing and guidance of the Lincoln County Zoning and Planning Departments, new housing projects are going up throughout the entire Catawba Springs Township.

Lincoln County Planning and Zoning issued many permits over the last six years. Permits for the residential single family and multifamily developments has flourished. From 2010 through the year ending of 2015, with an estimated value of \$229,209,590.00. The township of Catawba Springs area reflected.

There are many reasons why individuals and families pick Catawba Springs Township. Being on or near Lake Norman, the City of Charlotte and the Charlotte-Douglas International Airport are within minutes of many sections of eastern Lincoln County. This is made possible with the vast transportation network which includes NC16, NC16 Business, Interstate 485 loop, Interstate 85 and Interstate 77. The close proximity to areas in and around Charlotte host a world of attractions, cultural activities, concerts and sport venues. Lincoln County is perfectly positioned to serve commercial and industrial commerce but also is the place where living is a “Lake Norman Lifestyle”.

Here is a sampling of housing developments and communities in the Lake Norman area.

- **Sailview** — Located on Lake Norman with lake-front and lake-side homes.
- **Covington** — Located is on the western shore of Lake Norman in Denver, NC
- **Verdict Ridge** — The Golf Course is definitely something to talk about. Near Lake Norman; Golf Couse living is great for the avid golfer.
- **Cowans Ford Country Club** — is one of the top private, member-owned golf clubs in the Lake Norman area
- **Bordeaux** — is located at Lake Norman’s lake side area in Denver, NC
- **Trilogy® of Lake Norman** — 1,650+-homes, Shea Homes development in eastern Lincoln County, NC Real Estate is a gated community aimed mostly at age 55 and over owners.

This is only a few that are present in the area. Wherever you look, there is a perfect place waiting for you.

Trilogy® of Lake Norman



Verdict Ridge



Sailview



# Lifestyle Living



Whether it is shopping or dining in one of the local historic downtowns around Lake Norman or shopping and dining at some of the newer areas with specialty stores, breweries, outlet stores, Lincoln County and the surrounding area of Lake Norman has much to offer. The landscape is changing quickly, offering stores fronts and areas to dine and relax shop, relax and socialize. No matter where you live, you are only minutes away from your favorite destination points.

## Local Downtowns and Activities

