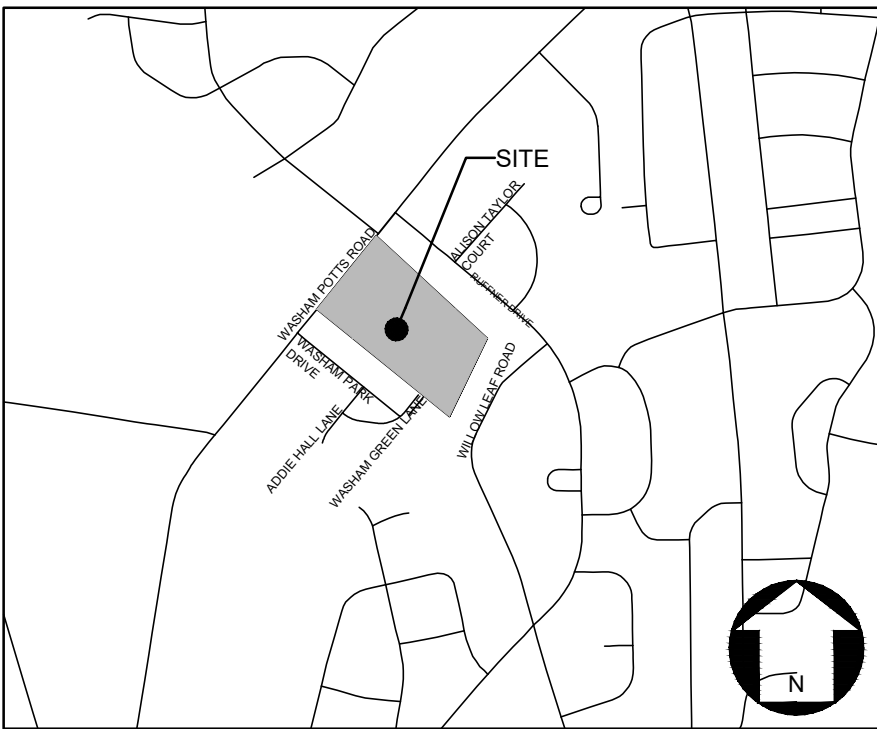
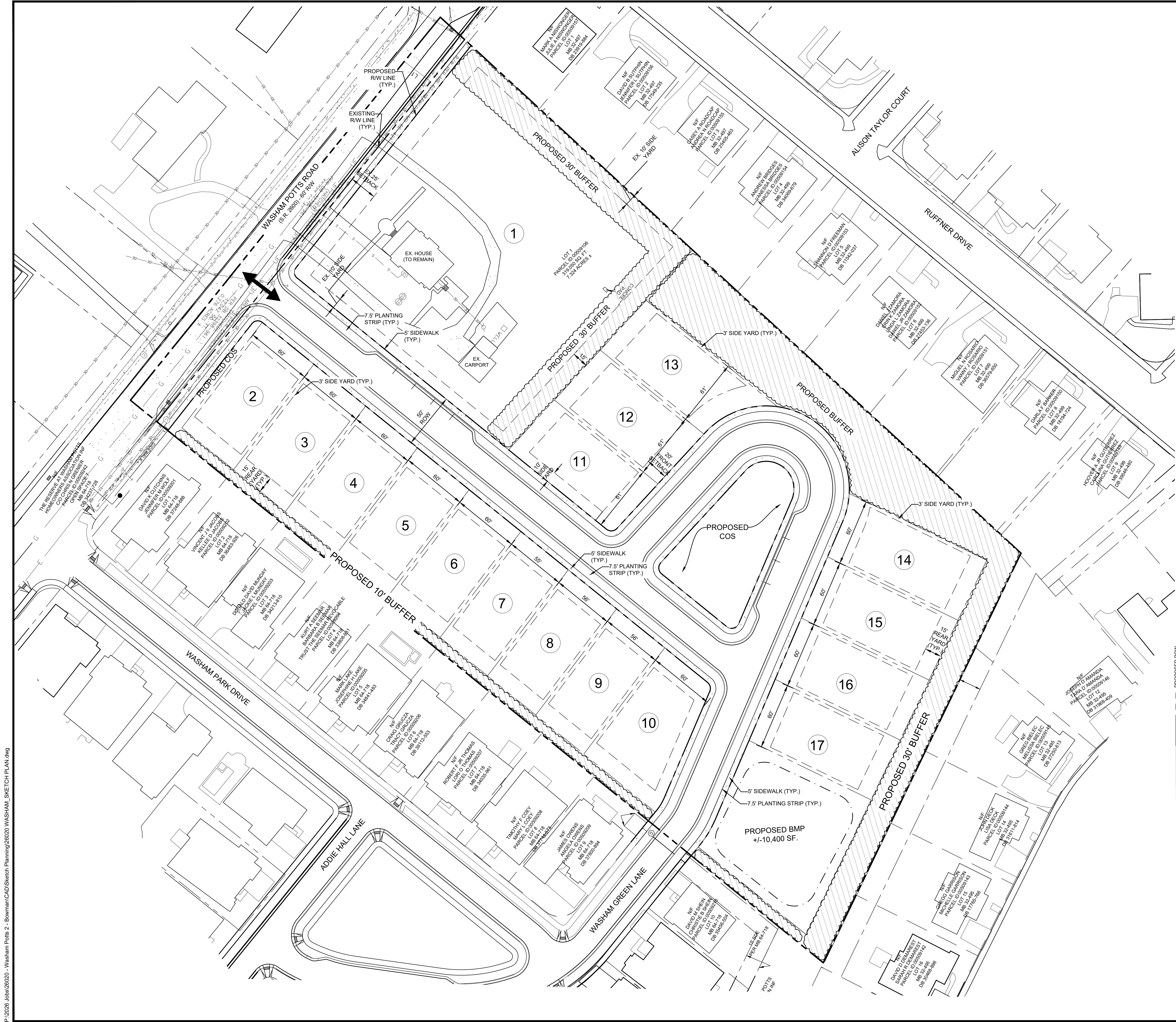


P:\2026 Jobs\26020 - Washam Potts 2 - Bowman\CAD\Sketch Planning\26020 WASHAM_SKETCH PLAN.dwg



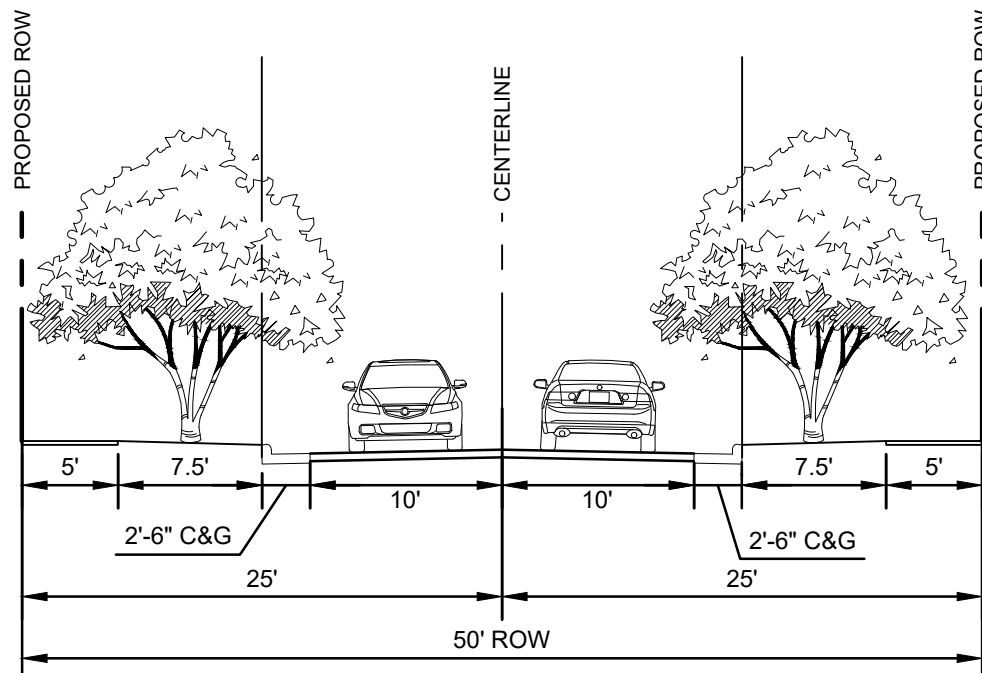
VICINITY MAP

LEGEND:

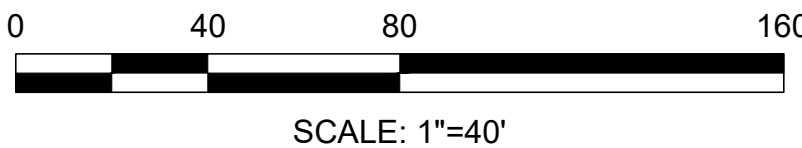
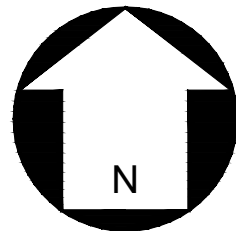
- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED BUFFER
- PROPOSED WATER QUALITY
- PROPOSED SITE ENTRY

DEVELOPMENT DATA:

- SITE AREA: ±7.010 ACRES (305,355 SF)
- TAX PARCELS: 00-508-106
- EXISTING ZONING: NR
- PROPOSED ZONING: CZ
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USES: SINGLE FAMILY RESIDENTIAL
- PROPOSED UNIT COUNT: 17 UNITS
- MIN. FRONT SETBACK: 15'
- MIN. SIDE YARD REQUIRED: 3'
- MIN. REAR YARD REQUIRED: 15'
- MAX. BUILDING HEIGHT ALLOWED: 35'
- OPEN SPACE REQUIRED: 61,071 SF (20%)
- OPEN SPACE PROVIDED: ±66,450 SF
- SOLID WASTE: ROLL-OUT CONTAINERS



This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description

9910 WASHAM POTTS ROAD
BOWMAN DEVELOPMENT GROUP
9910 WASHAM POTTS ROAD CORNELIUS
CORNELIUS, NC 28031

SKETCH PLAN

CORPORATE CERTIFICATIONS
NC PE: C-2830 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: TJW/LHS

Checked By: MDL

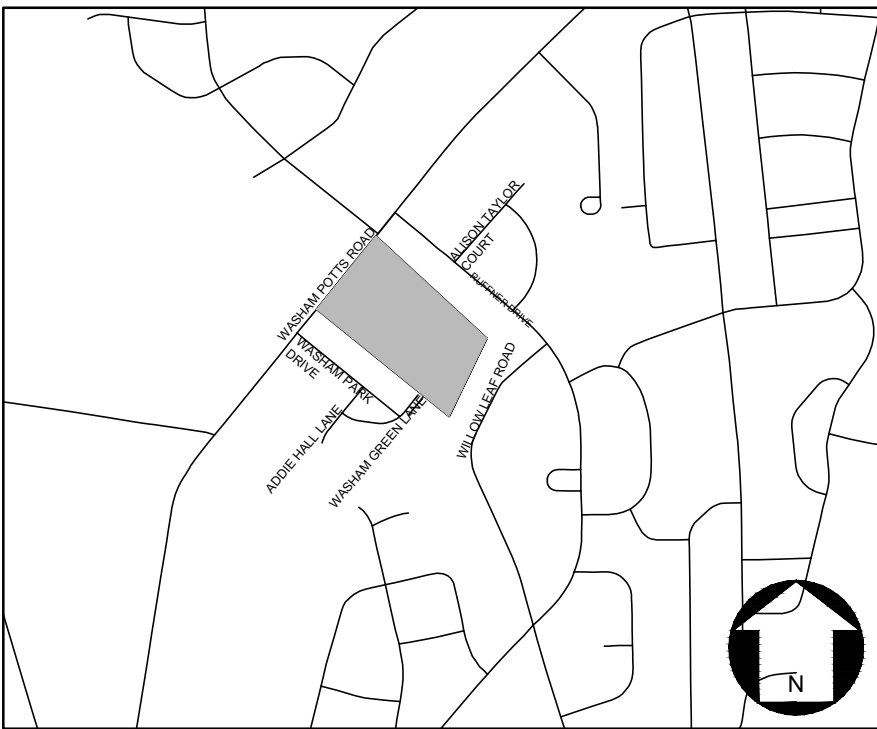
Date: 07/21/2026

Project Number: 26020

Sheet Number:

L-SK

EXISTING TREE LIST: (18"DBH & GREATER)			
TREE #:	CALIPER:	TREE DESCRIPTION:	TAG#:
1	45"	WILLOW OAK	208
2	42"	WILLOW OAK	206
3	19"	LOBLOLLY PINE	210
4	21"	LOBLOLLY PINE	209
5	22"	BLACK CHERRY	211
6	51"	WILLOW OAK	207
7	18"	SILVER MAPLE	213
8	18"	SILVER MAPLE	214
9	22"	GALLERY PEAR	215
10	43"	WILLOW OAK	216
11	19"	TULIP TREE	212
12	19"	WILLOW OAK	217
13	40"	WHITE OAK	229
14	25"	TULIP TREE	227
15	24"	TULIP TREE	228
16	37"	WILLOW OAK	219
17	23"	TULIP TREE	220
18	35"	SOUTHERN RED OAK	218
19	19"	LOBLOLLY PINE	221
20	19"	WILLOW OAK	222
21	18"	LOBLOLLY PINE	223
22	20"	LOBLOLLY PINE	224
23	20"	LOBLOLLY PINE	225
24	18"	TULIP TREE	226
25	24"	TULIP TREE	230
26	26"	WHITE OAK	231
27	41"	WHITE OAK	232
28	21"	RED MAPLE	233
29	26"	WILLOW OAK	234
30	28"	RED MAPLE	235
31	18"	WILLOW OAK	239
32	31"	WHITE OAK	236
33	22"	WHITE OAK	237
34	32"	WHITE OAK	238
35	26"	SOUTHERN RED OAK	240
36	29"	TULIP TREE	242
37	21"	WHITE OAK	243
38	23"	WHITE OAK	244
39	21"	WHITE OAK	245
40	19"	WHITE OAK	246
41	24"	TULIP TREE	247
42	22"	WHITE OAK	248
43	25"	TULIP TREE	253
44	24"	WHITE OAK	252
45	24"	TULIP TREE	251
46	20"	WHITE OAK	250
47	38"	WHITE OAK	249
48	25"	TULIP TREE	254
49	21"	WHITE OAK	255
50	24"	TULIP TREE	256
51	20"	WHITE OAK	257
52	22"	WHITE OAK	258
53	24"	TULIP TREE	259
54	25"	TULIP TREE	260
55	25"	WHITE OAK	261
56	24"	WHITE OAK	262
57	19"	WHITE OAK	263
58	18"	WHITE OAK	264
59	22"	TULIP TREE	268
60	23"	WHITE OAK	265
61	21"	WHITE OAK	266
62	22"	WHITE OAK	267
63	27"	SOUTHERN RED OAK	269
64	27"	WHITE OAK	270
65	25"	SOUTHERN RED OAK	271
66	22"	TULIP TREE	272
67	22"	TULIP TREE	273
68	18"	TULIP TREE	274
69	28"	TULIP TREE	275
70	26"	WHITE OAK	277
71	18"	WHITE OAK	278
72	27"	TULIP TREE	276
73	32"	WHITE OAK	279
74	28"	TULIP TREE	280
75	22"	TULIP TREE	281
76	24"	WHITE OAK	282
77	38"	WHITE OAK	283
78	24"	WHITE OAK	284
79	37"	SOUTHERN RED OAK	285
80	27"	TULIP TREE	19401
81	22"	SOUTHERN RED OAK	19402
82	21"	WHITE OAK	19403
83	21"	WHITE OAK	19404
84	21"	WHITE OAK	19405
85	21"	WHITE OAK	19406
86	23"	TULIP TREE	19407
87	23"	TULIP TREE	19408
88	33"	WHITE OAK	19409
89	30"	WHITE OAK	19410
90	18"	WHITE OAK	19411
91	21"	SOUTHERN RED OAK	19412
92	19"	RED MAPLE	19413
93	18"	WHITE OAK	19414
94	20"	LOBLOLLY PINE	19415



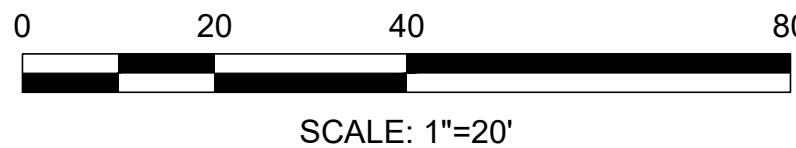
VICINITY MAP
NOT TO SCALE

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING BUILDING
- EXISTING UTILITY POLE
- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL
- U. COMMUNICATIONS
- GAS LINE
- EXISTING STORM DRAIN LINE
- E COMMUNICATION BOX
- EXISTING TREE 10" DBH OR GREATER

- ENVIRONMENTAL SURVEY NOTES:
- TOPOGRAPHICAL AND TREE SURVEY INFORMATION PROVIDED BY DELTA LAND SERVICES - 608 MATTHEWS MINT HILL RD., SUITE G. MATTHEWS, NC 28105. 704.847.4700
 - SEE TREE STAND FIELD NOTES, TREE INVENTORY MAP AND TREE TABLE PREPARED BY DAVEY RESOURCE GROUP - 3101 POPLAR WOOD CT., SUITE 100, RALEIGH, NC FOR GENERAL WRITTEN DESCRIPTION OF TREES ALONG WITH HEALTH AND VIGOR OF TREES. (SHEET L-ES.1)

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description

9910 WASHAM POTTS ROAD
BOWMAN DEVELOPMENT GROUP
9910 WASHAM POTTS ROAD CORNELIUS
CORNELIUS, NC 28031

ENVIRONMENTAL
SURVEY

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: LHS

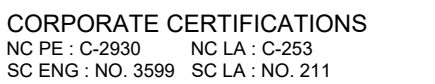
Checked By: MDL

Date: 07/21/2026

Project Number: 26037

Sheet Number:

L-ES



Project Manager: MDI

Drawn By: I HS

Checked By: MDL

Date: 07/21/2026

Project Number: 26037

Sheet Number: _____

L-ES.1

SHEET # 03 OF 03

9910 WASHAM POTTS ROAD
BOWMAN DEVELOPMENT GROUP
9910 WASHAM POTTS ROAD CORNELIUS
CORNELIUS, NC 28031

ENVIRONMENTAL SURVEY

Tag	DBH	Condition	Species
206	42	Good	Quercus phellos (Oak, Willow)
207	51	Fair	Quercus phellos (Oak, Willow)
208	43	Fair	Quercus phellos (Oak, Willow)
209	21	Good	Pinus taeda (Pine, Loblolly)
210	19	Good	Pinus taeda (Pine, Loblolly)
211	22	Fair	Prunus serotina (Cherry, Black)
212	19	Fair	Liriodendron tulipifera (Tulip Tree)
213	18	Fair	Acer saccharinum (Maple, Silver)
214	18	Fair	Acer saccharinum (Maple, Silver)
215	22	Fair	Pyrus calleryana (Pear, Callery)
216	43	Poor	Quercus phellos (Oak, Willow)
217	19	Fair	Quercus phellos (Oak, Willow)
218	35	Fair	Quercus falcata (Oak, Southern Red)
219	37	Fair	Quercus phellos (Oak, Willow)
220	23	Fair	Liriodendron tulipifera (Tulip Tree)
221	19	Good	Pinus taeda (Pine, Loblolly)
222	19	Fair	Quercus phellos (Oak, Willow)
223	18	Good	Pinus taeda (Pine, Loblolly)
224	20	Fair	Pinus taeda (Pine, Loblolly)
225	20	Good	Pinus taeda (Pine, Loblolly)
226	18	Fair	Liriodendron tulipifera (Tulip Tree)
227	25	Fair	Liriodendron tulipifera (Tulip Tree)
228	24	Fair	Liriodendron tulipifera (Tulip Tree)
229	40	Good	Quercus alba (Oak, White)
230	24	Poor	Liriodendron tulipifera (Tulip Tree)
231	26	Good	Quercus alba (Oak, White)
232	41	Fair	Quercus alba (Oak, White)
233	21	Fair	Acer rubrum (Maple, Red)
234	26	Fair	Quercus phellos (Oak, Willow)
235	28	Poor	Acer rubrum (Maple, Red)
236	31	Good	Quercus alba (Oak, White)
237	22	Good	Quercus alba (Oak, White)

Tag	DBH	Condition	Species
238	32	Poor	Quercus alba (Oak, White)
239	18	Fair	Quercus phellos (Oak, Willow)
240	26	Good	Quercus falcata (Oak, Southern Red)
241	22	Fair	Quercus alba (Oak, White)
242	29	Good	Liriodendron tulipifera (Tulip Tree)
243	21	Dead	Quercus alba (Oak, White)
244	23	Good	Quercus alba (Oak, White)
245	21	Good	Quercus alba (Oak, White)
246	19	Good	Quercus alba (Oak, White)
247	24	Good	Liriodendron tulipifera (Tulip Tree)
248	22	Good	Quercus alba (Oak, White)
249	38	Good	Quercus alba (Oak, White)
250	20	Good	Quercus alba (Oak, White)
251	24	Fair	Liriodendron tulipifera (Tulip Tree)
252	24	Good	Quercus alba (Oak, White)
253	25	Fair	Liriodendron tulipifera (Tulip Tree)
254	25	Good	Liriodendron tulipifera (Tulip Tree)
255	21	Fair	Quercus alba (Oak, White)
256	24	Fair	Liriodendron tulipifera (Tulip Tree)
257	20	Good	Quercus alba (Oak, White)
258	22	Fair	Quercus alba (Oak, White)
259	24	Fair	Liriodendron tulipifera (Tulip Tree)
260	25	Fair	Liriodendron tulipifera (Tulip Tree)
261	25	Good	Quercus alba (Oak, White)
262	24	Good	Quercus alba (Oak, White)
263	19	Fair	Quercus alba (Oak, White)
264	18	Fair	Quercus alba (Oak, White)
265	23	Fair	Quercus alba (Oak, White)
266	21	Fair	Quercus alba (Oak, White)
267	22	Good	Quercus alba (Oak, White)
268	22	Fair	Liriodendron tulipifera (Tulip Tree)
269	27	Fair	Quercus falcata (Oak, Southern Red)

Tag	DBH	Condition	Species
270	26	Fair	Quercus alba (Oak, White)
271	25	Fair	Quercus falcata (Oak, Southern Red)
272	22	Fair	Liriodendron tulipifera (Tulip Tree)
273	23	Good	Liriodendron tulipifera (Tulip Tree)
274	18	Good	Liriodendron tulipifera (Tulip Tree)
275	28	Fair	Liriodendron tulipifera (Tulip Tree)
276	27	Fair	Liriodendron tulipifera (Tulip Tree)
277	26	Fair	Quercus alba (Oak, White)
278	18	Fair	Quercus alba (Oak, White)
279	32	Fair	Quercus alba (Oak, White)
280	28	Fair	Liriodendron tulipifera (Tulip Tree)
281	22	Fair	Liriodendron tulipifera (Tulip Tree)
282	24	Good	Quercus alba (Oak, White)
283	38	Good	Quercus alba (Oak, White)
284	24	Fair	Quercus alba (Oak, White)
285	37	Fair	Quercus falcata (Oak, Southern Red)
19401	27	Fair	Liriodendron tulipifera (Tulip Tree)
19402	22	Fair	Quercus falcata (Oak, Southern Red)
19403	21	Fair	Quercus alba (Oak, White)
19404	21	Good	Quercus alba (Oak, White)
19405	21	Fair	Quercus alba (Oak, White)
19406	21	Good	Quercus alba (Oak, White)
19407	23	Good	Liriodendron tulipifera (Tulip Tree)
19408	23	Good	Liriodendron tulipifera (Tulip Tree)
19409	33	Good	Quercus alba (Oak, White)
19410	30	Fair	Quercus alba (Oak, White)
19411	18	Fair	Quercus alba (Oak, White)
19412	21	Fair	Quercus falcata (Oak, Southern Red)
19413	19	Fair	Acer rubrum (Maple, Red)
19414	18	Fair	Quercus alba (Oak, White)
19415	20	Fair	Pinus taeda (Pine, Loblolly)