

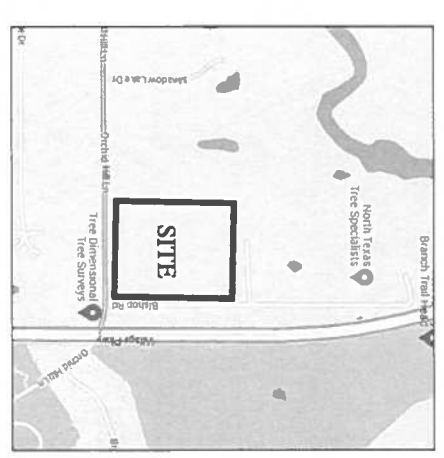
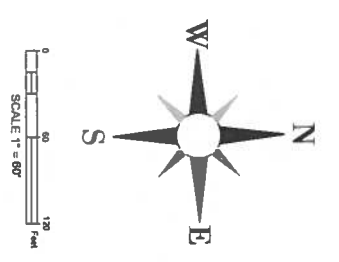
PILLOT KNOLL FARMS LTD
1700 BISHOP LN
ARGYLE, TX 76226-4507
ZONING: R1-RESIDENTIAL

PILLOT KNOLL FARMS LTD
1700 BISHOP LN
ARGYLE, TX 76226-4507

Engineer:
CCM ENGINEERING,
2570 Justin Road, Suite 209
Highland Village, TX 75077
TBPE FIRM# 605
PH: (972) 691-6633

Developer:
PEGASO DEVELOPMENTS
12700 Hillcrest Road #125
Dallas, TX 76226
PH: (480) 353-7544

Owner:
PILLOT KNOLL FARMS LTD
1700 Bishop Ln
Argyle, TX 76226-4507



- LEGEND**
- PROPOSED PRIVATE FIRE HYDRANT
 - PROPOSED PRIVATE WATER LINE
 - STREET CENTERLINE
 - SCREENING FENCE
 - PROPOSED
 - UTILITY EASEMENT
 - PAVEMENT
 - DRAINAGE EASEMENT
 - EX. GAS LINE
 - EX. TREES
 - PROP. TREES

DATA SITE SUMMARY	
EXISTING ZONING:	R1-RESIDENTIAL
BUILDING TYPE	SINGLE FAMILY
TOTAL AREA OF SITE:	20 ACRE (871,200 SF)
LOT AREA:	1 ACRE (43,560 SF)
# OF LOTS:	18
MIN LOT WIDTH:	200'
DENSITY:	1 DWELLING UNIT/ACRE
MINIMUM YARD SETBACKS	
FRONT:	50'
SIDE:	35'
REAR:	25'
SIDE YARD FROM R.O.W	75'

CONCEPT PLAN PILLOT KNOLL ESTATES

18 RESIDENTIAL LOTS/ 1 HOA LOT - PRIVATE DEVELOPMENT
20.018 ACRES

SITUATED IN THE C. COOKSEY SURVEY,
ABSTRACT NO. 270
TOWN OF COPPER CANYON
DENTON COUNTY, TEXAS
- January 19, 2024 -