








LEGEND

-  PROPOSED PRIVATE FIRE HYDRANT
-  PROPOSED PRIVATE WATER LINE
-  STREET CENTERLINE
-  SCREENING FENCE
- PROP.* PROPOSED
- U.E.* UTILITY EASEMENT
- PVMT.* PAVEMENT
- D.E.* 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:	19
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
PILOT 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

-- August 22, 2023 --

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

JENNINGS, JANICE K
335 ORCHID HILL LN
ARGYLE, TX 76226-4517
ZONING: R2-RESIDENTIAL

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

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

ORCHID HILL LANE
(VARIABLE R.O.W)