

LOCATION MAP
-N.T.S.-

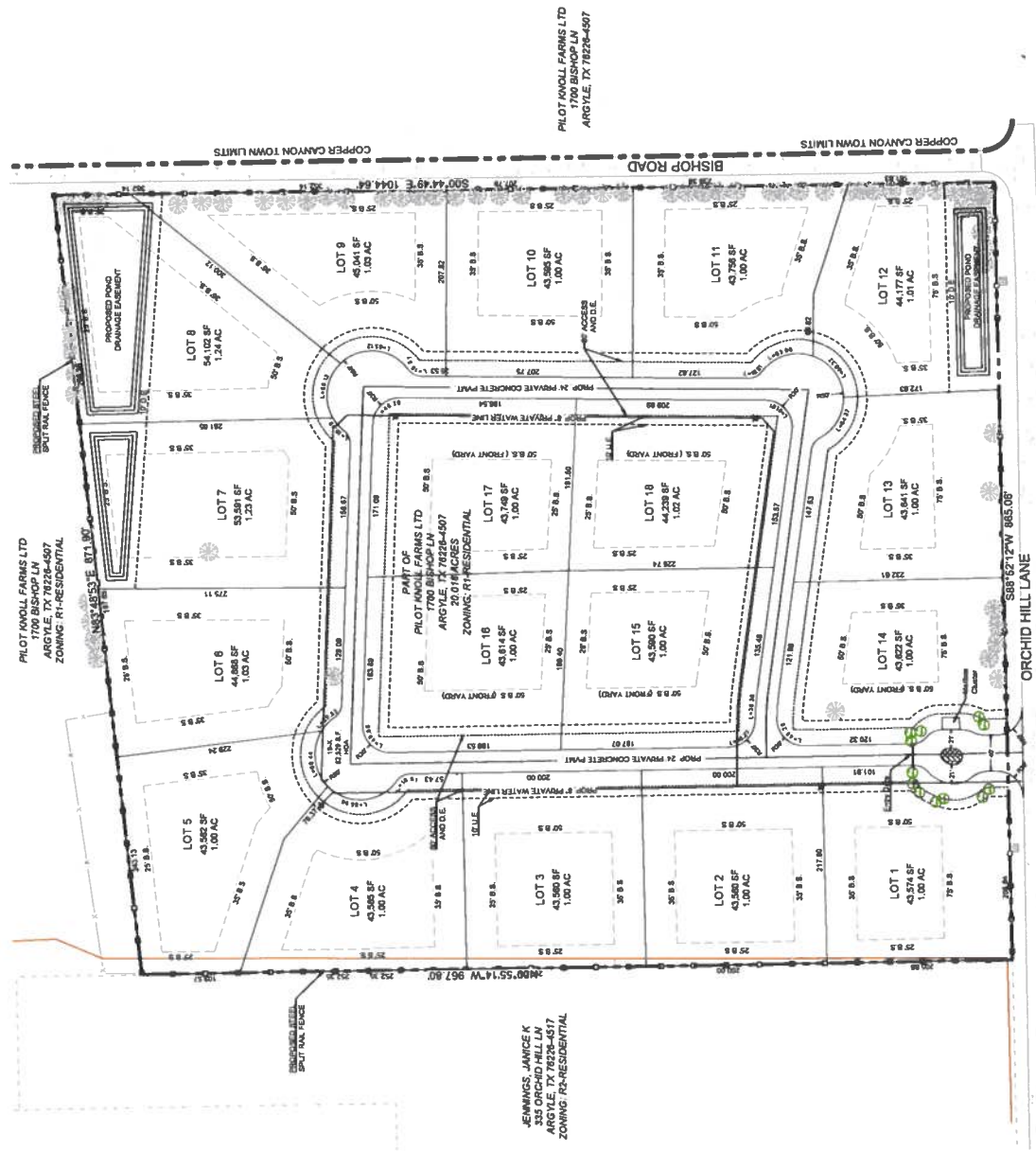
LEGEND

- 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
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 --



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

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

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