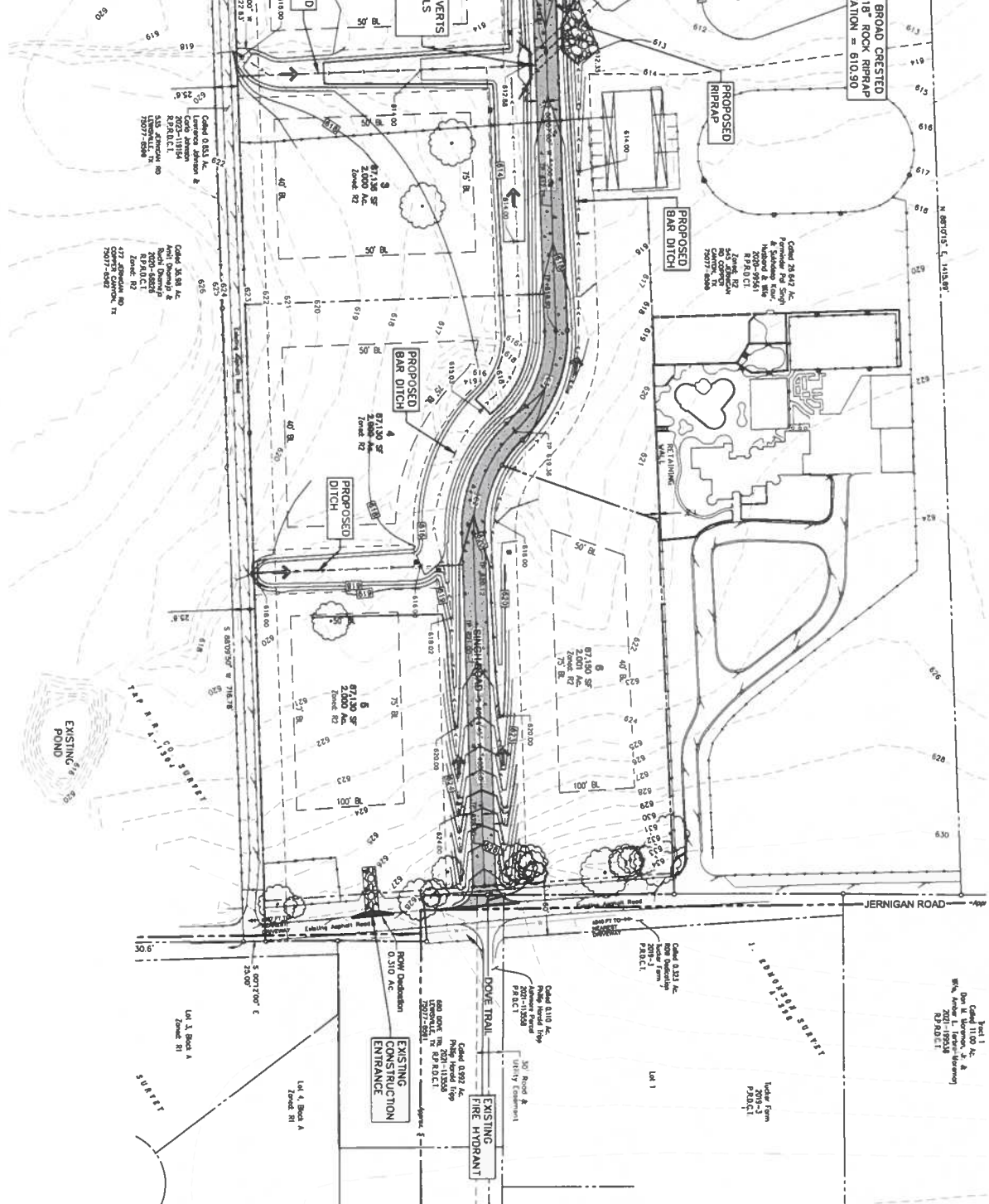


Lot Summary			
Type	Lot Units	Min. Lot Dimensions	Min. Lot Area
2 Acre Residential Lots	6	250' x 250'	87,130 SF
Total Lots	6		
Total Acreage AC	13.165		
Density	0.471/A		

VICINITY MAP
1" = 1000'



GENERAL NOTES:

- OFFSITE CONTOURS ARE BASED ON USGS MAPPING AND ONLY USED FOR DRAINAGE PATTERNS.

LEGEND

- CONCRETE
- EXISTING TREES
- EXISTING TREES TO BE DEMOLISHED
- FIRE HYDRANT
- WATER LINE

BENCHMARKS:

TBM #1: MAGNALL WITH SHINER ROUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 525.85

TBM #2: MAGNALL WITH SHINER (MCDAMAS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 534.72

GENERAL NOTES:

APPLICANT

PRECISION BUILDERS, INC.
4931 LONG PRAIRIE ROAD, SUITE 200
FLOWER MOUND, TEXAS 75028
(817) 371-4848
MICHAEL CANNADAY

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
Phone: 972.436.9712
Fax: 972.436.9715
TBE: 19762.18955, 101594440
www.mcadams.com

JERNIGAN ESTATES
DEVELOPMENT PLAN
545 JERNIGAN ROAD
TOWN OF COPPER CANYON,
DENTON COUNTY, TEXAS, 75077

REVISIONS

NO.	DATE	DESCRIPTION
1	3/04/2024	

PLAN INFORMATION

PROJECT NO.: PRB-23001
FILENAME: PRB23001-CONCEPT.DWG
CHECKED BY: DAA
DRAWN BY: KV
SCALE: 1 inch = 80 ft
DATE: 03.04.2024
SHEET: DEVELOPMENT PLAN

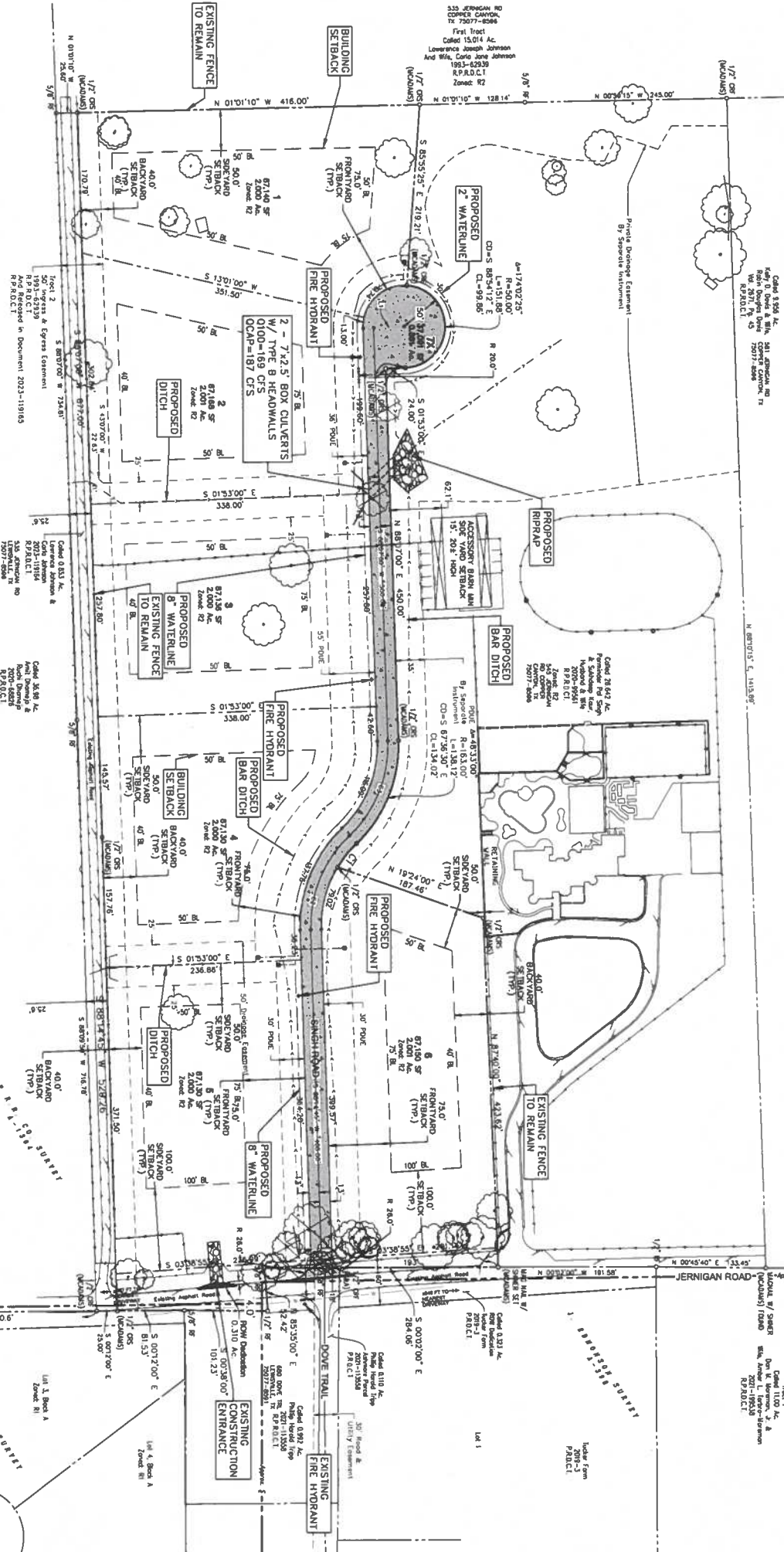
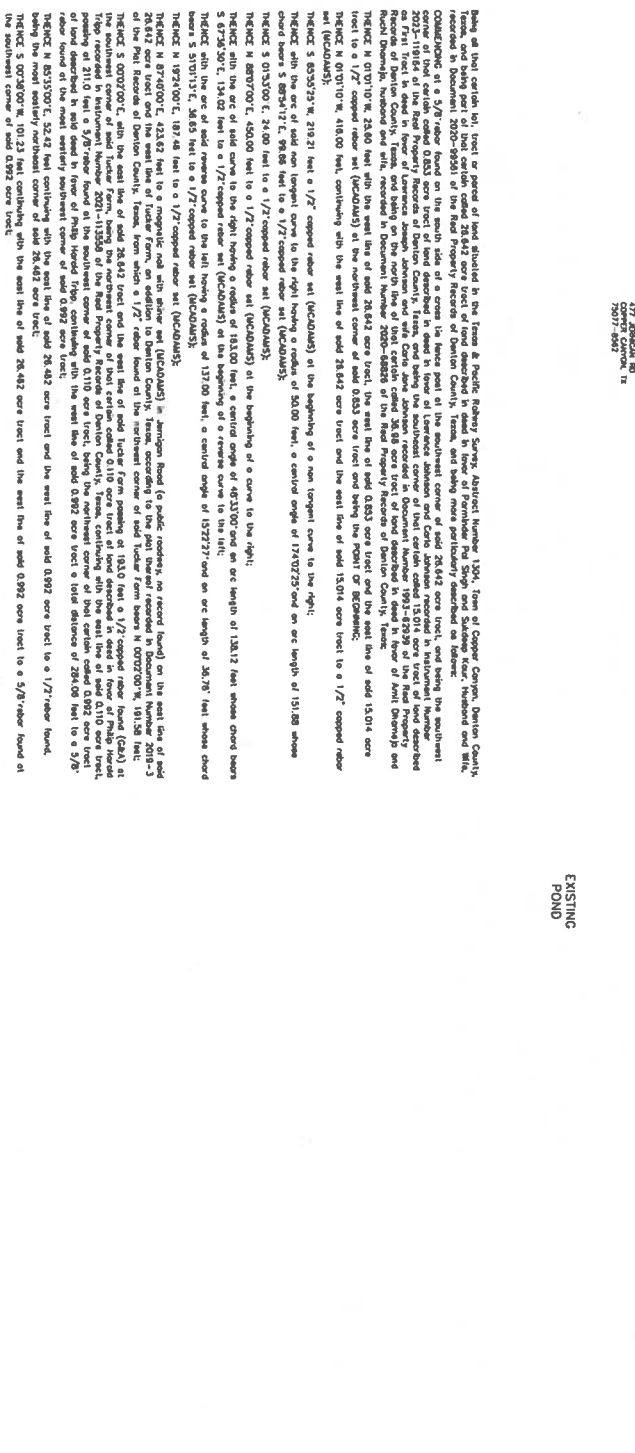
FOR TOWN USE ONLY

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION

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Lot Summary			
Type	# of Units	Min. Lot Dimensions	Max. Lot Area
2 Acre Residential Lots	6	250' x 250'	87,120 SF
Total Lots	6		
Total Acreage A/C	12.185		
Density	0.47 U/A		

VICINITY MAP
1" = 1000'



LEGEND

CONCRETE
 EXISTING TREES
 EXISTING FIRE HYDRANT
 WATER LINE
 PROPOSED FIRE HYDRANT
 PROPOSED WATER LINE
 PROPOSED FENCE
 PROPOSED RIPRAP
 PROPOSED BAR DITCH
 PROPOSED FIRE HYDRANT
 PROPOSED WATER LINE
 PROPOSED FIRE HYDRANT
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 PROPOSED WATER LINE
 PROPOSED FIRE HYDRANT
 PROPOSED WATER LINE

SITE DATA TABLE	
ITEM	Proposed
General Site Data	
Gross and net acreage of project	12.185 acres
Number of Proposed Lots	6
Zoning	R2
Percentage of site coverage	49%
Schedule of Development	TBD
Parking and loading spaces required and provided	N/A
Area of open space or plaza area	N/A
Outside storage as a percentage of total lot area	N/A
Maximum Building Height	35 FEET

BENCHMARKS:

TM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD, N: 7080815:239 E: 2399310:941 ELEVATION: 626.85

TM #2: MAGNAIL WITH SHINER (MCDADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD, N: 7081303:010 E: 2399259:267 ELEVATION: 634.72

FOR TOWN USE ONLY

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION

JERNIGAN ESTATES

DEVELOPMENT PLAN

545 JERNIGAN ROAD
TOWN OF COPPER CANYON,
DENTON COUNTY, TEXAS, 75077

APPLICANT:

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www.mcadams.com

REVISIONS

NO	DATE	DESCRIPTION
	03/04/2024	

PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PRB23001-DEVELOPMENT PLAN NO
CHECKED BY DAA
DRAWN BY KV
SCALE 1 Inch = 80 Ft.
DATE 03.04.2024
SHEET

0.00

DEVELOPMENT PLAN