

SCALE 1" = 80'



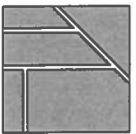
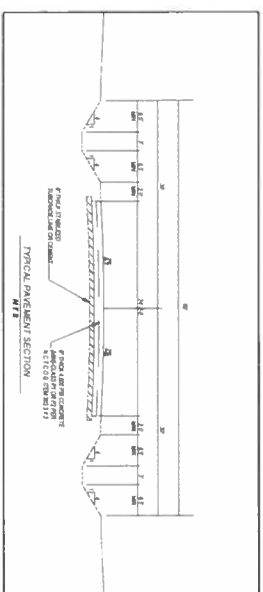
LOCATION MAP
- N.T.S. -

LEGEND

- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED PRIVATE WATER LINE
- STREET CENTERLINE
- SCREENING FENCE
- PROPOSED
- UTILITY EASEMENT
- PAVMT.
- D.E.
- EX. GAS LINE
- EX. FENCE
- PROP. RETAINING WALL
- EX. INLET
- PROP. STOP SIGN (MUTCD R1-1) WITH STREET NAME PLAQUES
- EX. TREES

SITE DATA SUMMARY CHART

ZONING:	R1-RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY
GROSS AND NET AREA:	20,018 ACRE (871,200 SF)
AREA OF IMPERVIOUS SURFACE:	3,635 ACRE (158,330.47 SF)
PROP. # OF LOTS:	18 RESIDENTIAL LOTS
	1 HOA LOT
ANTICIPATED SCHEDULE OF DEVELOPMENT:	3rd QUARTER 2024
LOT DENSITY:	1 DWELLING UNIT/ACRE



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

Owner/Developer:
PEGASO CALIFORNIA CONSTRUCTION CORP
 12700 Hillcrest Road #125
 Dallas, TX 75230
 PH: (480) 353-7544

DEVELOPMENT PLAN
COPPER KNOLL ESTATES

18 RESIDENTIAL LOTS/ 1 HOA LOT - PRIVATE DEVELOPMENT

20,018 ACRES

SITUATED IN THE C. COOKSEY SURVEY,

ABSTRACT NO. 270

CITY OF COPPER CANYON
 DENTON COUNTY, TEXAS

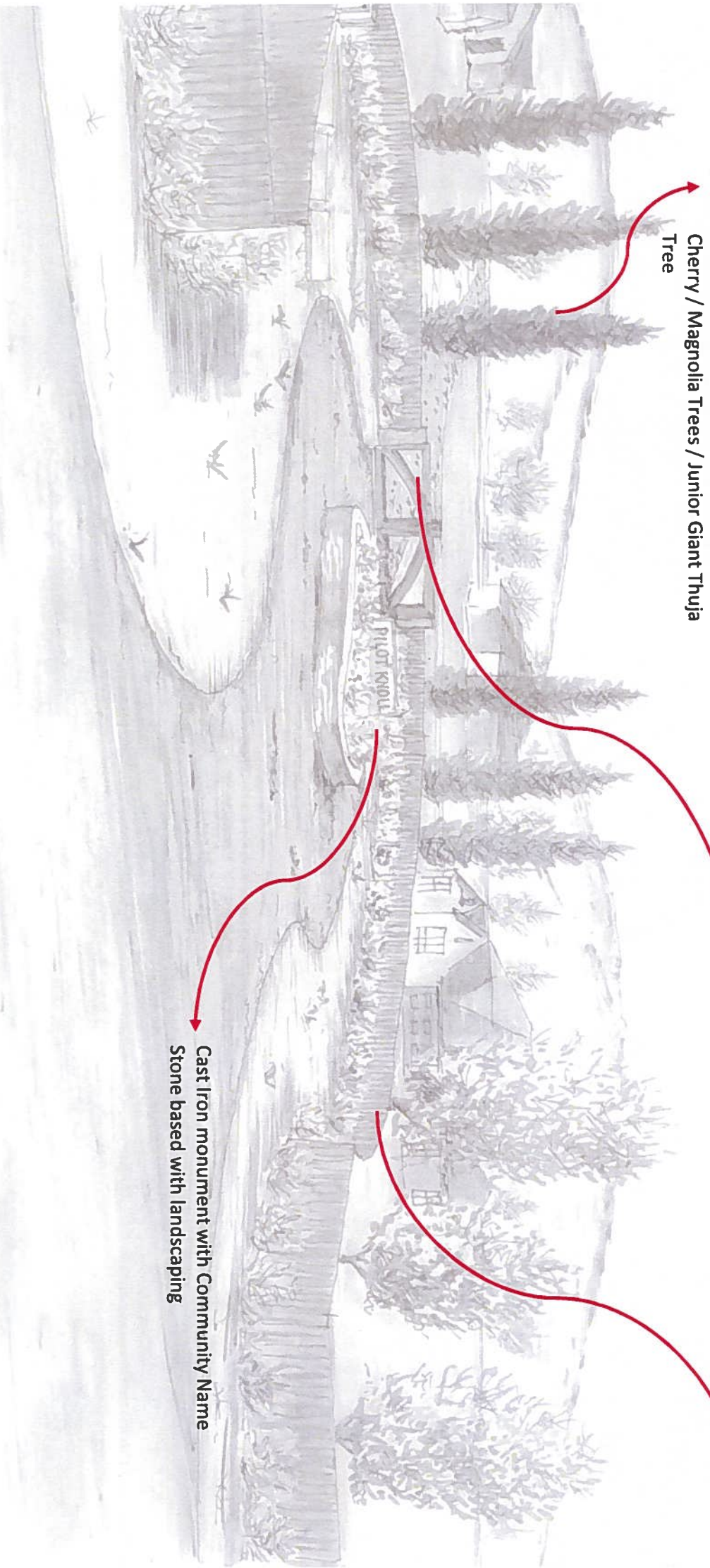
-- April 03, 2024 --



Frot Gate Sides surrounded by Carolina
Cherry / Magnolia Trees / Junior Giant Thuja
Tree

Metal Gate

Metal Fence
Entrance until
First lot in 2 sides.



Cast Iron monument with Community Name
Stone based with landscaping

PROJECT UPDATE – DRAFT SKETCH MAIN ENTRANCE

