
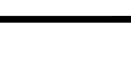









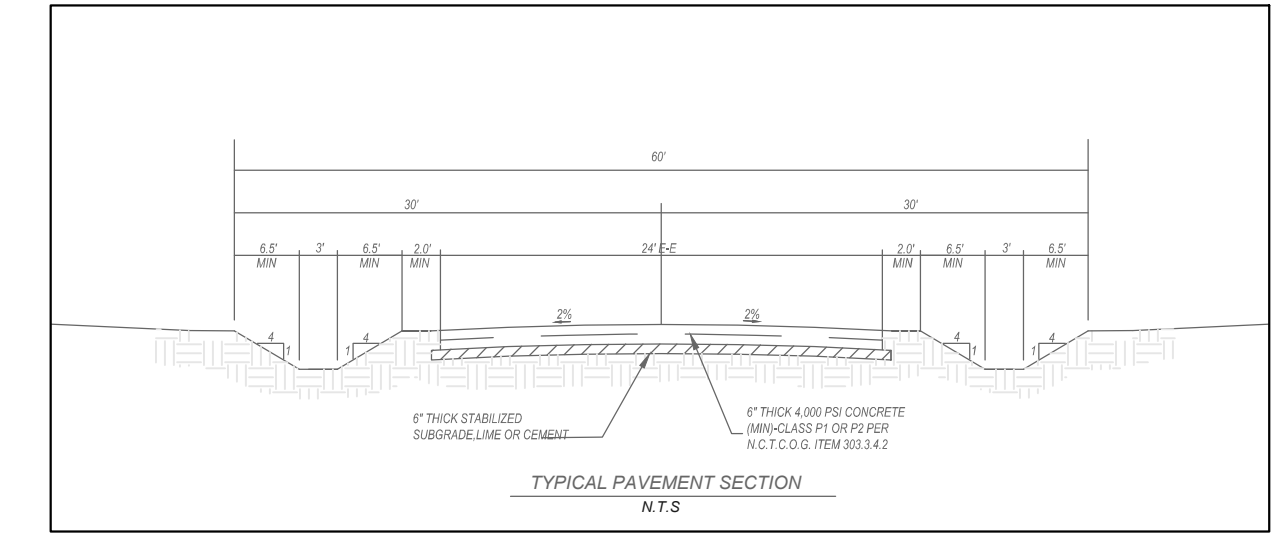


LOCATION MAP
-- N.T.S. --

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. 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 (158330.47 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 --