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February 8, 2024

Ms. Sheila Morales  
Town Secretary  
Town of Copper Canyon  
400 Woodland Drive  
Coper Canyon, TX 75077

**RE: Jernigan Estates  
Concept Plan and Development Plan**

Ms. Morales:

We have reviewed the submitted Concept and Development Plan for the referenced residential development for compliance with the Town of Copper Canyon Subdivision Ordinance. Based on this review, we have no further comments.

Please let me know if you have any questions.

Sincerely,  
**tnp**  
teague nall & perkins

Christopher Hartke, P.E.; CFM  
Director of Engineering Services, Associate Principal

February 8, 2024

Mr. Troy Meyer  
Town Administrator  
400 Woodland Drive  
Copper Canyon, Texas 75077

**RE: Jernigan Estates**

Dear Mr. Meyer,

Jernigan Estates is a proposed subdivision west of Jernigan Road in Copper Canyon, Texas. It is proposed to plat 12.43 acres out of an existing tract that totals 26.642 acres. The 12.43 acres will be subdivided into 6 single-family lots and an X lot that consists of a private drive. It is proposed to not provide a gate for the development.

The existing pipe rail fence along Jernigan will be removed and replaced. Each lot will provide fencing along the side yard or just fencing around a pool. It is proposed to keep the existing pipe rail fence along the western property line and the northern property line. The proposed fencing options are shown in the submittal and the proposed fence is attached.

There will be two light poles illuminating the private roadway. One will be located at the entrance off Jernigan and the other will be located at the cul-de-sac. The proposed light fixture lamps will be shielded, pointed downward and not to exceed 20 feet tall. The lamps will be LED with a temperature of 3000 Kelvin or less.

There is an existing pond that will serve as detention for the new development located at the northwest corner of the property. It is proposed to upsize the pond to satisfy the Town's design guidelines. The pond will be located within a public drainage easement as well.

Sincerely,  
**MCADAMS**



Darren Andrews, PE  
Senior Technical Manager







