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March 15, 2024

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

**RE: Jernigan Estates Preliminary Plat Review; 3/4/24 Submittal
Project Number: PRB-23001**

Ms. Morales:

We have reviewed the submitted Development Plan and Preliminary Plat for the referenced residential development. The provided Development Plan, Preliminary Plat, and Preliminary Construction Plans are consistent with the requirements in the Town's Subdivision Ordinance.

Below are items for consideration by the Planning and Zoning Committee.

- How is the overflow between this property and the property to the north being addressed? Will the existing berm be raised to separate the ponds?
- The Preliminary Construction Plans do not provide 1-ft of freeboard for the proposed spillway. The top of the berm elevation needs to be at a minimum 613.8' to ensure 1-ft of freeboard is provided at the spillway and the northwest corner of the pond.

Please let me know if you have any questions.

Sincerely,
tnp
teague nall & perkins

Christopher Hartke

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