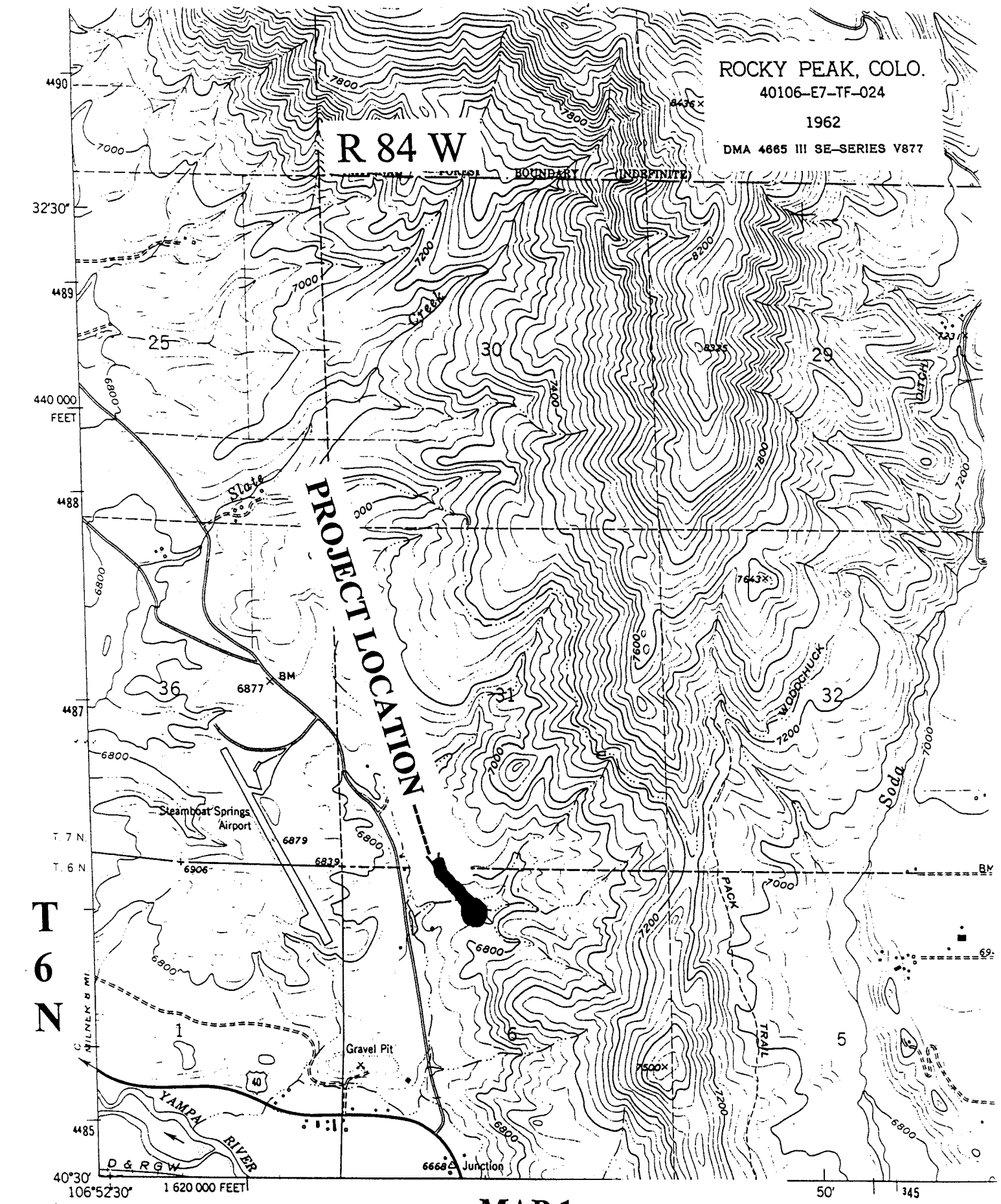

Mapped, edited, and
as part of the Departi
for the development (

Control by USGS and USC&

Topography by photogramme
photographs taken 1957. Fi

MAP 1, COPPER RIDGE BUSINESS PARK FILING 4

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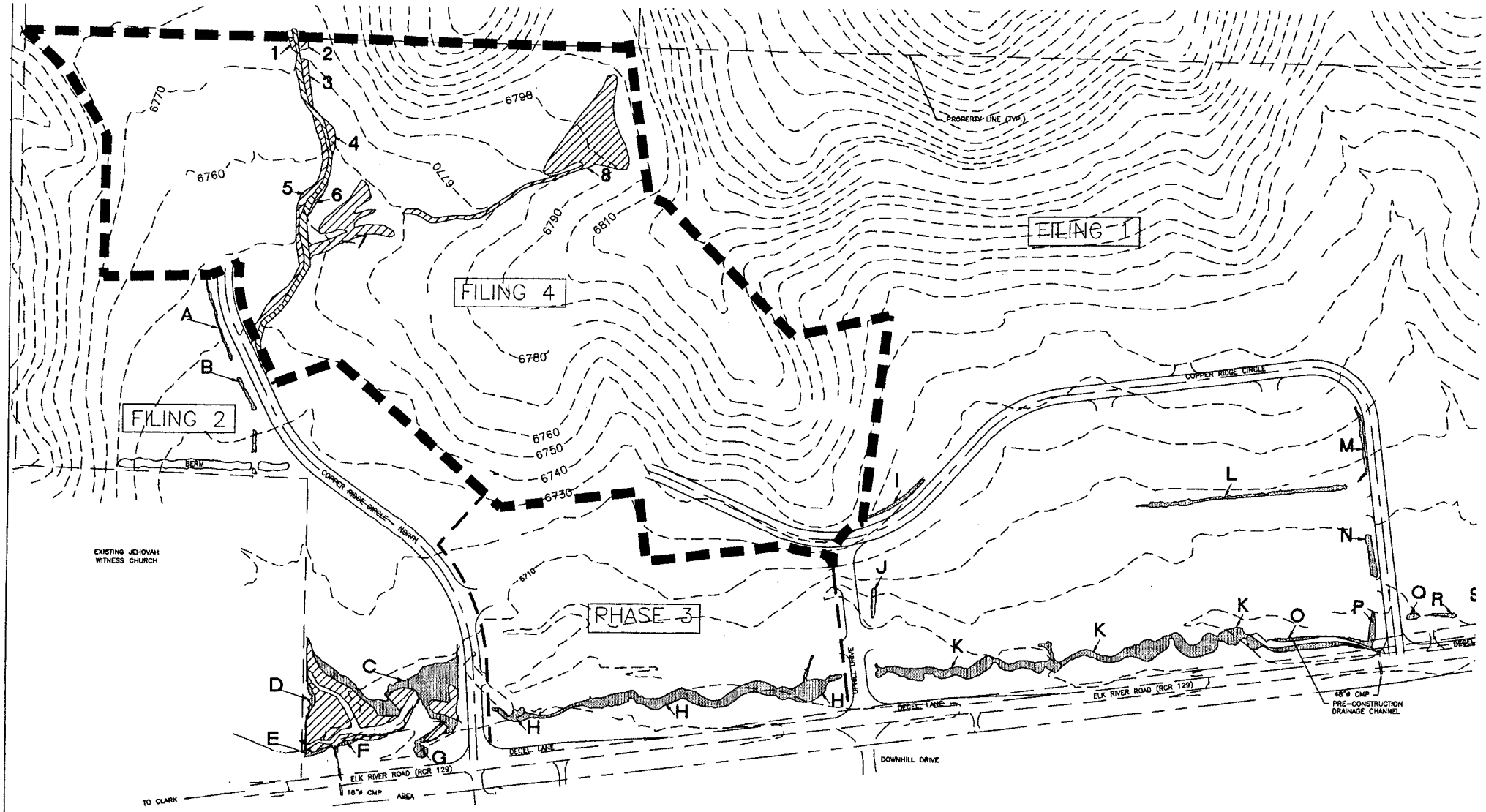
1000
1

SITE LOCATION MAP



WETLAND LEGEND

JURISDICTIONAL DRAINAGE CHANNELS (STREAM)

PRE-DEVELOPMENT JURISDICTIONAL WETLANDS

WETLAND MITIGATION AREA

100 50 0 100 200 300
SCALE IN FEET

MAP #2

Scale:	1" = 100'
Date:	AUG. 4, 00
Drawn:	GLB
Checked:	K CROFTS

COPPER RIDGE BUSINESS
WETLAND MAP
I.M.E.
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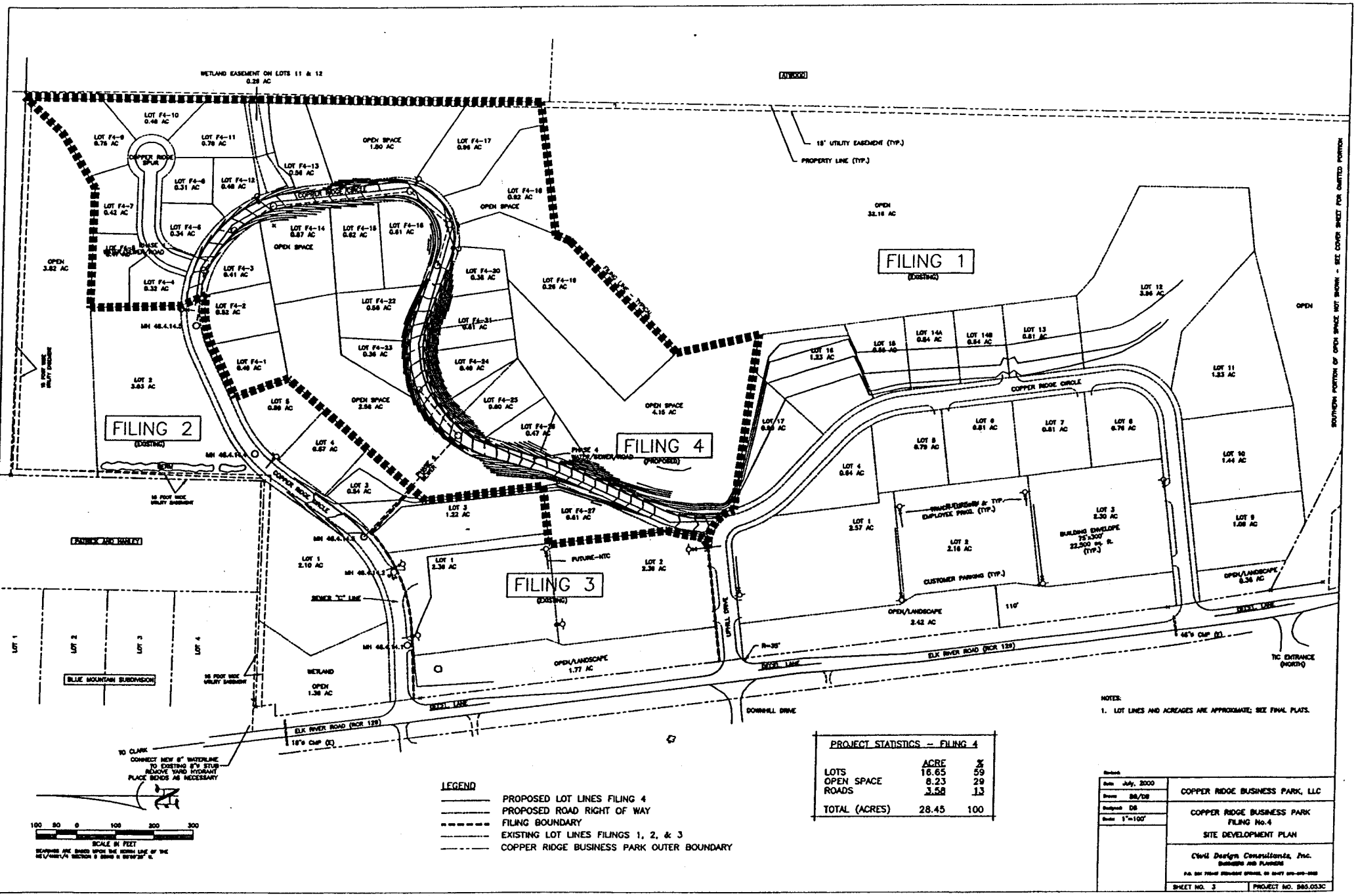
970-638-4462



NOTES:

1. LOT LINES AND ACREAGES ARE APPROXIMATE; SEE FINAL PLATS.

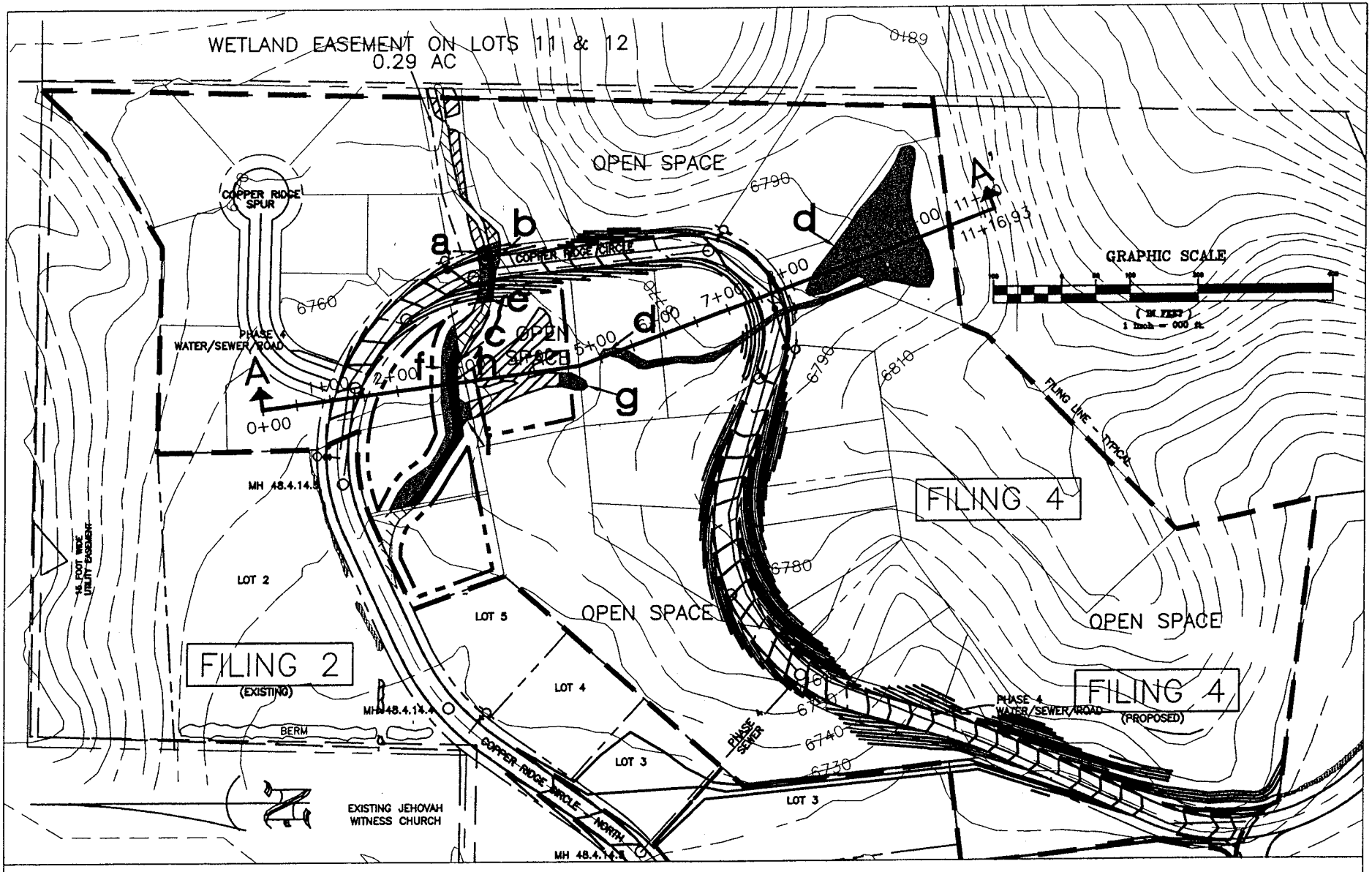
LEGEND

- PROPOSED LOT LINES FILING 4
- PROPOSED ROAD RIGHT OF WAY
- FILING BOUNDARY
- EXISTING LOT LINES FILINGS 1, 2, & 3
- COPPER RIDGE BUSINESS PARK OUTER BOUNDARY

PROJECT STATISTICS – FILING 4

	ACRE	%
LOTS	16.65	59
OPEN SPACE	8.23	29
ROADS	3.58	13
TOTAL (ACRES)	28.45	100

Date July, 2000	COPPER RIDGE BUSINESS PARK, LLC
Drawn DB/DB	COPPER RIDGE BUSINESS PARK FILING No.4 SITE DEVELOPMENT PLAN
Designed DB	
Scale 1"=100'	Civil Design Consultants, Inc. ENGINEERS AND PLANNERS
	SHEET NO. 3 — PROJECT NO. 585.053C



WETLAND LEGEND

JURISDICTIONAL DRAINAGE CHANNELS (STREAM)

PRE-DEVELOPMENT JURISDICTIONAL WETLANDS

A A' PROPOSED CROSS SECTION

IMPACTED JURISDICTIONAL DRAINAGE CHANNELS (STREAM)

IMPACTED JURISDICTIONAL WETLANDS

g

Scale:	NTS
Date:	FEB 20, 01
Drawn:	GLB
Checked:	K CROFTS

COPPER RIDGE BUSINESS PARK
FILING 4 WETLAND IMPACT MAP
I.M.E.

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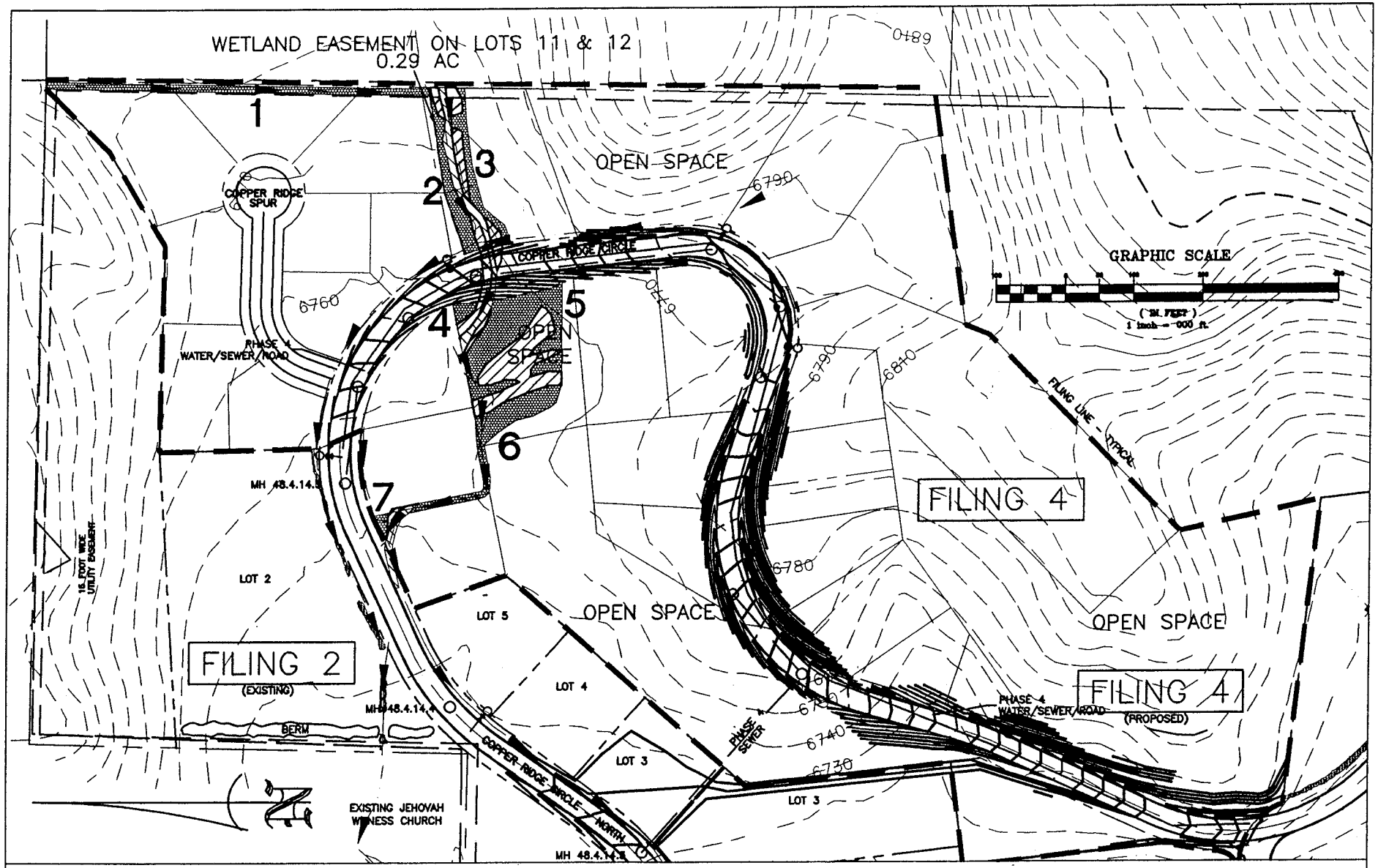

WETLAND LEGEND

JURISDICTIONAL DRAINAGE CHANNELS (STREAM)

PRE-DEVELOPMENT JURISDICTIONAL WETLANDS

IMPACTED JURISDICTIONAL DRAINAGE CHANNELS (STREAM)

IMPACTED JURISDICTIONAL WETLANDS

MAP #6

Scale:	NTS
Date:	FEB 22, 01
Drawn:	GLB
Checked:	K CROFTS

COPPER RIDGE BUSINESS PARK
FILING 4 WETLAND MITIGATION
PLAN MAP

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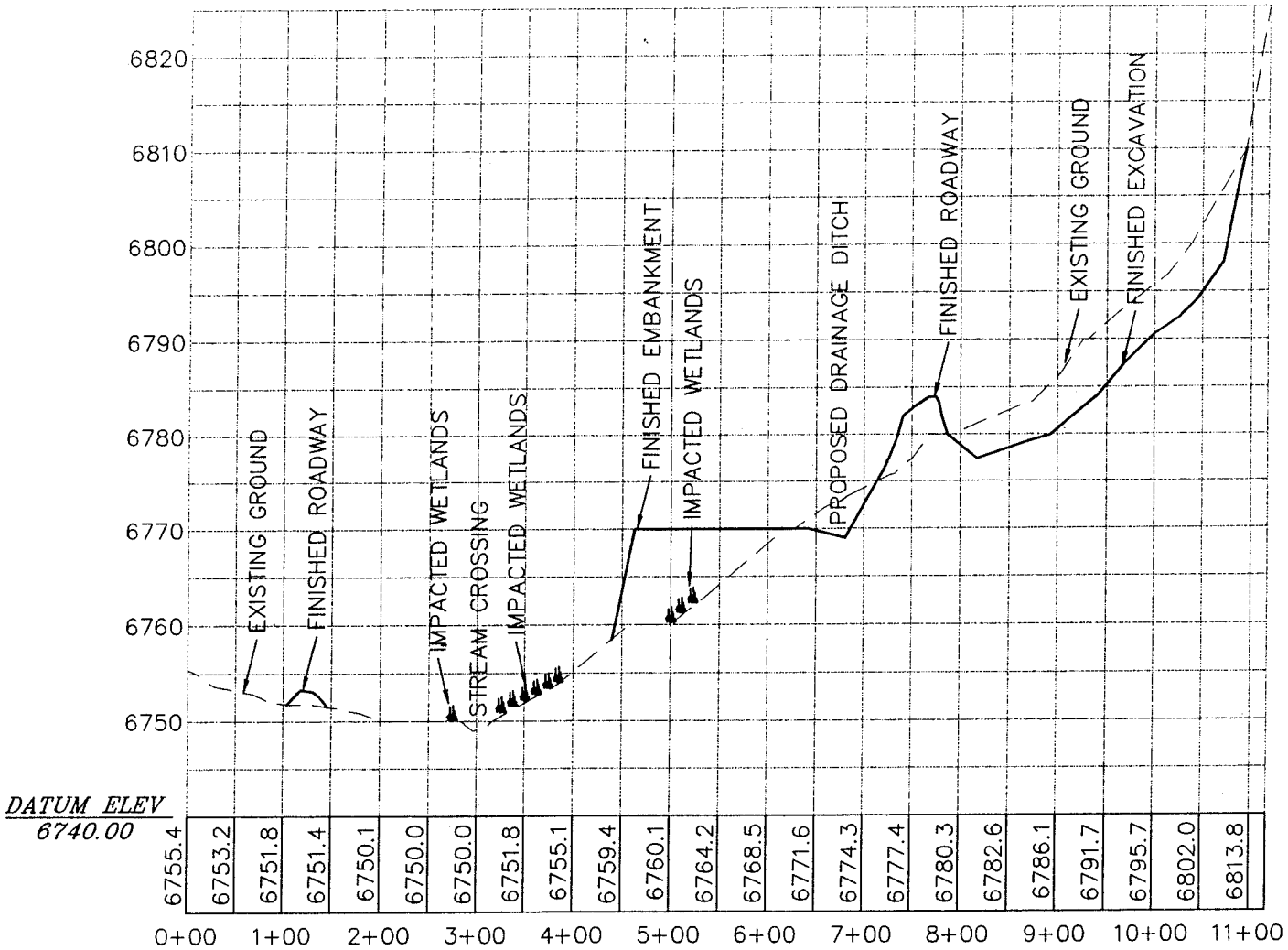
970-638-4462



SECTION A–A'

Scale:	NTS
Date:	MARCH 13, 01
Drawn:	GLB
Checked:	K CROFTS

COPPER RIDGE BUSINESS PARK
FILING 4 WETLAND IMPACT MAP

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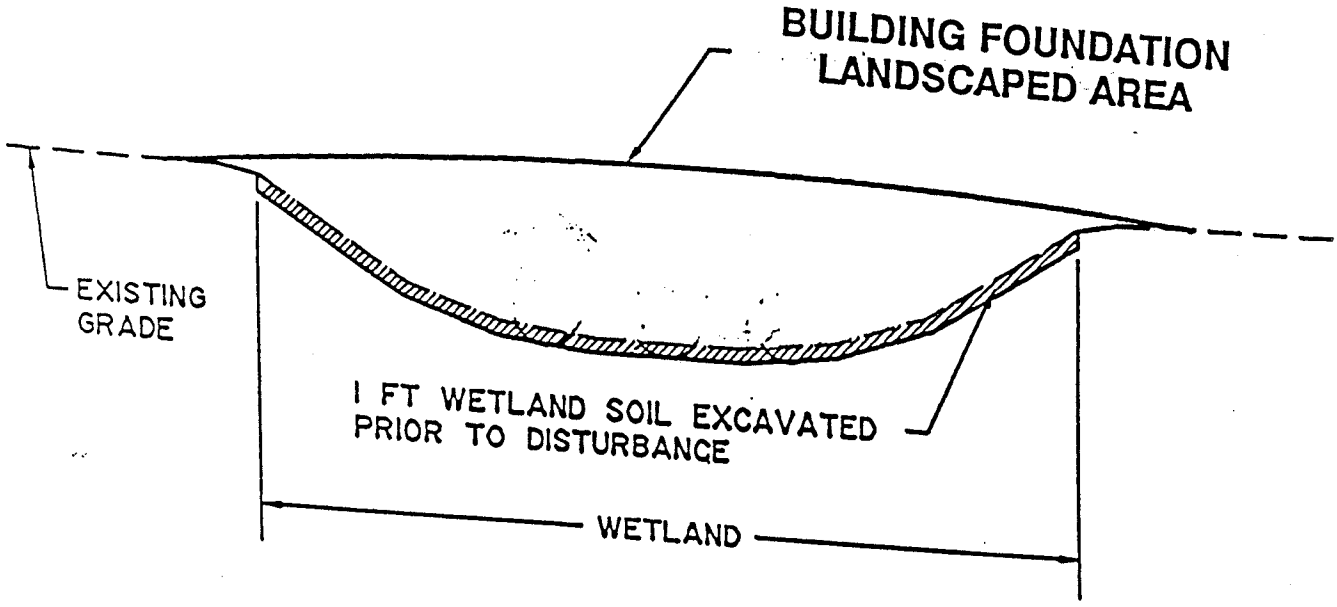
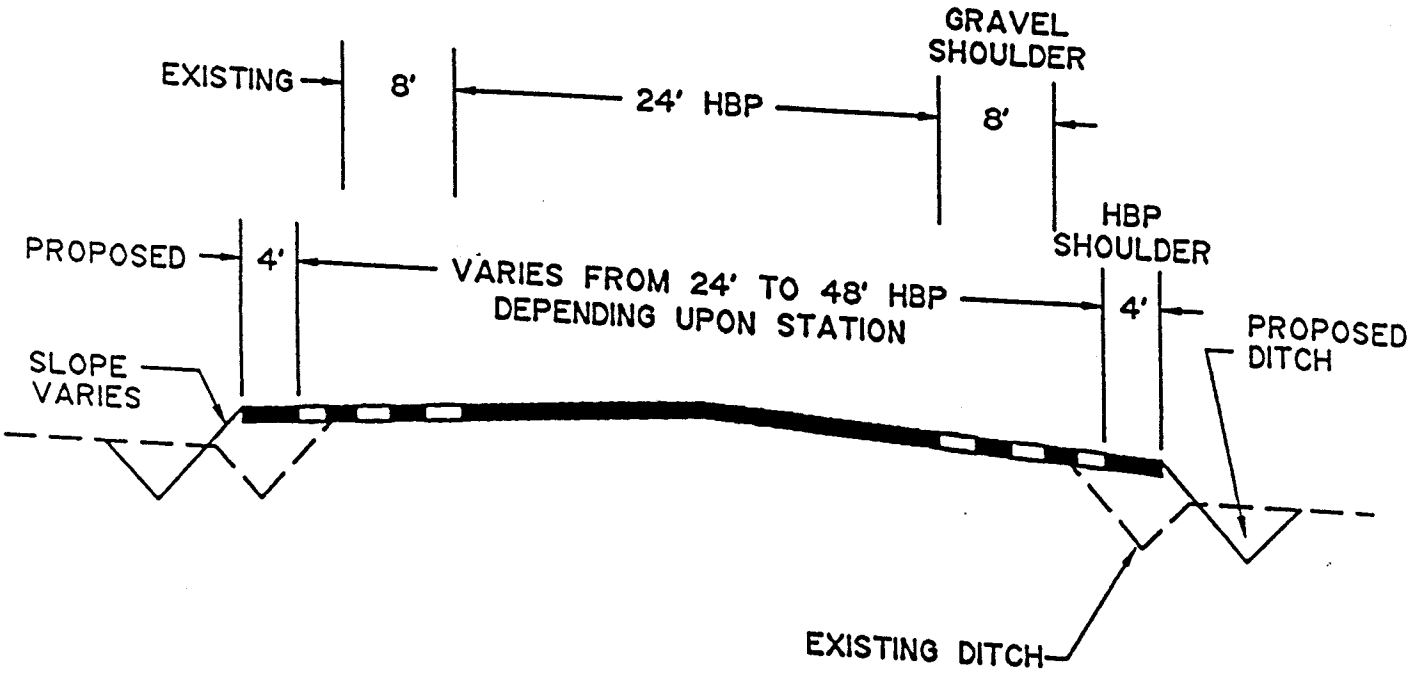


FIGURE 1,

TYPICAL WETLAND FILL CROSS SECTION

Scale:	N.T.S.
Date:	APRIL 4 '94
Drawn:	JAKE'S
Checked:	K CROFTS

IME
P.O. BOX 270



NOTE: WIDENING OCCURS ON ONE OR BOTH SIDES OF CENTERLINE DEPENDING UPON LOCATION OF SPEED CHANGE LANES

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Engineers and Planners
P.O. Box 775167 Steamboat Springs, CO 80477 (303)879-3022

Scale:	N.T.S.
Date:	APRIL 4 '94
Drawn:	JAKE'S
Checked:	K CROFTS

FIGURE 2,
TYPICAL ACCESS ROAD CROSS SECTION

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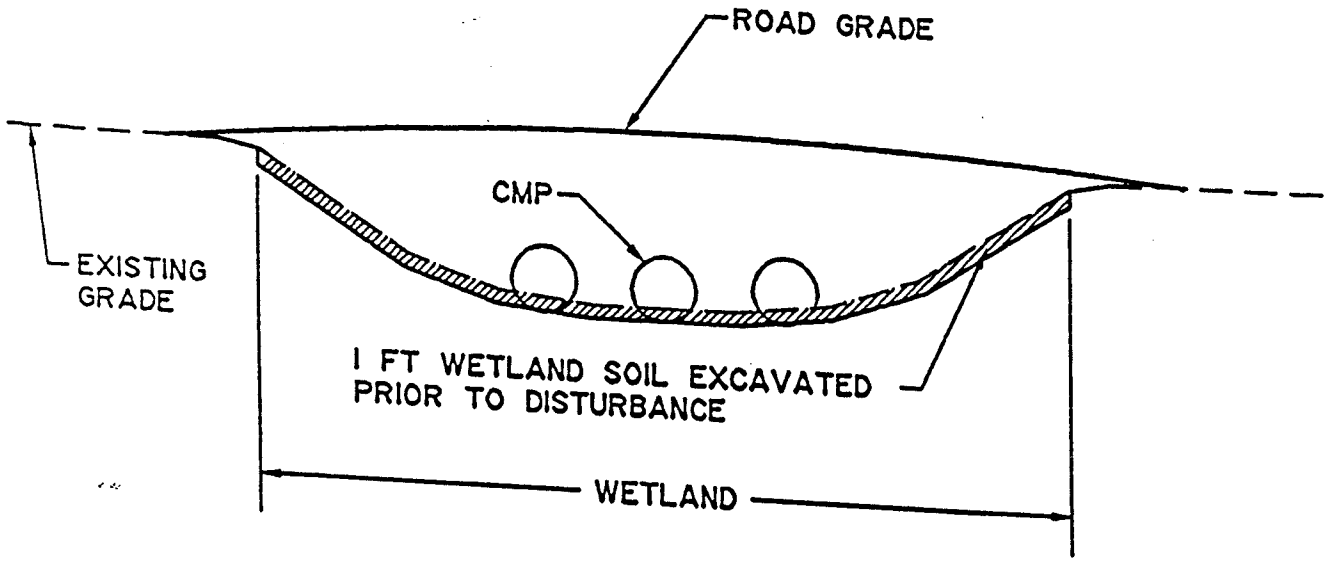
303-638-4462



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Engineers and Planners
P.O. Box 775167 Steamboat Springs, CO 80477 (303)879-3022

Scale:	N.T.S.
Date:	APRIL 4 '94
Drawn:	JAKE'S
Checked:	K CROFTS

FIGURE 3,
TYPICAL WETLAND CROSS SECTION

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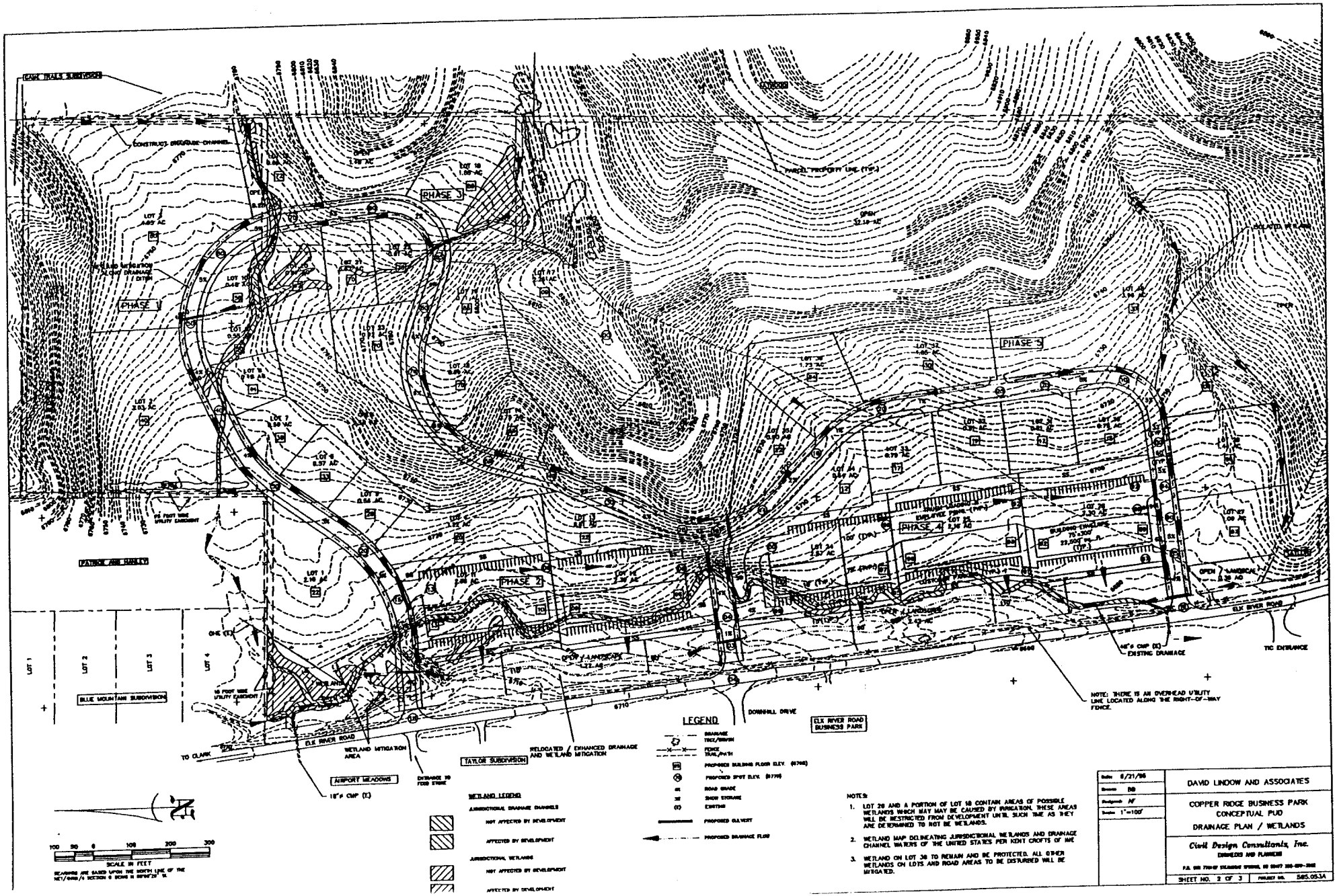
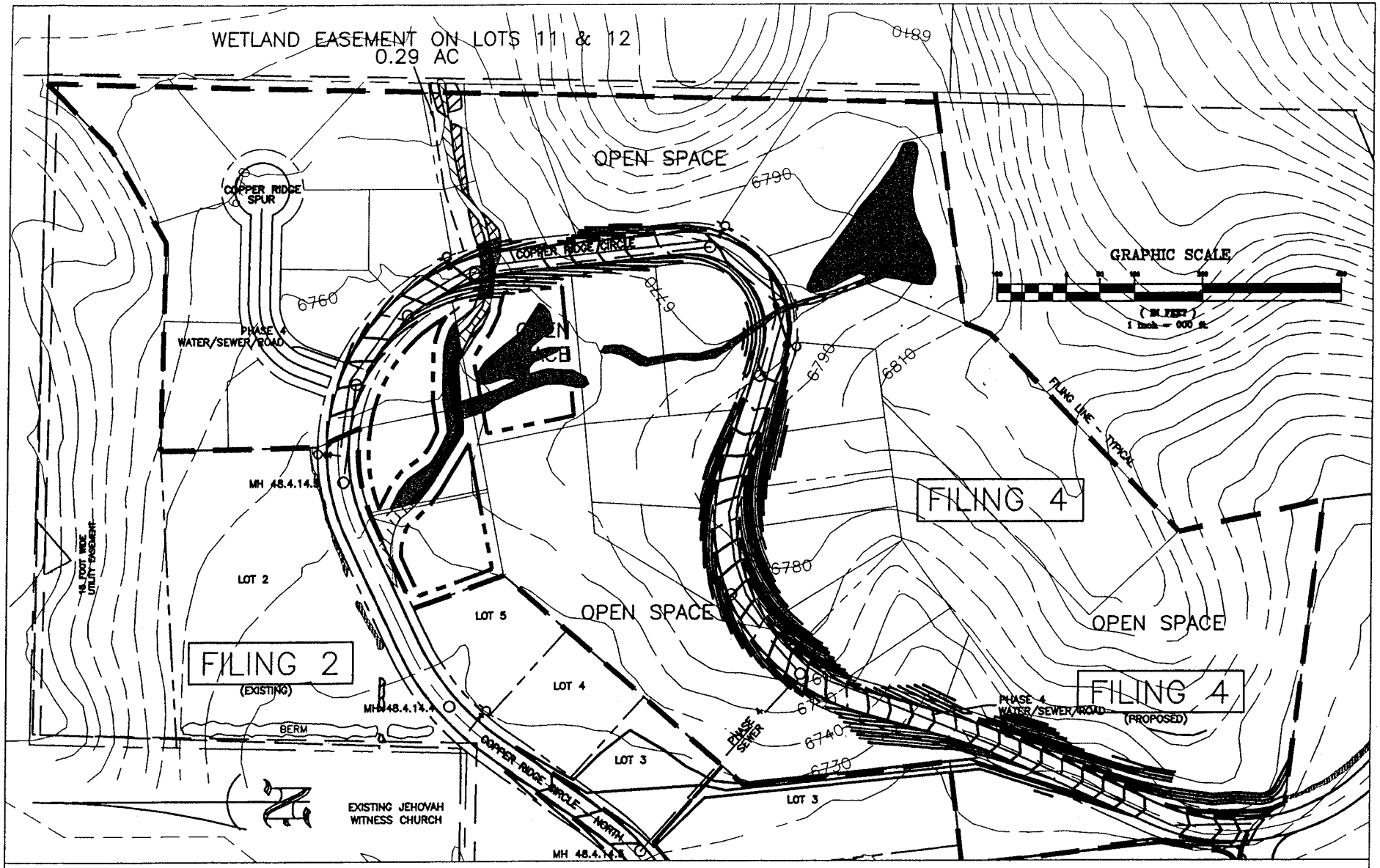

EAGLE TRAILS SUBDIVISION
CONSTRUCT DRAINAGE CHANNEL
PARCEL PROPERTY LINE (TYP.)
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PATRICK AND HARLEY
BLUE MOUNTAIN SUBDIVISION
AIRPORT MEADOWS
TAYLOR SUBDIVISION
ELK RIVER ROAD BUSINESS PARK
DOWNHILL DRIVE
ELK RIVER ROAD
TO CLARK
WETLAND MITIGATION AREA
RELOCATED / ENHANCED DRAINAGE AND WETLAND MITIGATION
EXISTING DRAINAGE
TIC ENTRANCE
NOTE: THERE IS AN OVERHEAD UTILITY LINE LOCATED ALONG THE RIGHT-OF-WAY FENCE.
LEGEND
WETLAND LEGEND
JURISDICTIONAL DRAINAGE CHANNELS
NOT AFFECTED BY DEVELOPMENT
AFFECTED BY DEVELOPMENT
JURISDICTIONAL WETLANDS
NOT AFFECTED BY DEVELOPMENT
AFFECTED BY DEVELOPMENT
SCALE IN FEET
NOTES:
1. LOT 20 AND A PORTION OF LOT 18 CONTAIN AREAS OF POSSIBLE WETLANDS WHICH MAY MAY BE CAUSED BY IRRIGATION. THESE AREAS WILL BE RESTRICTED FROM DEVELOPMENT UNTIL SUCH TIME AS THEY ARE DETERMINED TO NOT BE WETLANDS.
2. WETLAND MAP DELINEATING JURISDICTIONAL WETLANDS AND DRAINAGE CHANNEL WATERS OF THE UNITED STATES PER KENT CROFTS OF WE
3. WETLAND ON LOT 38 TO REMAIN AND BE PROTECTED. ALL OTHER WETLANDS ON LOTS AND ROAD AREAS TO BE DISTURBED WILL BE MITIGATED.
DAVID LINDOW AND ASSOCIATES
COPPER RIDGE BUSINESS PARK
CONCEPTUAL PUD
DRAINAGE PLAN / WETLANDS
Civil Design Consultants, Inc.
ENGINEERS AND PLANNERS
SHEET NO. 2 OF 3



WETLAND LEGEND

JURISDICTIONAL DRAINAGE CHANNELS (STREAM)

PRE-DEVELOPMENT JURISDICTIONAL WETLANDS

A A' PROPOSED CROSS SECTION

IMPACTED JURISDICTIONAL DRAINAGE CHANNELS (STREAM)

IMPACTED JURISDICTIONAL WETLANDS

ALTERNATIVE #1

Scale:	NTS
Date:	FEB 20, 01
Drawn:	GLB
Checked:	K CROFTS

COPPER RIDGE BUSINESS PARK
FILING 4 WETLAND IMPACT MAP
I.M.E.

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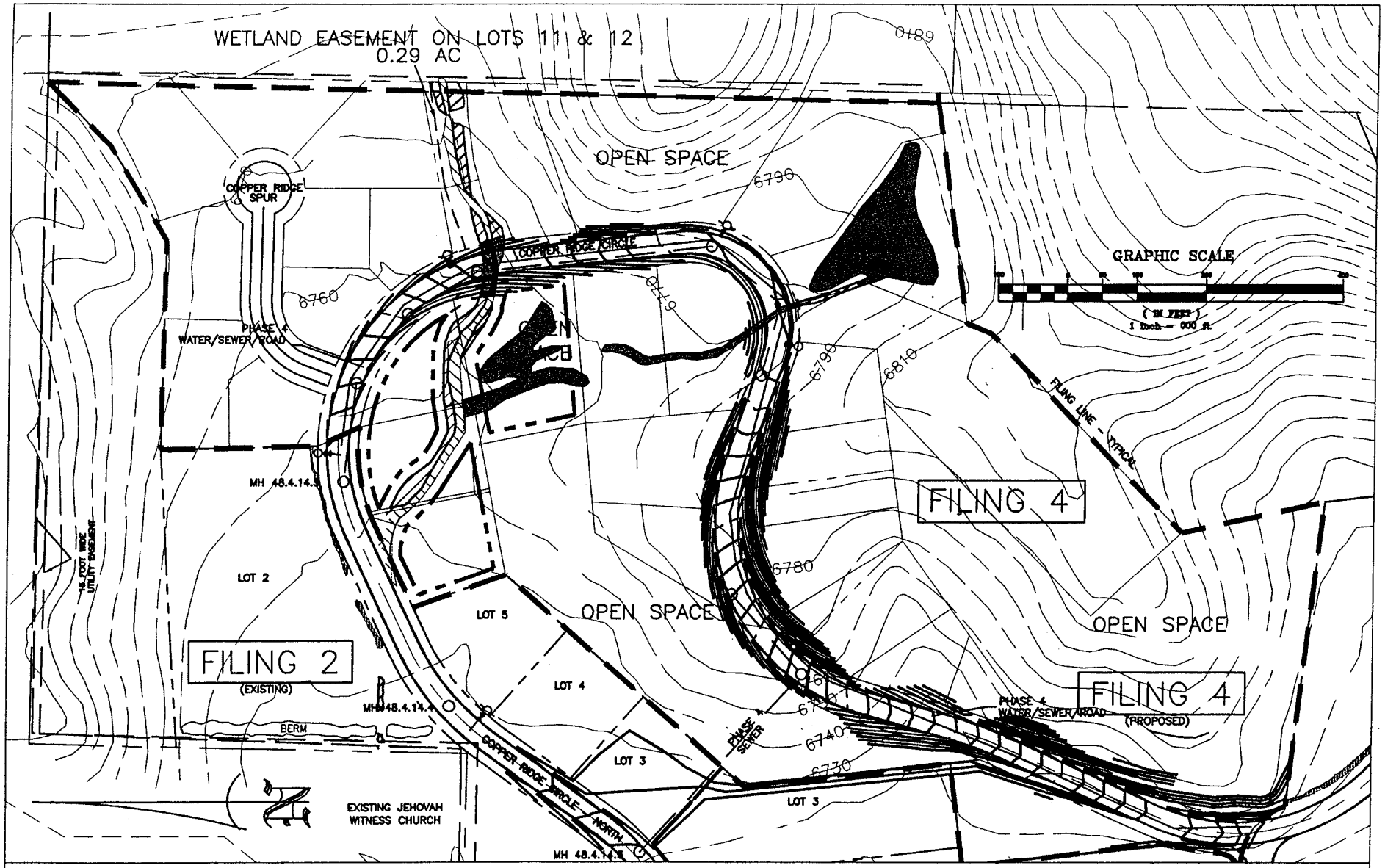

WETLAND LEGEND

- JURISDICTIONAL DRAINAGE CHANNELS (STREAM)
- PRE-DEVELOPMENT JURISDICTIONAL WETLANDS
- IMPACTED JURISDICTIONAL DRAINAGE CHANNELS (STREAM)
- IMPACTED JURISDICTIONAL WETLANDS

ALTERNATIVE #2

Scale:	NTS
Date:	FEB 20, 01
Drawn:	GLB
Checked:	K CROFTS

COPPER RIDGE BUSINESS PARK
FILING 4 WETLAND IMPACT MAP
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