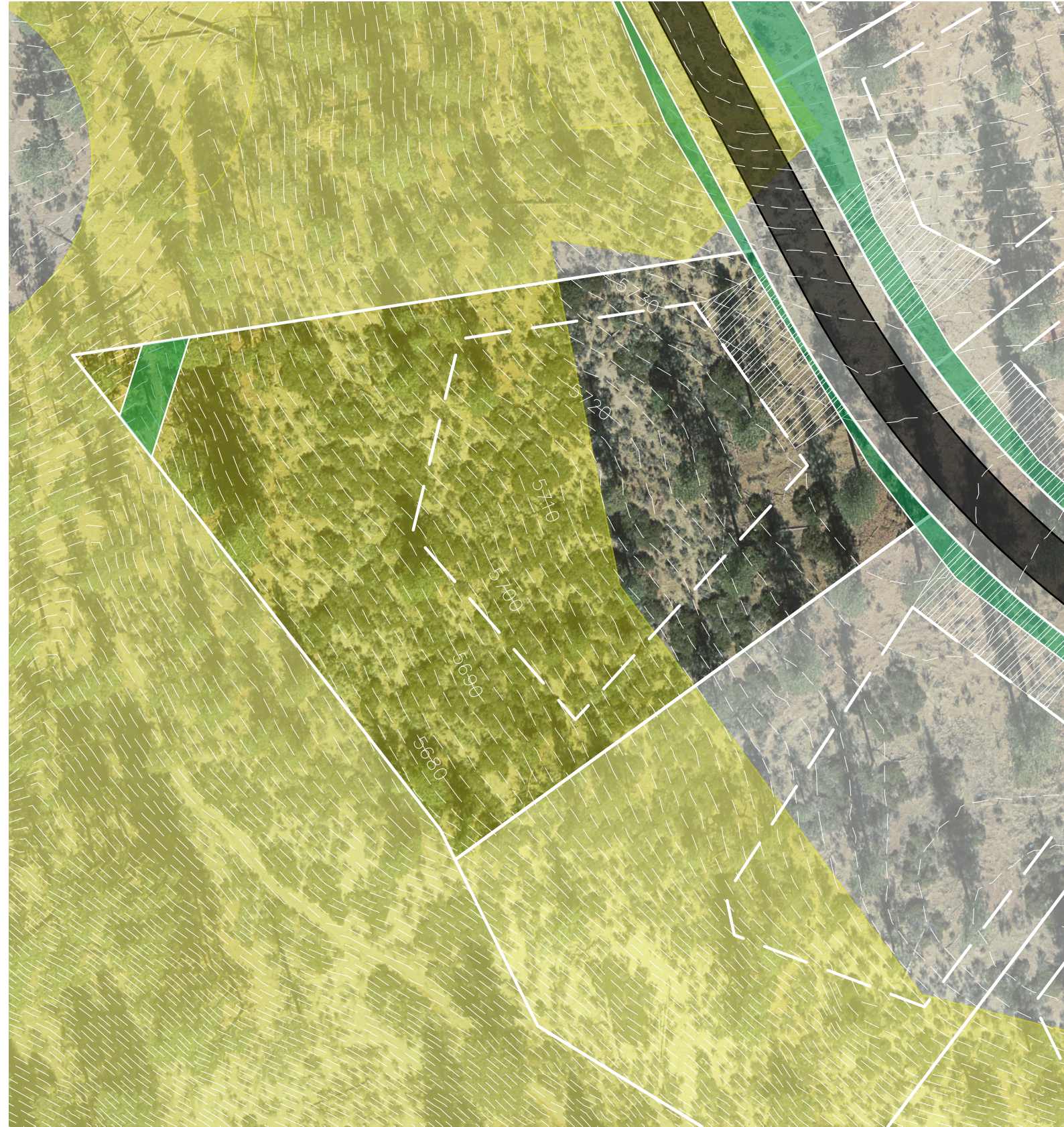


KAREN_CIVIL068151204 - CLEAR CREEK TAHOE NEW WORKUNITS 3B-3C-6-AND-ALPINE-LAKE07 CAD_PHASE 3C EXHIBITS 2020.09.03 - HOMESITE PLAN/HOMESITE-PART 2.DWG
10/21/2020 11:25 AM
DWG NAME
LAST SAVED



HOMESITE 85



CLEAR CREEK
TAHOE

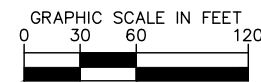
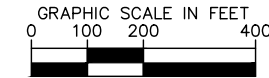
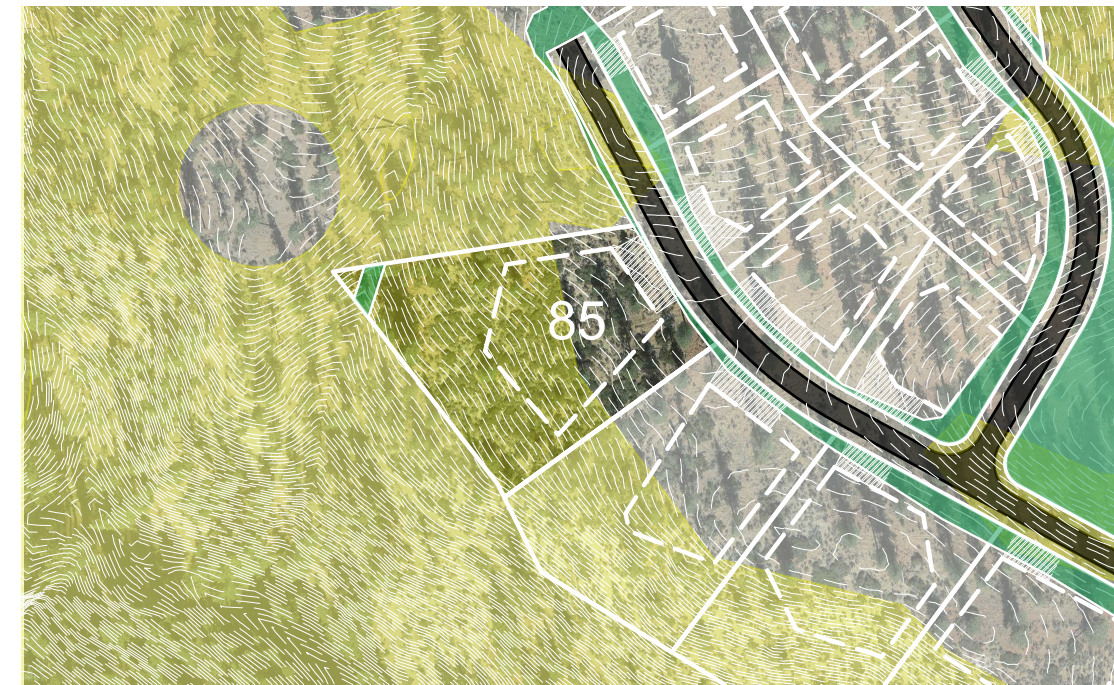
- LOT LINE
- BUILDING ENVELOPE
- SUGGESTED DRIVEWAY LOCATIONS
- SLOPE CONSTRAINTS (+25%)
- DRAINAGE EASEMENTS
- USGS RESTRICTED USE AREA

Lot Size: 1.40 Acres
Building Envelope: 21,784 Sq. Ft.

THIS LOT SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K).

EASEMENTS, SETBACKS, DRIVEWAY ENVELOPES, AND BUILDING ENVELOPE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ADDITIONAL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT.



Kimley»Horn

5370 Kietzke Lane
Suite 100
Reno, Nevada 89511
775-200-1960

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.