

KAREN_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD_PHASE 3\EXHIBITS\2020.09.03 - HOMESITE PLAN\HOMESITE-PART 3.DWG
 10/21/2020 11:27 AM
 DWG NAME
 LAST SAVED

HOMESITE 125









CLEAR CREEK
TAHOE

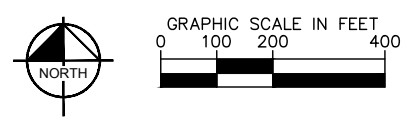
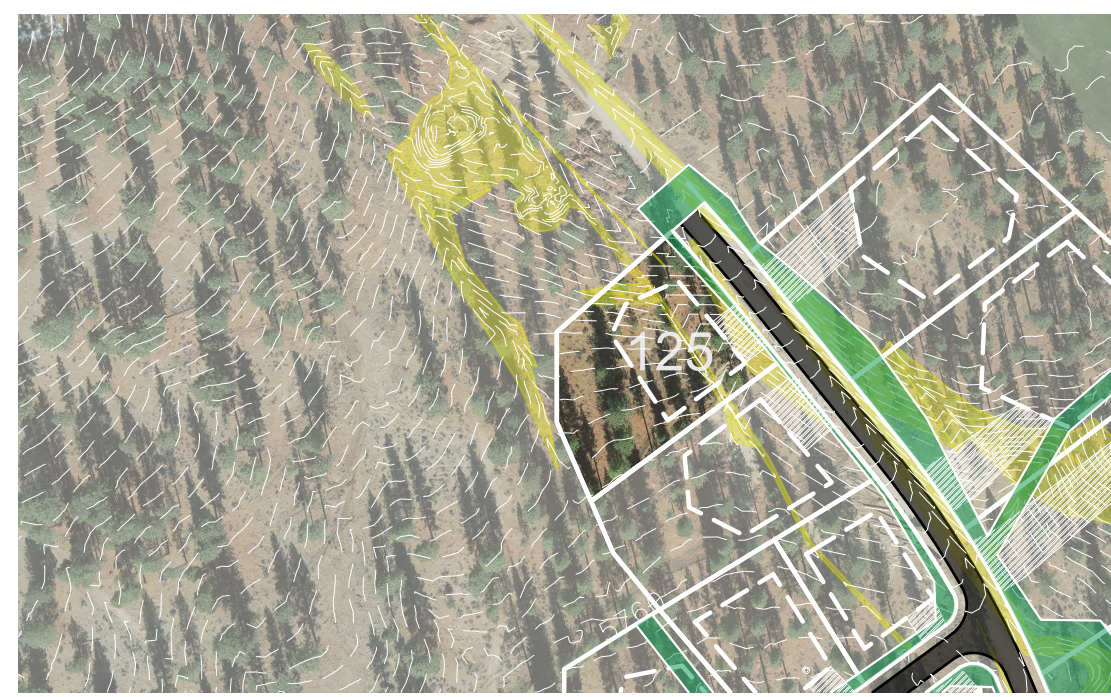
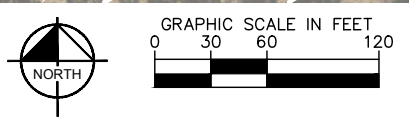
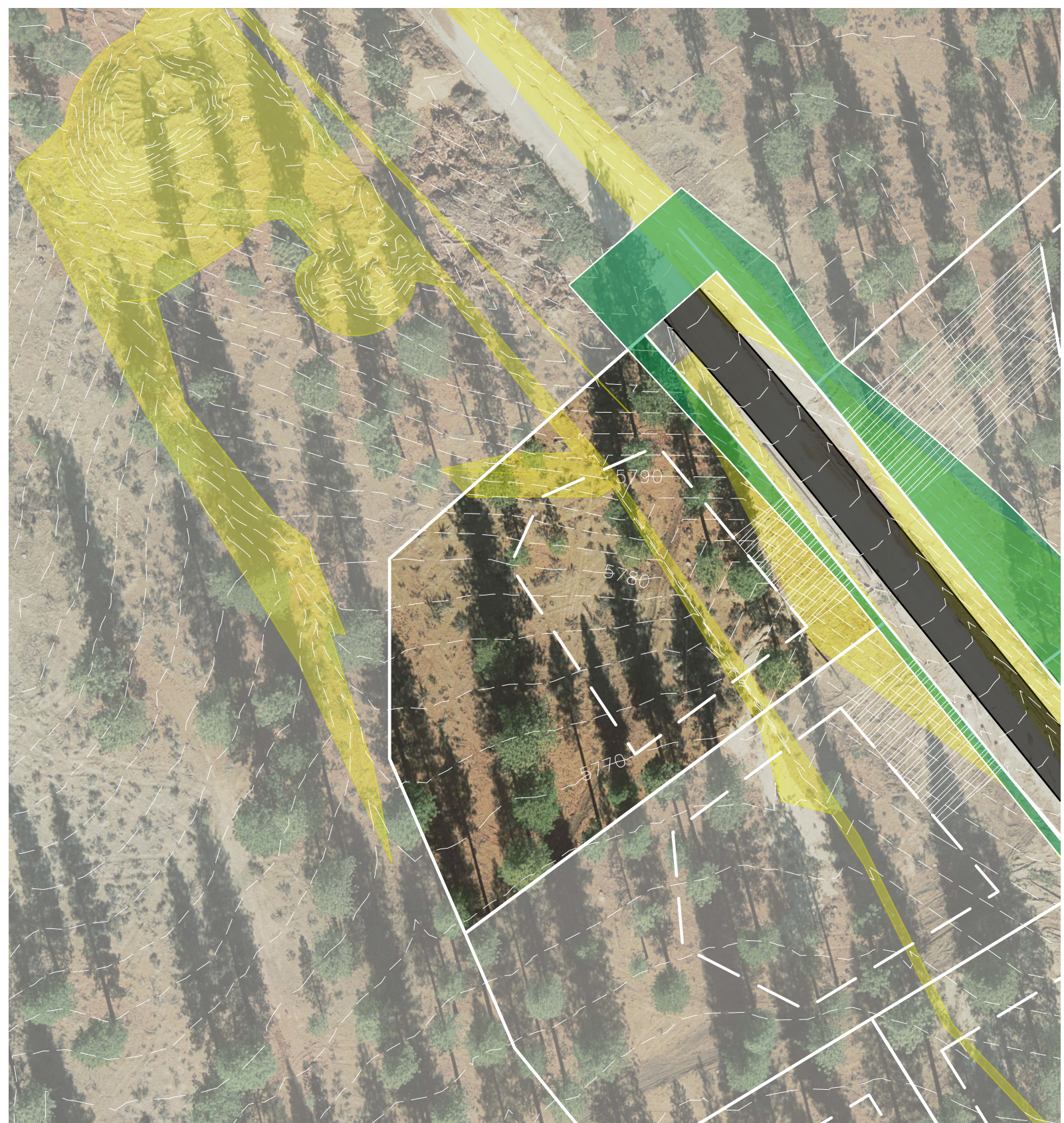
Lot Size: 0.82 Acres
Building Envelope: 10,975 Sq. Ft.

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.

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



Kimley»Horn

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