

K:\REN\_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07\_CAD\_PHASE 6\EXHIBITS\2021.03.05 HOMESITE PLANS\HOMESITE-PART 8\LOTS\165-161,165,167-169\DWG

DWG NAME  
LAST SAVED  
7/18/2023 10:03 AM

# HOMESITE 165-A










CLEAR CREEK  
TAHOE

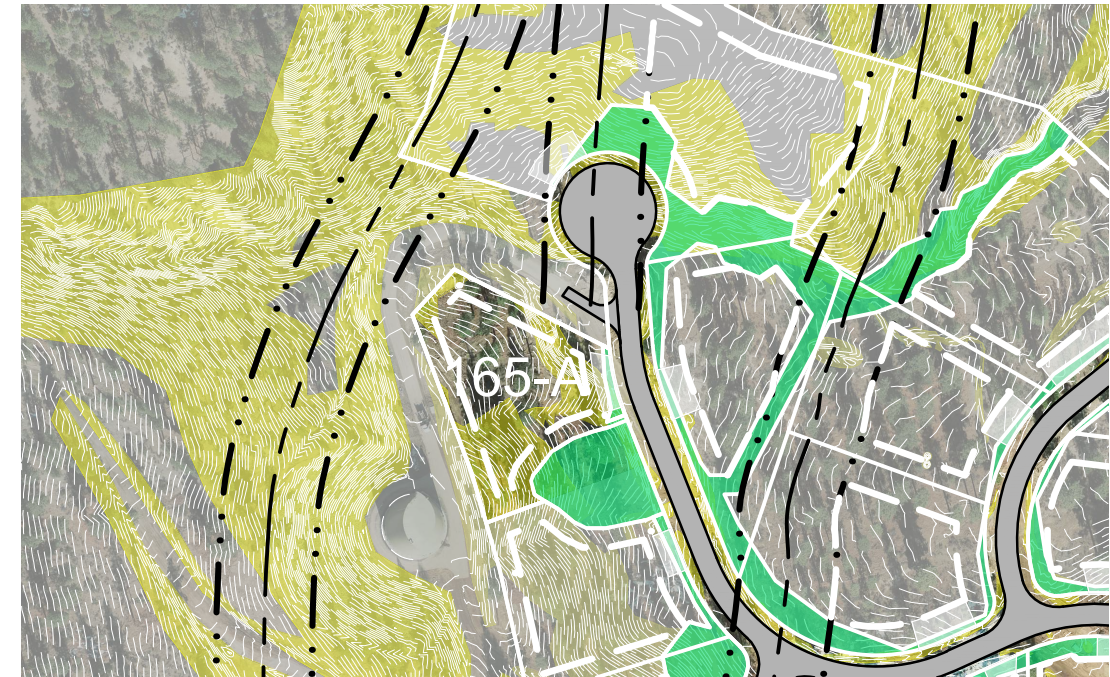
Lot Size: 0.72 Acres  
Building Envelope: 17,351 Sq. Ft.

THIS LOT MAY BE 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
-  FAULT LINE
-  FAULT SETBACK LINE



## 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.