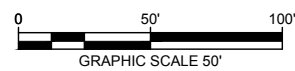
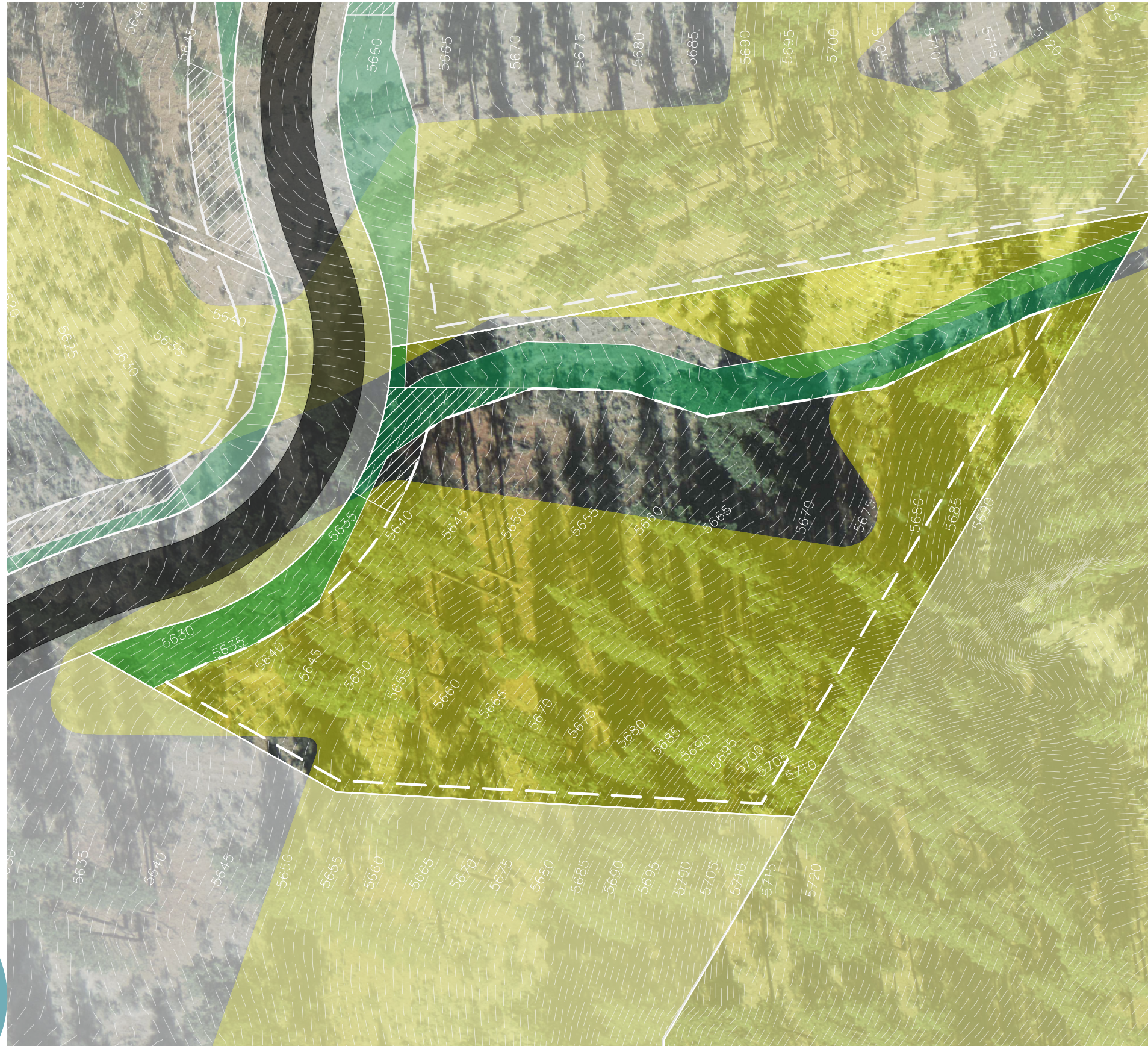


K:\REN_CIVIL\08151204 - CLEAR CREEK TAHOE\NEW WORK\KLENCLAVE UNIT 4\107 CAD\EXHIBITS\2020.08.21 HOMESITES\HOMESITE PLANS - ROAD W 364-363.DWG
2/9/2021 10:17 AM

DWG NAME
LAST SAVED



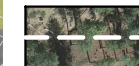
HOMESITE 360



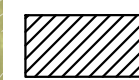
CLEAR CREEK
TAHOE



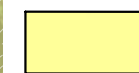
LOT LINE



BUILDING ENVELOPE



SUGGESTED
DRIVEWAY LOCATIONS



SLOPE CONSTRAINTS
(+25%)



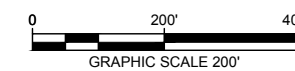
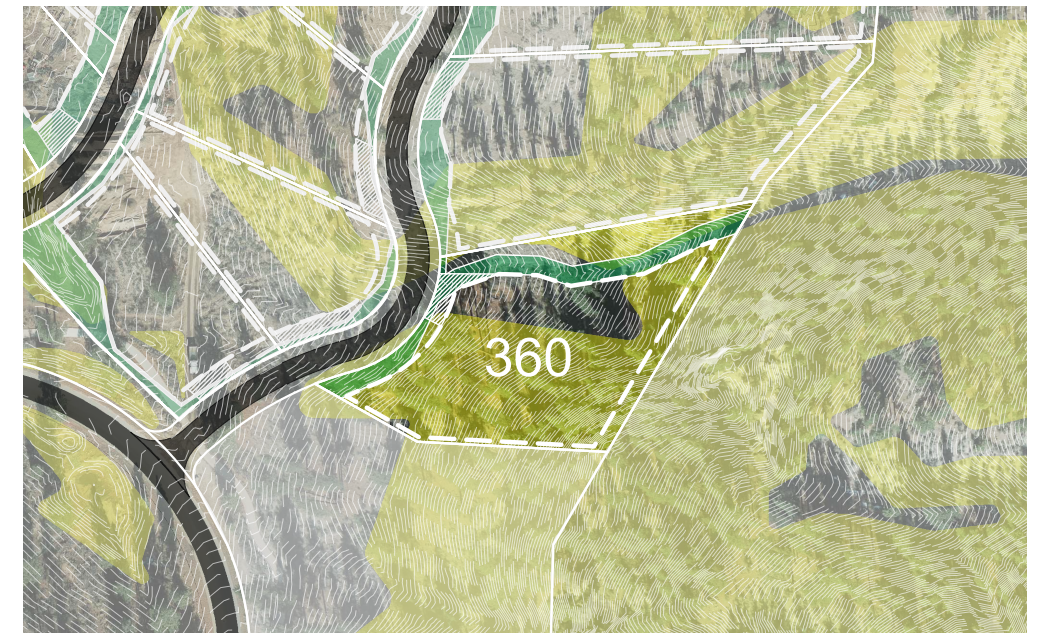
DRAINAGE EASEMENTS

Lot Size: 1.48 Acres
Building Envelope: 42,115 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
775-200-1967

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