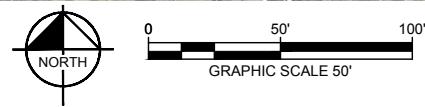


K:\REN_CIVIL\08151204 - CLEAR CREEK TAHOE\NEW WORK\KLENCLAVE UNIT 4\107 CAD\EXHIBITS\2020.08.21 HOMESITES\HOMESITE PLANS - ROAD W 354-363.DWG
2/9/2021 10:17 AM





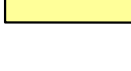
DWG NAME
LAST SAVED



HOMESITE 357



CLEAR CREEK
TAHOE

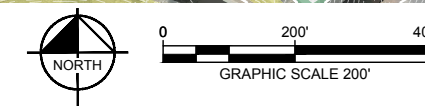
-  LOT LINE
-  BUILDING ENVELOPE
-  SUGGESTED DRIVEWAY LOCATIONS
-  SLOPE CONSTRAINTS (+25%)
-  DRAINAGE EASEMENTS

Lot Size: 0.89 Acres
Building Envelope: 30,909 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.