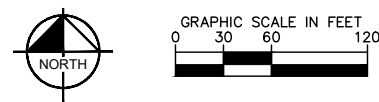


K:\REN_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD_ PHASE 3\EXHIBITS\2021.07.09 UNIT 3B HOMESITE PLANS\HOMESITE-PART4.DWG
4/16/2024 12:28 PM

DWG NAME
LAST SAVED



HOMESITE 175



CLEAR CREEK
TAHOE

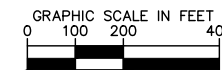
- LOT LINE
- BUILDING ENVELOPE
- SUGGESTED DRIVEWAY LOCATIONS
- SLOPE CONSTRAINTS (+25%)
- DRAINAGE EASEMENTS
- FAULT LINE
- FAULT SETBACK LINE

Lot Size: 2.37 Acres
Building Envelope: 29,478 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.



Kimley»Horn

7900 Rancharah Parkway
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.