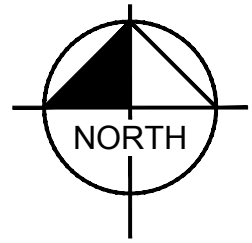


THIS LOT REQUIRES THE CONSTRUCTION AND ACCEPTANCE OF THE ZONE 1 TANK AND BOOSTER PUMP STATION PROJECT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

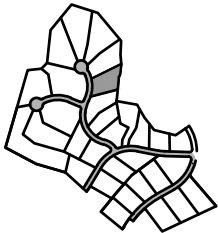
A RESTRICTED USE AREA SETBACK IS SHOWN ON THIS PLAN AS DESIGNATED BY THE U.S. ARMY CORPS OF ENGINEERS. NEW IMPROVEMENTS AND GRADING ARE PROHIBITED IN THIS AREA.

THIS EXHIBIT IS NOT INTENDED FOR USE AS A SURVEY DOCUMENT. REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ALL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT.

A HOME CONSTRUCTED ON THIS SITE WILL REQUIRE THE INSTALLATION OF AN ON-SITE INDIVIDUAL PRESSURE REDUCING VALVE LOCATED DOWNSTREAM OF THE WATER SERVICE CONNECTION.



KEY MAP



WATERS OF THE US
BLUE-LINE STREAM

SCHNEIDER DITCH
PIPE

PRIVATE
DRAINAGE
EASEMENT

USGS BLUE-LINE
STREAM
RESTRICTED USE
AREA SETBACK

PRIVATE SLOPE AND
DRAINAGE EASEMENT

CLEAR CREEK
TAHOE BUILDING
ENVELOPE

PRIVATE SLOPE AND
DRAINAGE EASEMENT

346

PLOTTED BY WOLF, ARIAHNA
DWG NAME: K:\REN\CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD\EXHIBITS\2021.06.09 PLOT PLANS 3B\ PLOTPLANS 3B.DWG
LAST SAVED 4/28/2022 12:46 PM

WATER STUB

LOW PRESSURE
SEWER STUB

SUGGESTED
DRIVEWAY
ENVELOPE

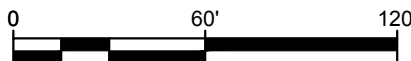
ROSE SUMMIT TRAIL

TOP: 5807.83

TOP: 5808.92

TOP: 5809.55

COUNTY SETBACK
LINE



GRAPHIC SCALE 60'

Estate Lot

LOT AREA: 52,052 SF (1.19 AC)

BUILDING ENVELOPE AREA: 24,563 SF (0.56 AC)

Lot 346

Clear Creek at Tahoe
Douglas County, Nevada



CLEAR CREEK
TAHOE

Kimley»Horn

7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1960