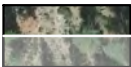



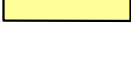



K:\FRL\CIVIL\0088151200-CLEAR CREEK TAHOE\DWG\UNIT 3\EXHIBITS\PLANS\HOMESITE PLANS (4).DWG
10/14/2019 4:04 PM
DWG NAME
LAST SAVED



HOMESITE 70

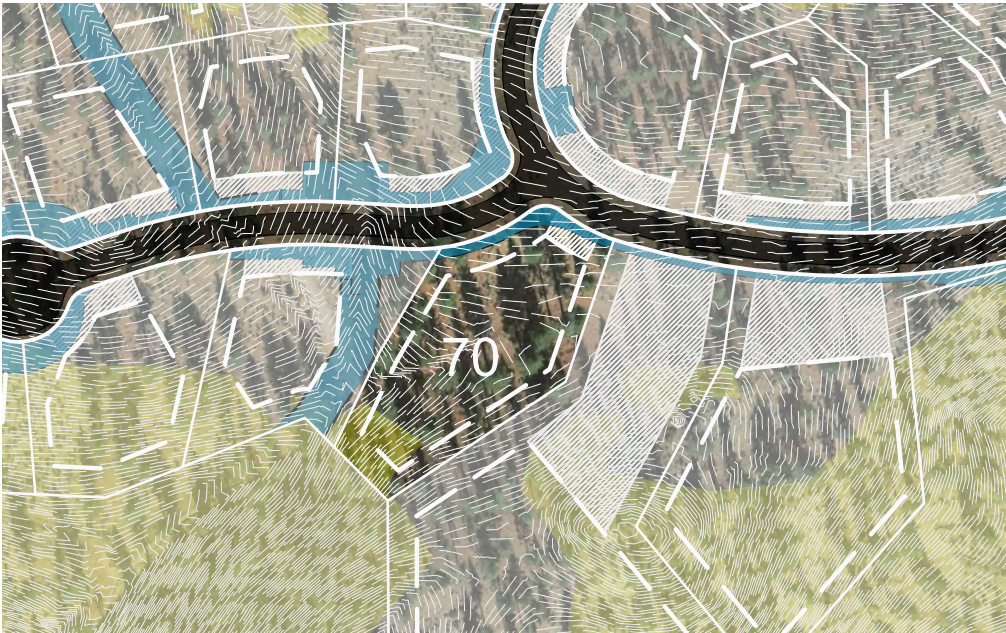


-  LOT LINE
-  BUILDING ENVELOPE
-  SUGGESTED DRIVEWAY LOCATIONS
-  SLOPE CONSTRAINTS (+25%)
-  DRAINAGE EASEMENTS
-  USGS RESTRICTED USE AREA

Lot Size: 1.07 Acres
Building Envelope: 28,140 Sq. Ft.

THIS LOT SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K).

EASEMENTS, SETBACKS, AND BUILDING ENVELOPE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.



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.