

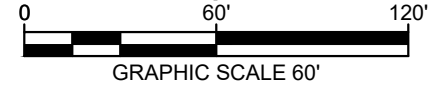
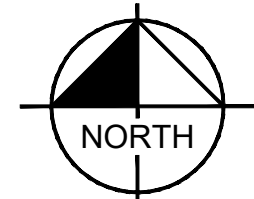
PRIVATE SLOPE AND DRAINAGE EASEMENT

R=322.48'
L=56.50'

GOLF CLUB DRIVE

R=527.50'
L=212.01'

COUNTY SETBACK LINE



100' RESTRICTED USE AREA

CLEAR CREEK TAHOE BUILDING ENVELOPE

27

WATER STUB
SANITARY SEWER STUB

SUGGESTED DRIVEWAY ENVELOPE

A HOME CONSTRUCTED ON THIS LOT WILL REQUIRE THE USE OF AN INDIVIDUAL LOW-PRESSURE SEWER (LPS) GRINDER PUMP SYSTEM.

Golf Estate Lot

LOT AREA: 104,016 SF (2.29 AC)

BUILDING ENVELOPE AREA: 41,265 SF (0.95 AC)

Lot 27

Clear Creek at Tahoe
Douglas County, Nevada

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

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



CLEAR CREEK
TAHOE

Kimley»Horn

5370 Kietzke Lane
Suite 100
Reno, Nevada 89511
972-335-3580

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

CONNELL, SARAH 9/30/2019 1:18 PM
K:\FRI_CIVIL\068151200-CLEAR CREEK TAHOE\DWG\UNIT 3A\EXHIBITS\PLANSHEETS\LOT DIAGRAMS.DWG
9/30/2019 9:10 AM

PLOTTED BY
DWG NAME
LAST SAVED