

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

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

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

CLEAR CREEK TAHOE BUILDING ENVELOPE

WATER STUB  
SANITARY SEWER STUB

OVERLOOK DRIVE

$L=131.12'$   
 $R=855.08'$

$S18^{\circ}42'05''W$  156.23'

$N8^{\circ}19'24''E$  100.49'

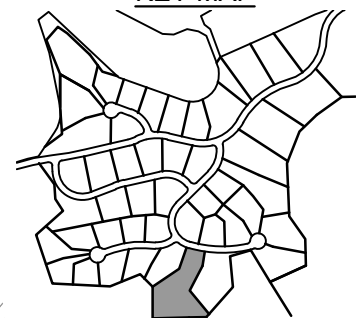
$S56^{\circ}12'24''W$  223.09'

$N27^{\circ}52'37''E$  192.81'

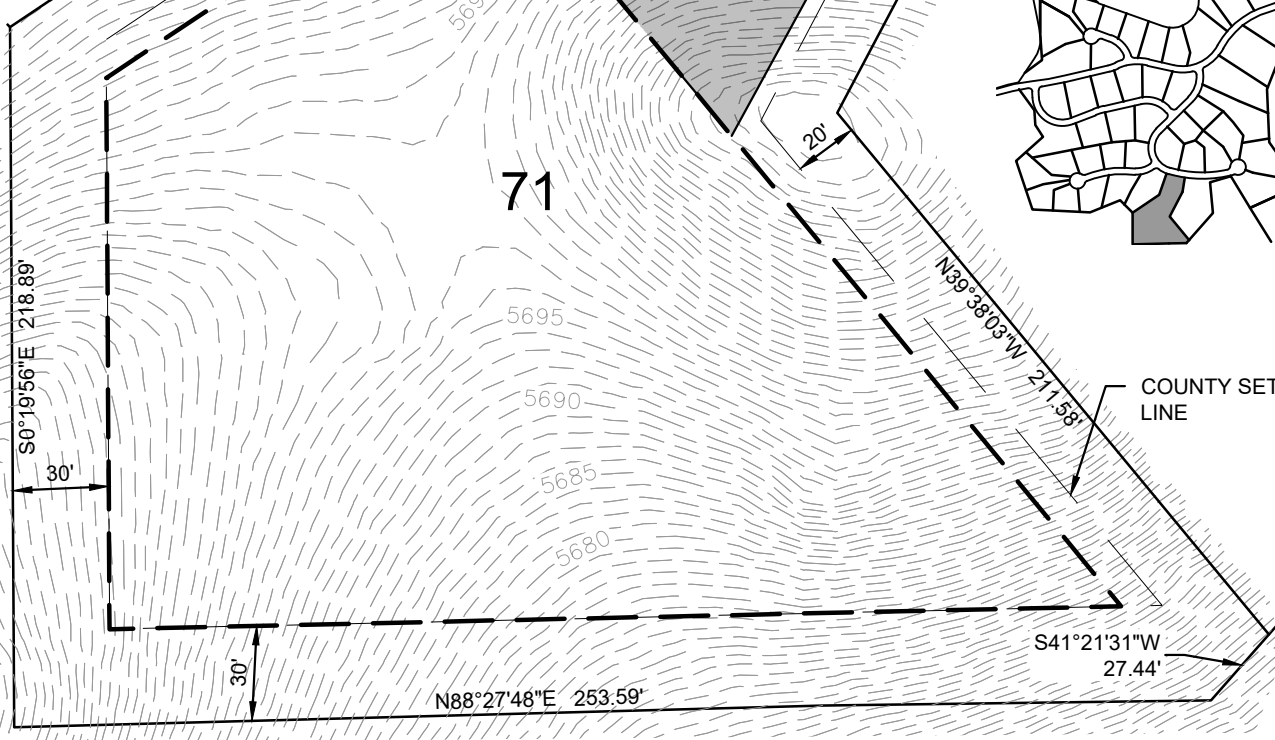
PRIVATE SLOPE AND DRAINAGE EASEMENT

SUGGESTED DRIVEWAY ENVELOPE

KEY MAP



COUNTY SETBACK LINE



CONNELL, SARAH 9/30/2019 8:57 AM  
C:\PROJECTS\15200-CLEAR CREEK TAHOE\DWG\UNIT 3A\EXHIBITS\PLANSHEETS\LOT DIAGRAMS (4).DWG  
9/30/2019 8:40 AM

# Golf Estate Lot

LOT AREA: 115,468 SF (2.65 AC)  
BUILDING ENVELOPE AREA: 49,134 SF (1.13 AC)

# Lot 71

Clear Creek at Tahoe  
Douglas County, Nevada

PLOTTED BY  
DNE NAME  
LAST SAVED



CLEAR CREEK  
TAHOE

**Kimley»Horn**  
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