

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

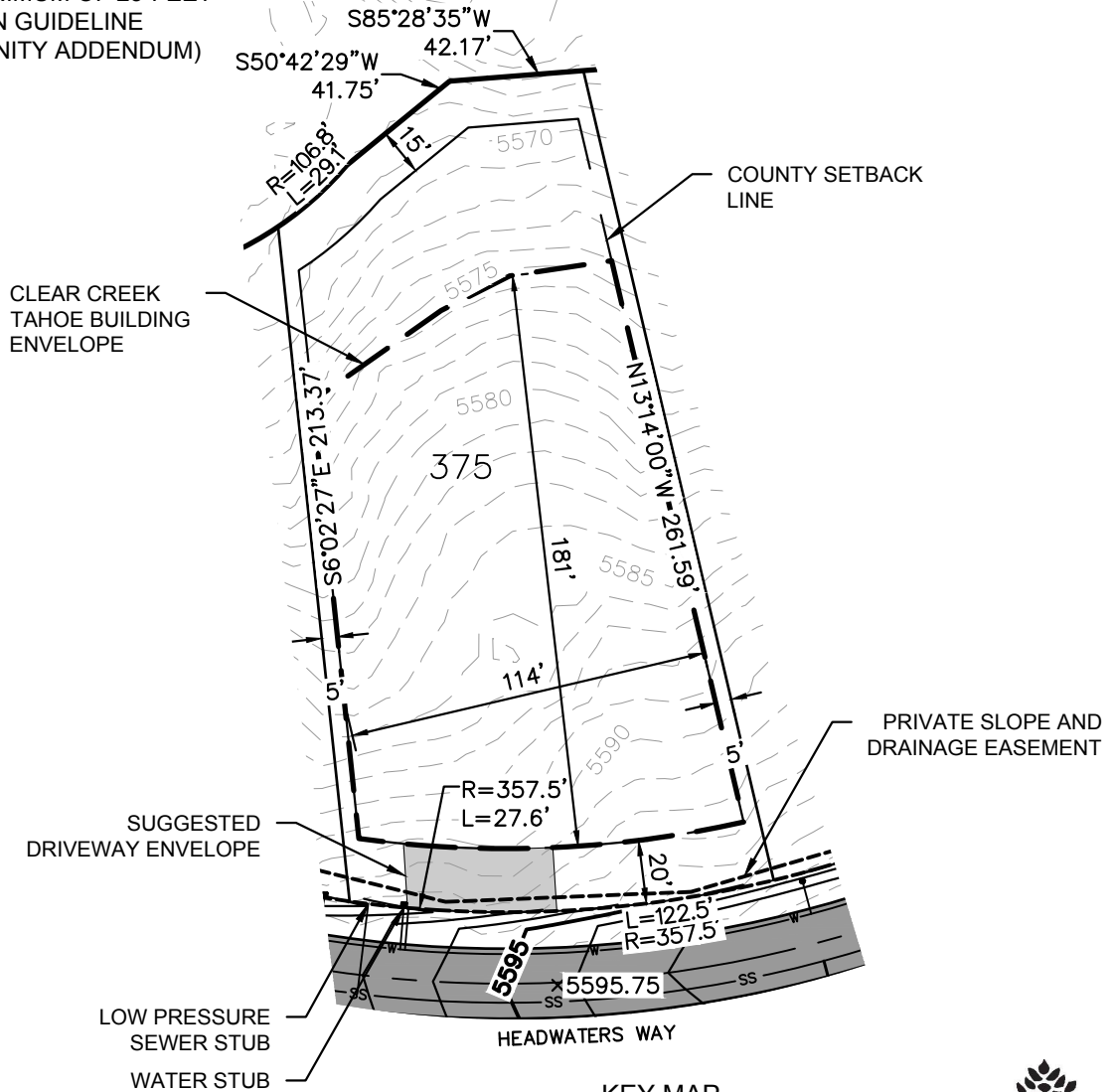
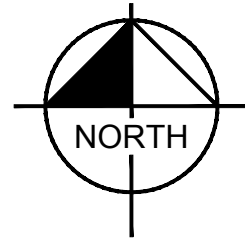
A HOME CONSTRUCTED ON THIS LOT WILL REQUIRE THE USE OF AN INDIVIDUAL LOW-PRESSURE SEWER (LPS) GRINDER PUMP SYSTEM.

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

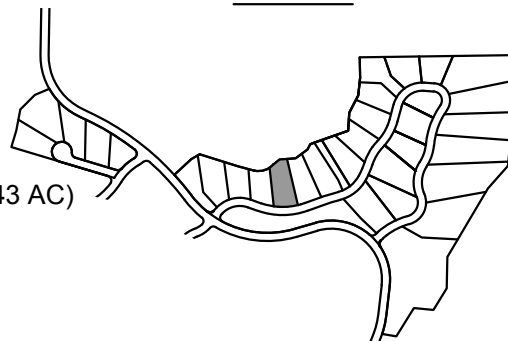
THE SUM TOTAL OF SIDE SETBACKS MUST EQUAL A MINIMUM OF 25-FEET (SEE C.C.T. DESIGN GUIDELINE COTTAGE COMMUNITY ADDENDUM)

REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ADDITIONAL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT.

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



KEY MAP



CLEAR CREEK
TAHOE

Kimley»Horn

5370 Kietzke Lane
Suite 100
Reno, Nevada 89511
775-200-1960

Golf Cottage Lot

LOT AREA: 29,352 SF (0.67 AC)

BUILDING ENVELOPE AREA: 18,591 SF (0.43 AC)

Lot 375

Clear Creek Tahoe
Douglas County, Nevada

FITZGERALD, JAKE 3/1/2021 8:19 AM K:\REN_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\ENCLAVE (UNIT 4)\07 CAD\EXHIBITS\2020.08.20 PLOT PLANS\PLOT PLANS 372-378.DWG 2/19/2021 9:28 AM

PLOTTED BY
DWG NAME
LAST SAVED