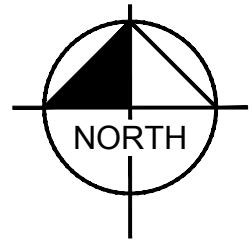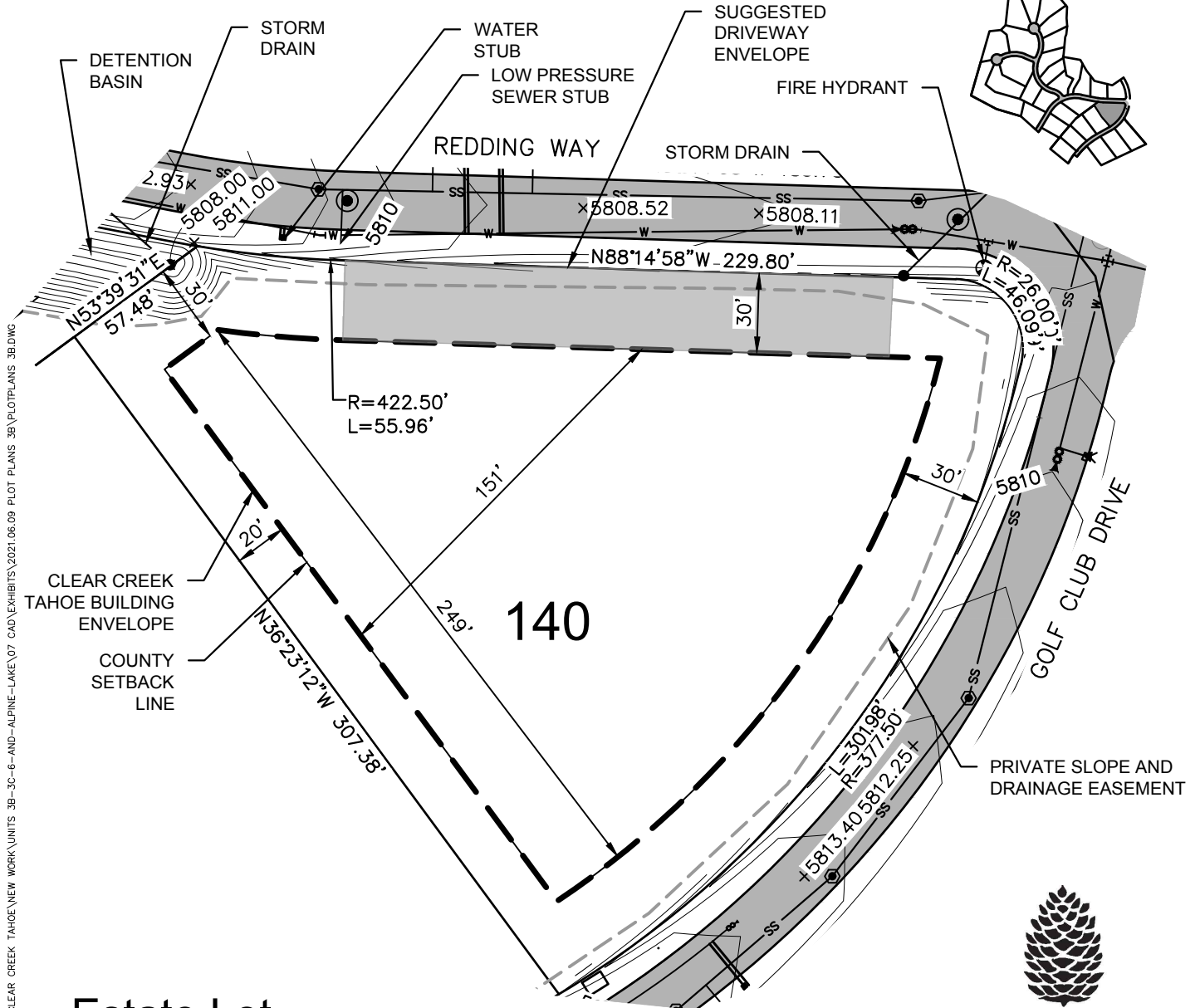A HOME CONSTRUCTED ON THIS LOT WILL REQUIRE THE USE OF AN INDIVIDUAL LOW-PRESSURE SEWER (LPS) GRINDER PUMP SYSTEM.

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.

NORTH

KEY MAP

DETENTION BASIN

STORM DRAIN

WATER STUB

LOW PRESSURE SEWER STUB

SUGGESTED DRIVEWAY ENVELOPE

FIRE HYDRANT

STORM DRAIN

REDDING WAY

×5808.52
×5808.11
5808.00
5811.00

N88°14'58"W 229.80'

N53°39'31"E
57.48'

R=422.50'
L=55.96'

151'

249'

30'

30'

20'

N36°23'12"W 307.38'

CLEAR CREEK TAHOE BUILDING ENVELOPE

COUNTY SETBACK LINE

140

R=26.00'
L=46.09'

5810

GOLF CLUB DRIVE

L=30.98'
R=377.50'

+5813.40 5812.25+

PRIVATE SLOPE AND DRAINAGE EASEMENT

Estate Lot

LOT AREA: 59,535 SF (1.37 AC)
BUILDING ENVELOPE AREA: 35,273 SF (0.81 AC)

Lot 140

Clear Creek at Tahoe
Douglas County, Nevada

CLEAR CREEK
TAHOE

Kimley»Horn

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

0   60'   120'

GRAPHIC SCALE 60'