



TYPICAL:

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

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

MILL RACE LOOP 100' V.C. L=106.54 R≤372.50° Δ=16°23'15" PROPOSED VARYING WIDTH PRIVATE GRADING, SLOPE, COUNTY SETBACK LINE -STORM DRAIN, AND DRAINAGE EASEMENT <u>5.00'</u> 5.00 C12/298 297 299 15 N8°37/32"W 11/3.00'

APN: ADDRESS:

LOT AREA: 16,195 SF (0.37 ACRES)

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9899 Dauble R Blvd, Suite 191, Rene, NV 98921 bil: (775) 7463599 fax: (775) 7463529 www.menhand.com Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners

CLEAR CREEK AT TAHOE UNIT 2 DOUGLAS COUNTY, NEVADA

LOT 298

PROJ. MGR.: DMK

DRAWN BY: ______

DATE: 8/7/2017

SCALE: 1"=30'

EXHIBIT

1

SHEET

3:51 Dwg Name: P:\Ccpdcn\dwg\Eng\Fnal Drawings\Plan Set\Unit 2\Exhibits\Plan with setback limitsdwg Up