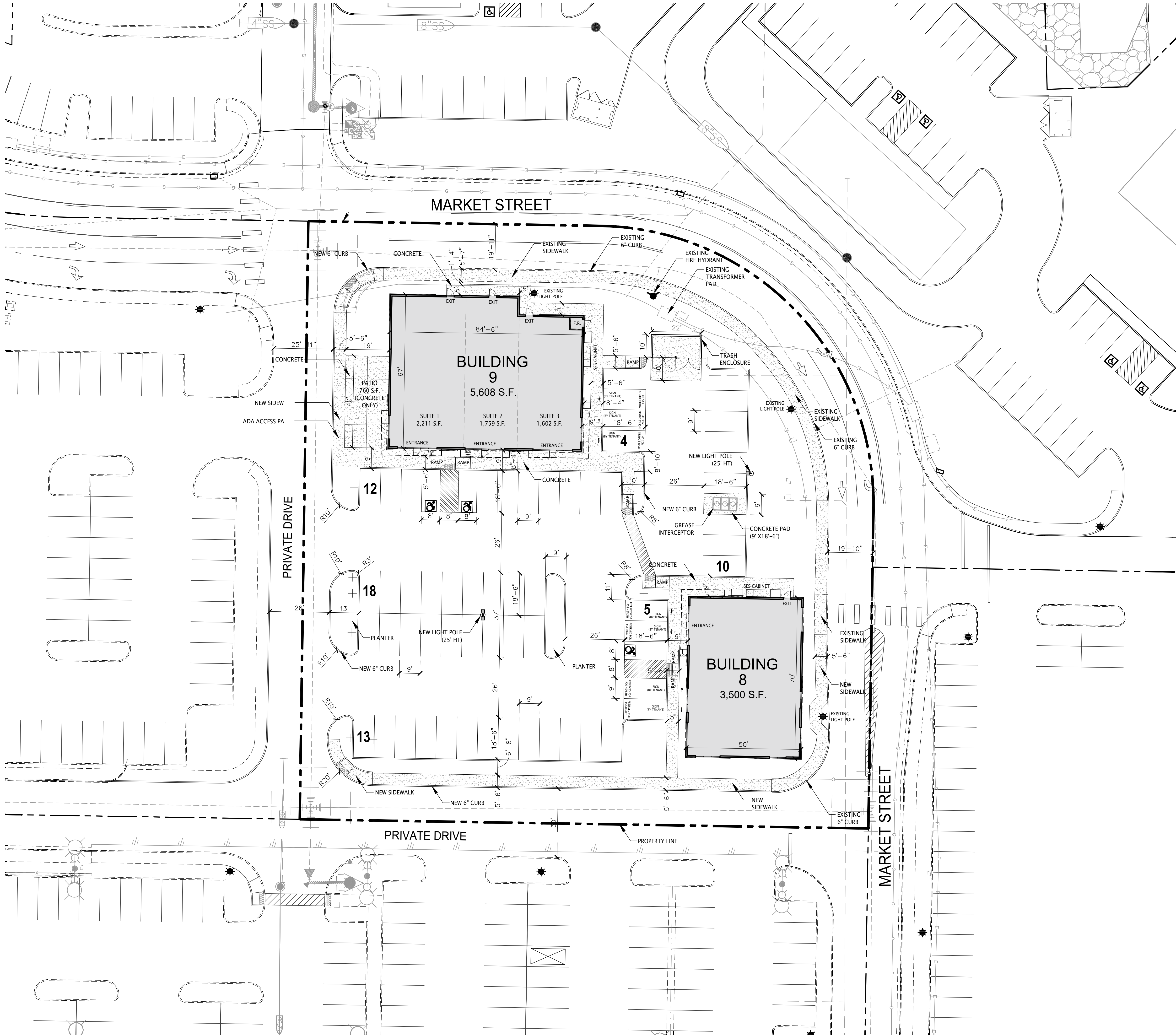




project directory

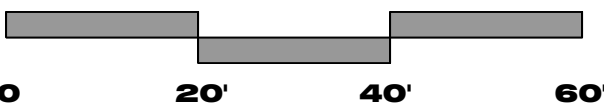
ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

EXISTING ZONING:	COMMERCIAL
SITE AREA:	1.41 ACRES (61,559 S.F.)
PROPOSED USES:	RESTAURANT, RETAIL & DENTAL
BUILDING AREA:	
BUILDING 8:	3,500 S.F.
BUILDING 9:	5,608 S.F.
TOTAL BUILDING AREA:	9,108 S.F.
TOTAL PARKING REQUIRED:	62 SPACES
BUILDING 8: DENTAL OFFICE (3,500 S.F.) 3,500 S.F. DENTAL @ 4.5/1000 = 16 SPACES	
BUILDING 9: SUITE 1: 2,211 S.F. RESTAURANT @ 10/1000 = 22 SPACES SUITE 2: 1,759 S.F. RETAIL @ 4.5/1000 = 8 SPACES SUITE 3: 1,602 S.F. RESTAURANT @ 10/1000 = 16 SPACES	
TOTAL PARKING PROVIDED:	62 SPACES (6.8/1000)
ACCESSIBLE SPACES REQUIRED:	3 SPACES
ACCESSIBLE SPACES PROVIDED:	3 SPACES

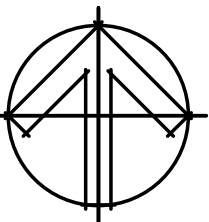
site plan

scale: 1" = 20'-0"



NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH
APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE
BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

north



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RECORDING

PERMIT
SET

SITE PLAN

(2) NEW GROUND-UP BUILDINGS
CARSON CROSSING
BUILDING 8 AND BUILDING 9
E/SEC COLLEGE PARKWAY AND MARKET STREET
CARSON CITY, NEVADA 89706

Job No. 26013
Date 03/20/2026

Sheet No.

A10

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