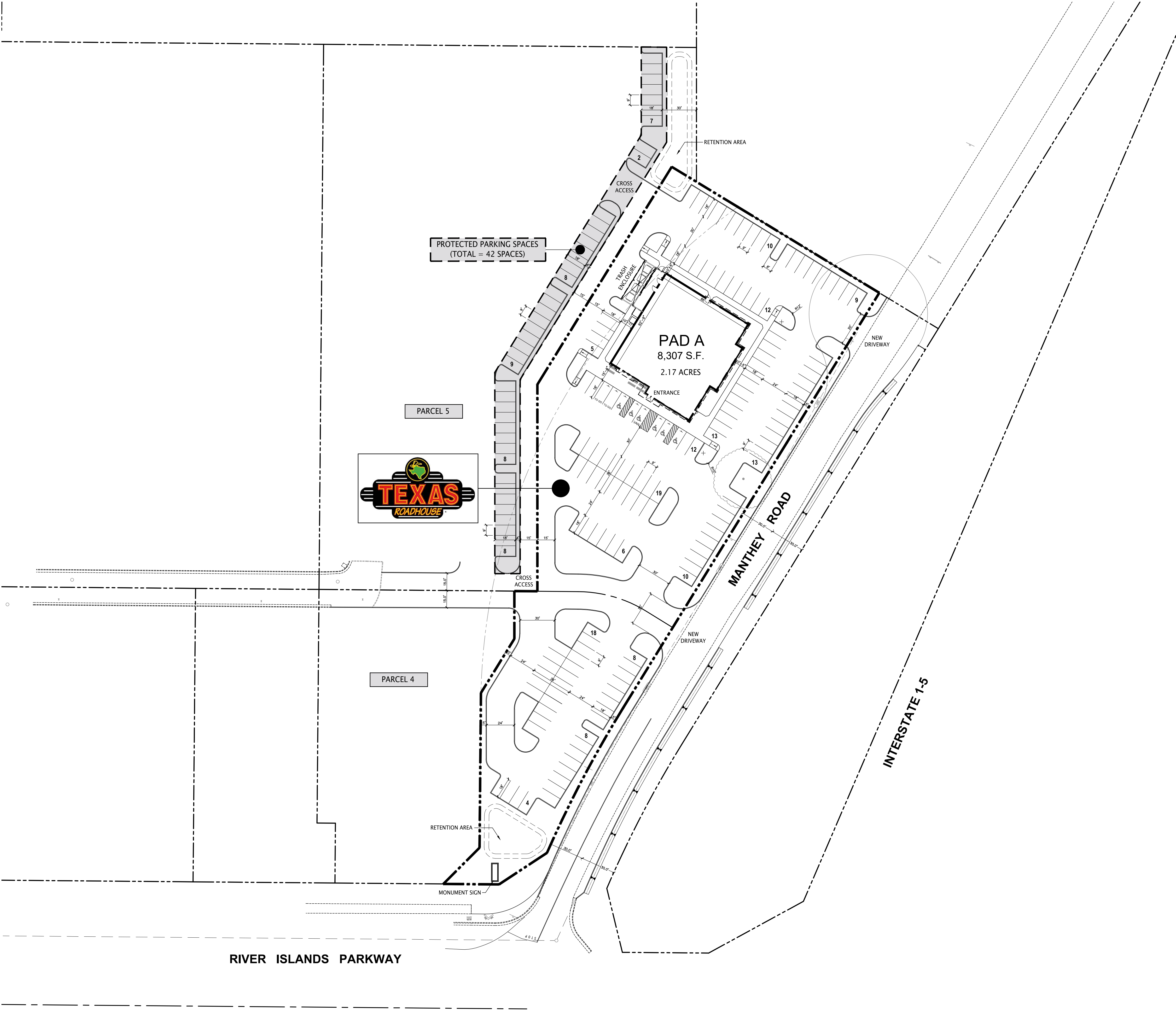




project directory

OWNER / DEVELOPER:
RED MOUNTAIN GROUP
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SANTA ANA, CA 92701
CONTACT: TIM DOLLANDER
PHONE: (714) 460-1533 (DIRECT)
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E-MAIL: timD@rmrginc.com

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 (pad a)

EXISTING ZONING: COMMERCIAL
NET SITE AREA: 2.17 ACRES (94,541 S.F.)
PROPOSED USE: RESTAURANT

BUILDING AREA:
PAD A (RESTAURANT): 8,307 S.F.
TOTAL BUILDING AREA: 8,307 S.F.

SITE COVERAGE: 8.8 %

PARKING REQUIRED: 140 SPACES
PAD A (8,307 S.F.):
1 SPACE PER 4 SEATS: 560 SEATS / 4 = 140 SPACES

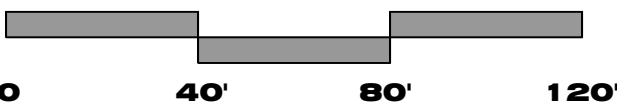
PARKING PROVIDED:
ON PARCEL PARKING SPACES: 147 SPACES
PROTECTED PARKING SPACES: 42 SPACES

TOTAL PARKING SPACES: 189 SPACES
(22.8/1000)

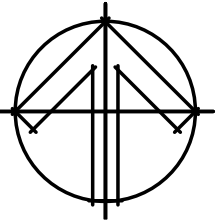
ACCESSIBLE PARKING REQUIRED: 6 SPACES
ACCESSIBLE PARKING PROVIDED: 6 SPACES

preliminary site plan

scale: 1" = 40'-0"



north



NEW COMMERCIAL DEVELOPMENT
PAD A - TEXAS ROADHOUSE
NWC MANTHEY ROAD AND RIVER ISLANDS PARKWAY
LATHROP, CALIFORNIA 95330

RED MOUNTAIN GROUP

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING



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Job No. 25027
Date 09/24/2025

Sheet No.

SP-2

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