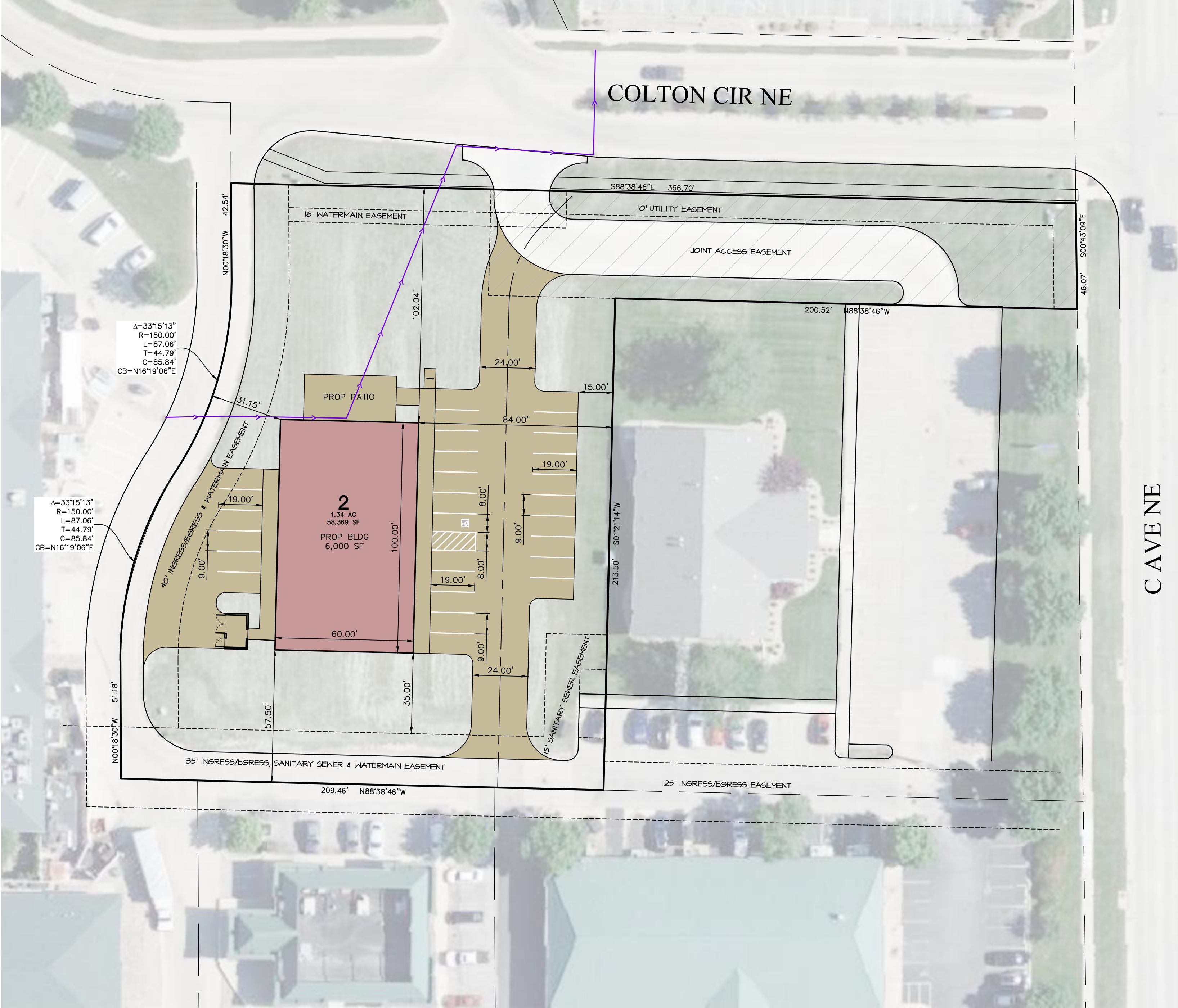


CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
 (319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)



**SITE DATA:**

**CURRENT ZONING:**  
 TRADITIONAL MIXED USE CENTER

**SETBACK REQUIREMENTS:**

| BUILDING SETBACKS: | REQUIRED |
|--------------------|----------|
| FRONT              | 15'      |
| SIDE               | 3/8      |
| SIDE, STREET       | 10'      |
| REAR               | 10'      |

**LOT REQUIREMENTS:**  
 COVERAGE (% MAX.) 80%

**LOT CHARACTERISTICS:**  
 LOT AREA  
 BUILDING AREA - PROPOSED  
 PAVING AREA - PROPOSED  
 PAVING AREA - EXISTING  
 GREENSPACE

**PROPOSED USE:**  
 4,500 SF RESTAURANT/BAKERY + 1,500 SF OFFICE

**PARKING REQUIREMENTS:**  
 EATING AND/OR DRINKING ESTABLISHMENT (4,500 SF)  
 1 / 200 SF GFA = 23 SPACES  
 OFFICE-BUSINESS (1,500 SF)  
 1 / 333 SF GFA = 5 SPACES

**TOTAL REQUIRED:** 28 SPACES TOTAL

**PARKING SETBACK:**

|             |               |
|-------------|---------------|
| FRONT       | NOT PERMITTED |
| STREET SIDE | NOT PERMITTED |
| INTERIOR    | 15'           |
| REAR        | 15'           |

**BICYCLE PARKING:**  
 COMMERCIAL SALES AND SERVICE (4,500 SF)  
 1 / 2,000 SF GFA = 2 SPACES

| Date | Revision |
|------|----------|
|      |          |

**CONCEPT PLAN**  
 425 COLTON CIR NE

**LOT 2, BOWMAN**  
**SQUARE FIRST**  
**ADDITION**  
 CEDAR RAPIDS  
 LINN COUNTY  
 IOWA

**MMS CONSULTANTS, INC.**

|                 |                |
|-----------------|----------------|
| Date:           | 4/15/2022      |
| Designed by:    | Field Book No: |
| Drawn by:       | Scale: 1"=30'  |
| Checked by: BAH | Sheet No:      |
| Project No:     | 1              |
| 11349-002       | of:            |