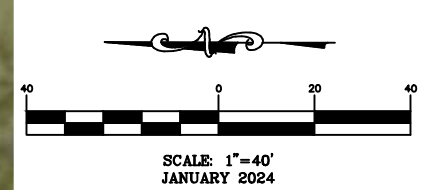


DWG NAME: j:\2022\422-8374 - Village of Innsbrook New City Hall\ENGINEERING\AUTOCAD DRAWINGS\01_Concept\CONCEPT 3A.dwg LAYOUT TAB: 3A (11X17) PLOTTED ON: Jan 02, 2024 - 1:18pm PLOTTED BY: nbuehrle



636-332-4574 (tel.)
636-327-0760 (fax)
wen@mail@cochrane.com

COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

Missouri State Certificate of Authority Numbers: 2010000046

Three working days prior to the start of work on this site, contractor shall call 1-800-DIG-RTTE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)

CITY HALL
13604 STATE HWY M
INNSBROOK, MISSOURI

DATE:	DATE:
NTB	KJD
JAN. 2024	
SCALE:	1" = 40'
PROJ. NO.:	M22-8374
DWG. NO.:	34

CONCEPT DRAWING
JANUARY, 2024
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

NOTE:
EXISTING ZONING:
C-H - COMMERCIAL HIGHWAY BUSINESS DISTRICT

MINIMUM SETBACK REQUIREMENTS:
FRONT YARD 30 FT.
SIDE YARD 15 FT.
REAR YARD 0 FT.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 9'x18'
ADA PARKING - 9'x18'
ADA ACCESSIBLE STRIPING (CAR) - 5'x18'
ADA ACCESSIBLE STRIPING (VAN) - 8'x18'
PARKING DRIVE AISLES (TWO-WAY) - 24'W MIN.

PARKING REQUIREMENTS:
COMMUNITY CENTER: 1 SPACE PER 250 S.F. OF FLOOR AREA (2,000 S.F./250 S.F.) * 1 SPACE

TOTAL SPACES REQUIRED: =8 SPACES
TOTAL SPACES PROVIDED: =41 SPACES
ADA TOTAL SPACES REQUIRED: =2 SPACES
ADA TOTAL SPACES PROVIDED: =3 SPACES

OFFICE BUILDING: 5 SPACE FOR FIRST 1,000 S.F. OF FLOOR AREA PLUS 1 SPACE FOR EVERY ADDITIONAL 300 S.F. OF FLOOR AREA.
5 SPACES + [(1,000 S.F./300 S.F.) * 1 SPACE]

TOTAL SPACES REQUIRED: =9 SPACES
TOTAL SPACES PROVIDED: =41 SPACES
ADA TOTAL SPACES REQUIRED: =2 SPACES
ADA TOTAL SPACES PROVIDED: =3 SPACES

