



FLOOD NOTE: FEMA Form 9001C0091 and 9001C0092 indicate Flood Zone X present on site.

1. All new electrical and fire alarm panels shall be installed in accordance with the City of Miami Fire Hydrants will be installed as required by the City Fire Marshal.

2. Existing utilities have been shown to the greatest extent possible based upon field location and utility records. The City of Miami will be responsible for the engineering of the project.

3. Adjacent parcel information is based upon JOCA AEMS and information provided by consultants for the adjacent projects.

4. All paved areas shall be designed in accordance with the city codes and ordinances. A photometric plan will be provided with the final site plan submitted.

5. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.

6. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setbacks unless the planning official approves the placement of the cabinets on the exterior side of the building.

7. Exterior ground mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility meter banks and coolers shall be screened from public view by landscaping or other means of screening that is aesthetically pleasing and in accordance with the City of Miami Ordinance, pursuant to UDO Section 18-30.101.6.

8. All exterior-mounted and all rooftop building HVAC and mechanical equipment, vents, piping, and other equipment shall be screened from public view by landscaping or other means of screening from public view from all adjacent streets and residentially developed or zoned properties. Screening must be accomplished with landscaping, screen walls, building enclosures, or other means of screening.

9. All wall and monument signs will require a sign permit through the codes division.

10. Photometric plan for parking lot lighting shall be submitted with final site development plans.

EXISTING ZONING
PLAN OLATHE DESIGNATION
COMPOSITE STANDARD FROM
TOTAL M-2 GROSS SITE AREA
ROW AREA
M-2 NET SITE AREA
OPEN SPACE REQUIRED (15%
OPEN SPACE PROVIDED

POTENTIAL USES FROM USE MATRIX TABLE IN SECTION 18.2.50 (NOT INTENDED TO EXCLUDE ANY PERMITTED M-2 USES)

Flex Space (Office and Warehouse Building)	Business Service Centers/Business Support Office
Nonresidential/Internet Retail	Business Support Office
Real Estate Services	Repair Services
Services for Buildings and Dwellings (Extermination, Janitorial, Cleaning, etc.)	Building Contractor without Outdoor Storage
Capacity, Floor, and Tile Contractor	Computer and Electronic Product Manufacturing
General Contractor (Electrical, Plumber)	Data Processing, Hosting, and Telecommunications
Laboratories – Research and Testing	Laboratories – Medical and Diagnostic
Medical Equipment and Supplies Manufacturing	Printing/Publishing
Production/Assembly Plant – Electronics	Research and Development
Sign Makers	Warehousing, Storage, Wholesale, and Distribution Facility

BUILDING LOT NO.	BUILDING AREA	PARK REQ.	PARK PROV.
BUILDING 2	11,360 S.F.	29 SPACES	31 SPACES
BUILDING 3	9,760 S.F.	25 SPACES	29 SPACES
BUILDING 4	9,760 S.F.	25 SPACES	29 SPACES
BUILDING 5	9,760 S.F.	25 SPACES	27 SPACES
TOTAL	40,640 S.F.	104 SPACES	116 SPACES + 40 DEFERRED SPACES

DEFERRED SPACES SHOWN ON THE PLAN TO ACCOMMODATE USERS WITH A GREATER PARKING NEED



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