

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Friday, June 21, 2024

**To:**

**Property Owner:** ORTHO KING PROPERTIES Email:  
LLC

**Engineer/Surveyor:** KIMLEY-HORN Email:

**Review Contact:** Andrew Gribble Email: andrew.gribble@kimley-horn.com

**Applicant:** BLUEMONT GROUP, LLC Email: JONATHANS@BLUEMONTGROUP.NET

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2024140

**Application Type:** Minor Plat

**Application Name:** Ortho King Lot 1 & 2

**Location:** 1399 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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**Electronic Plans for Resubmittal**

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All Planning applicaiton and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in mulit-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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Please contact Staff with any questions or concerns.

**Review Status:**

Required Corrections:

<b>Planning Review</b>	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. Please remove all contours and physical improvements from plat including "possible encroachment" notes. Retain abutting street names, R/W widths, and centerlines.

2. Add a note carrying over language regarding a blanket cross-access easement that was included on the original Douglas Square Center, Lots 1-6 subdivision plat.

4. Provide coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.

5. Add or amend the following names and titles on signature lines: (Trisha Fowler Arcuri, City Clerk), (George M. Binger, III, P.E., City Engineer), and (Joshua Johnson, AICP, Director of Development Services)

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
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<b>Traffic Review</b>	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lists coordinate system and measurement (feet) but I don't see a grid factor. The plat coordinates aren't matching after I georeference it to either a 2024 aerial (6ft off easting, 2ft northing) or a 2022 aerial (5ft off easting, 1.5ft northing), so I will have to try to apply a grid factor. If it still does not align, please double check your coordinates, as they appear incorrect.