# CITY OF TWIN OAKS

1381 Big Bend Road • Twin Oaks, MO 63021
(636) 225-7873 • fax (636) 225-6547 • www.cityoftwinoaks.com

## "A" SINGLE-FAMILY DWELLING DISTRICT; "B" SINGLE-FAMILY ATTACHED DWELLING DISTRICT; AND "D" PARK DISTRICT

**RESIDENTIAL APPLICATION FOR SUBDIVIDING PROPERTY or BOUNDARY ADJUSTMENTS**
**(Preliminary Plat)**

*The filing deadline for the Planning and Zoning Commission is at least fourteen (14) days prior to the regular meeting date.*

**INFORMATION CONCERNING APPLICANT:**

Applicant hereby submits the following information concerning the use or development proposed:

**It is requested that a subdivision of property be considered at the following location (attach any legal description):** Lots 1 and 2 of Statler Subdivision (Plat Book 351 Page 739)

**This subdivision or boundary adjustment is for the purpose of:** Consolidating the lots

**Name of Applicant:** Altea Land Surveyors

Represented by (if Applicant is a business entity): Lora Headrick Title: Owner of Business

Full Address: 3906 South Old Highway 94, Suite 600 Phone #: 636-477-6000

St. Charles, MO 63304 Fax #: mail@alteals.com

**Name of Property Owner:** David Chereji

Full Address: 66 Crescent Avenue, Valley Park, MO 63088 Phone #: 314-680-3212

Fax #:

Seven (7) copies of a preliminary plat of the proposed development must be drawn to scale and with reasonable accuracy. An engineer scale of 1" equals 100' or smaller must be used.

The following information must be on the subdivision or boundary plat. Place a check mark ✓ beside each item to indicate its inclusion on the preliminary plat.

**PRELIMINARY PLAT**

- ☐ The location of present property, section, U.S. Survey and Congressional Township lines and lines of incorporated areas, sewer districts, public water supply and drainage districts, school districts and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on land immediately adjacent thereto;
- ☐ The proposed location and width of streets, alleys, lots, building and setback lines and easements;
- ☐ The location of open surface water drainage channels, together with information regarding any necessary widening, straightening, surfacing or other improvements of such channels, as well as similar data regarding the location, size and type of construction of any culverts, bridges or underground facilities for disposing of either storm water or sanitary sewage; data regarding the area served by the facilities, the estimated volume of run-off and other similar information shall

accompany the plans; any easements necessary to accommodate the sewers or storm water drains or underground construction shall be provided on the plat and the subdivider shall also give satisfactory assurance to the Board of Aldermen that the improvements necessary to accommodate the disposal of both storm water and sanitary sewage shall be made;

- ☐ The title under which the proposed subdivision is to be recorded and the name of the sub divider platting the tract;
- ☐ The names and adjoining boundaries of all adjoining subdivisions and the names of record owners of adjoining parcels of unsubdivided land;
- ☐ Contours with intervals of five (5) feet or less referred to sea level datum;
- ☐ North point, scale and date;
- ☐ Any zoning districts that affect the property to be subdivided.
- ☐ Grades and profiles of streets and plans or written and signed statement regarding the grades of proposed streets, and the width and types of pavement, location, size, type of sanitary sewers or other sewage disposal facilities, water mains and hydrants and other utilities; storm water drainage facilities and other proposed improvements, such as sidewalks, plantings and parks, and any grading of individual lots.

**COPIES REQUIRED: (Please check off)**

- ☐ 7 copies of preliminary plat
- ☐ 7 copies of this plat
- ☐ 7 copies of other material submitted

**Representations Concerning Compliance With Laws**

I, the undersigned, have read this application in its entirety and the information contained herein is true, and correct and complete to the best of my knowledge, information and belief. I hereby represent that the property and the activities proposed to be conducted thereon do not and will not violate any ordinance of the City of Twin Oaks or the laws of the State of Missouri. Applicant acknowledges that failure to truthfully complete this application or failure to comply with all laws may result in revocation of relevant approvals or permits.

Signature of Applicant: Lora Headrick Date: 09/01/2026

Print Name: Lora Headrick Title: Business Owner

**Verification by Owner**

If the application is submitted on behalf of an owner of property or by a tenant for property owned by a person or entity other than the tenant, the owner must verify that the owner has read the application and consents to its review and possible approval by the City.

The undersigned hereby acknowledges that she or he has read the application, understands that the application seeks a conditional use permit for the property, and consents to submission to Village review and possible approval of same.

Signature of Owner: _____ Date: 09/01/2026

Print Name: David Chereji Title: Homeowner

* * * * * * * **FOR OFFICE USE ONLY** * * * * * * *

Date of Board of Aldermen Decision: _____ ☐ Approved ☐ Disapproved

Site, use and operational conditions imposed: _____

_____

Amount Paid: $ _____ Cash/Check #: _____ Date Rec'd: _____