

FAMILY SUBDIVISION APPLICATION FORM
LAFOURCHE PARISH PLANNING DEPARTMENT
P.O. Box 425, Mathews, Louisiana 70375
4876 Hwy. 1, Raceland, Louisiana 70394
985-537-7608/1-800-794-3160 Fax 985-493-6611

1. Family Subdivision Name : _____
2. Owner(s) Name & Address: _____
Phone No. _____ Email Address: _____
3. No. of Lots: _____ Total Acreage: _____
4. Agent's Name & Address: _____
Phone No. _____ Email Address: _____
5. Engineer/Surveyor Name & Address: _____
Phone No. _____ Email Address: _____
6. Property Location:
_____ side of _____ approximately _____ ft. _____ of _____
(N,S,E,W) (Street, Hwy.) (Distance) (N,S,E,W) (Street/Landmark)
7. Variance (if applicable) see fee schedule. Please explain variance requested: _____
(Attached document stating reason for a variance).
8. Name(s) and address of adjoining property owners attached.

9. Application Checklist:

- ___ 1. Application Fee (see fee schedule). Payable to: Lafourche Parish Government.
- ___ 2. Signed, notarized affidavit of ownership (all owners).
- ___ 3. Six (6) copies of the survey plat with the following information:
 - a) Dimensions of lots being proposed.
 - b) Flood Zone(s) Designation.
 - c) Natural ground elevation of parcels (at or near center lot elevation on all proposed lots and/or tracts).
 - d) Any existing or proposed easements or servitudes, structures, watercourse, etc.
 - e) Vicinity Map.
 - f) Fire hydrant(s) location and distances shown on survey plat.
 - g) Individual lot surface directional drainage and destination.
 - h) Minimum 25 foot street right of way on private streets (15' designated access and 10' designated utilities)
 - i) Minimum yard setbacks on proposed lots and/or tracts (20' front, 10' side, 10' rear).
 - j) Signed (all owners), notarized, road, drainage and maintenance agreement with written request for inspection (if applicable).
 - k) Signature block: Approved for Family Subdivision by the Lafourche Parish Planning Commission
 - l) Owner(s) signature block.
 - m) The following notes to be placed on survey plat:

1) The person(s), acquiring the property more fully depicted hereon acknowledges that said property is not part of a subdivision that has been approved by the Lafourche Parish Planning Commission and the Lafourche Parish Council as a public subdivision, and accordingly, said property may not be adequately serviced by water lines, gas lines, sewerage lines, and/or other public utilities and/or facilities and/or streets, and the Lafourche Parish governing authorities shall have no obligation or responsibility to construct, repair, and/or maintain said utilities and/or streets unless and until the subdivision in which said property is located is upgraded to the standards of a public subdivision at the owner(s)' expense and the same shall be accepted by the Lafourche Parish Council as a public subdivision in accordance with the Lafourche Parish Subdivision Regulations.

Family Subdivision Application continued:

2) **Public Sale:** There shall be NO sale or transfer of land in a family subdivision outside of the family herein defined, with the exception that it shall be legally permissible for land in a family subdivision to be sold or transferred to the public if one (1) of the following conditions are met:

(a) Said subdivision shall be upgraded to the standards of a public subdivision at the owner(s) expense and the same is accepted by the Lafourche Parish Planning Commission and the Lafourche Parish Council as a public subdivision in accordance with these regulations; or

(b) At Sheriff 's sale conducted as part of a foreclosure proceeding instituted by a lending institution (i.e., a bank, savings and loan association, mortgage company, loan company, or lending entity or institution) as a result of a delinquent loan or loans with the subject property having been used or pledged as collateral therefore, or

(c) As a result of a transfer of land in a family subdivision from the owner thereof to a lending institution (i.e., a bank, savings and loan association, mortgage company, loan company, or lending entity or institution) in lieu of a foreclosure proceeding or sheriff's sale (i.e., a dation en paiement) of land in a family subdivision from the owner thereof to a lending institution.

Explanation of any drainage easements, private street servitudes, or reservations with endorsement of owner as follows: OWNER _____ DATE _____

n) Required documents:

____ Approval Louisiana Department of Health
____ Water District availability of services

Date Received _____
Date Received _____

Planning Review _____ Floodplain Review _____ Addressing Review _____ DPW Review _____

Date of Application: _____ Date Approved: _____

The following will serve as an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Office of the Lafourche Parish Clerk of Court. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

AFFIDAVIT OF OWNERSHIP

STATE OF LOUISIANA
PARISH OF LAFOURCHE

BEFORE ME, the undersigned authority, Notary Public, personally came and appeared

_____, who after being duly sworn did depose and
(Name of Owner(s))

declare, under oath, that he/she/they acquired ownership (use percentages of ownership of applicant(s).)
of land subdivided by virtue of the following act(s) of sale:

Dated and recorded _____, in COB _____, page _____,
under entry number _____ in the office of the Clerk of Court for the Parish of Lafourche.

I, _____, hereby depose and say that after reading of the whole,
all of the above statements and the statements contained in the papers submitted herewith are true

(Owner's Signatures)

Mailing Address

Subscribed and Sworn to before me this _____ day of _____,
20____.

NOTARY PUBLIC

ROAD AND DRAINAGE MAINTENANCE AGREEMENT

A FAMILY SUBDIVISION

Approved by the Lafourche Parish Planning Commission on _____.

The parties did further declare and acknowledge that there exists a servitude of passage and/or right of ingress and egress as well as drainage over said tract and/or the adjacent and contiguous tracts. The parties did further declare and acknowledge that for and in consideration of the mutual benefits and advantages to be derived thereby, the parties agree that any drainage as well as any and all right of ingress and egress is and shall remain private among the landowner(s) and that they will each permit and assist in the maintenance and costs of the servitude(s) of ingress and egress as well as any and all drainage thereon **in perpetuity**. Appearers did further acknowledge and declare that they do, by this act, hold the Lafourche Parish Government harmless (including, but not limited to, attorney's fees and costs) from any and all liability and responsibility with regard to the right of ingress and egress as well as all drainage. In accordance herewith, the herein named owners agree to maintain any and all drainage and roadway/access and/or any other servitude, drainage and right of ingress and egress by making the necessary repairs and/or improvements, and that each will take the responsibility for same and will obligate themselves to maintain the road/servitude not only for the safety of their homes and property, but also for all who travel same, so that its condition will not prevent emergency vehicles such as ambulance, fire trucks and police vehicles from entering and existing safely. It shall be each of the owner(s) responsibility, jointly, severally and in solido, for upkeep, surfacing, and so forth of said road/servitude, and upkeep for any drainage upon the property, and the Lafourche Parish Government will not be liable for maintenance and/or improvements made to this road or for any drainage upon the property.

The foregoing agreement shall run with the land and shall be deemed to be for the benefit of the land of each of the Lot owner(s) and each and every person who shall at any time own all or any portion of the property referred to herein.

No change of ownership or title shall be construed or interpreted to transfer liability to the Lafourche Parish Government for responsibility or maintenance of any road or drainage servitude.

The parties further authorize and direct the Clerk of Court of Lafourche Parish, Louisiana, to make an inscription on said plat with regard to this Agreement.

THUS DONE AND SIGNED in my office in the Parish of Lafourche, State of Louisiana on this _____ day of _____, 20 ____ and at the terms hereinafter indicated by each of the parties after a due reading of the whole.

WITNESSES:

OWNER(S)

NOTARY PUBLIC