



**FAYETTE COUNTY RURAL LAND MANAGEMENT BOARD, INC.**

**c/o Beth Overman, PDR Director**

**101 East Vine Street, 5<sup>th</sup> floor**

**Lexington, KY 40507**

**(859) 425-2227**

**[coverman@lexingtonky.gov](mailto:coverman@lexingtonky.gov)**

**PURCHASE OF DEVELOPMENT RIGHTS PROGRAM  
FY 2016 APPLICATION FORM**

**DEADLINE is 5:00 p.m., September 3, 2015**

*Dear Fayette County Farm Owner:*

*Thank you for your interest in the PDR Program. Please review the application checklist before completing the application. If the application does not provide enough space to fully answer any question, please attach additional pages as necessary. You may also attach images to illustrate special features of your property. The questions asked are used to score and then rank your property, so it is important you provide as much information as possible. The PDR staff will assist you with the parts of this application you are unable to answer. You may submit your application to the PDR office by mail or in person at the above address. After the application is complete, the PDR staff will contact you and coordinate a site visit to verify information and take photographs. The PDR staff will then rank all applicants utilizing the Land Evaluation and Site Assessment (LESA) system, and will notify you of your ranking.*

**Application Checklist**

- ☐ 1. My farm is at least 20 acres in size (at least 40 acres is preferable).
- ☐ 2. I read the PDR Info Sheet and understand that for most PDR easements, the money paid to farm owners will be 50% local funding and 50% federal funding. I have spoken with the PDR Director and am aware of the federal program rules, including but not limited to: all landowner participants must be U.S. citizens; counter appraisals by landowners are prohibited; and no landowner may have an Adjusted Gross Income (AGI) of more than \$900,000 per year. If a farm is owned by an LLC, these rules apply to the LLC and each member of the LLC.
- ☐ 3. A copy of the deed(s) to the property is attached (include a deed for each tract/parcel involved).

- ☐ 4. A letter from any lien or mortgage holders indicating their agreement to subordinate to the agricultural land easement is attached.
- ☐ 5. USDA-NRCS Prime Farmland Soils Map and Farm Conservation/Ag Water Quality Plan and/or Forest Stewardship Plan are completed. If no plan exists, please submit a letter from the local NRCS office indicating you have begun that process. For assistance, contact **Charlie Farmer, District Conservationist, at (859)254-5806, ext. 104, or Kent Slusher, KY Division of Forestry, at (502) 573-1085.**
- ☐ 6. A non-refundable filing fee in the amount of **\$200** is included (check should be made payable to: "LFUCG–Rural Land Board").
- ☐ 7. I give the PDR staff permission to make a site visit to the property (please initial).

## **Application**

### **GENERAL INFORMATION**

**1.) Property Address -** \_\_\_\_\_  
*Please note if legal address is different from street address.*

**2.) Property Owner(s) - Note:** *The name, address, e-mail and cell phone number must be provided for all owners of the property as listed on the deed. The individual listed **first** below shall be the primary contact.*

#### **Primary Owner(s) Contact**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/St/Zip: \_\_\_\_\_  
 Telephone: (cell) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/St/Zip: \_\_\_\_\_  
 Telephone: (cell) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/St/Zip: \_\_\_\_\_  
 Telephone: (cell) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/St/Zip: \_\_\_\_\_  
 Telephone: (cell) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**3.) Deed reference(s)-** (Attach a copy of the deed for each tract involved)-

Parcel Address:_____	Deed Book_____	Page #_____
Parcel Address:_____	Deed Book_____	Page #_____
Parcel Address:_____	Deed Book_____	Page #_____
Parcel Address:_____	Deed Book_____	Page #_____

**4.) Total acreage** of property (all tracts)-\_\_\_\_\_  
**PDR Conservation Easement acreage** applied for-\_\_\_\_\_

**5.) Does the property contain undeveloped tracts of less than 20 acres** (i.e. non-conforming tracts)?

**Yes   No   Unsure**      If so, how many? \_\_\_\_\_      Number of acres\_\_\_\_\_

If yes, are you willing to consolidate or eliminate tracts under 20 acres for additional LESA points?

**Yes   No**

**6.) If your farm is 80 acres or larger, are you willing to give up the right to divide the property into 40-acre tracts** for additional LESA points?

**Yes   No**

**7.) Approximate Public Road Frontage (we will obtain an exact measurement from LFUCG GIS):**

**Less than 350 feet    350 - 500 feet            501- 1000 feet            Over 1000 feet**

**8.) List any mortgages, liens or encumbrances** on the property. If the Rural Land Management Board decides to purchase an easement on your property, you will be required to subordinate or pay off any outstanding mortgages before closing. All liens and encumbrances must also be resolved.

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**9.) Please list any contingencies** the landowner wishes to make the Rural Land Management Board aware of such as owner health issues, estate settlement or other circumstances that may affect the property in the future.

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**10.) Batch-** Are you aware of any property owners adjacent to your property applying to the PDR Program during this round of PDR applications?

**Yes      No      Unsure**

**11.)** Are there any existing easements on the property? (utilities, neighbor access, etc.)

**Yes      No**

If yes, please describe and provide a survey or map of their location(s).

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**B. AGRICULTURAL PRODUCTION INFORMATION**

**1.)** Please list any **crops** grown on the property during the last two growing seasons:

**Crops:** \_\_\_\_\_

**Number of Acres:** \_\_\_\_\_

**2.)** Please list the number and type of **livestock** on the farm:

**Type of Livestock:** \_\_\_\_\_ **Number on farm:** \_\_\_\_\_

**3.)** Is any part of the property **leased** or **used** by others?

**Yes      No      If yes, please indicate:**

**Acres:** \_\_\_\_\_ **Use(s):** \_\_\_\_\_

**By Whom?:** \_\_\_\_\_

**4.)** Has the property being offered for a conservation easement been **actively farmed for more than five of the last ten years?**

**Yes      No**

5.) If the property has not been actively farmed for more than five of the last ten years, **does the property have the immediate potential to be farmed?**

Yes      No

6.) **Infrastructure-** Please list the number and type of on-farm investments located on the parcel (barns and other agricultural buildings, tenant houses, fencing, waterways and other conservation measures).

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C. **ENVIRONMENTAL INFORMATION**

1.) Does the property contain **special natural features** such as unusual flora or fauna, geologic areas, cliffs, wildlife habitats, etc.? If yes, please describe.

Yes      No

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2.) **Linkage to Parks-**Is the parcel **adjacent to**; or **within ½ mile** of; or **within 1 mile** of; a park, nature preserve, nature sanctuary, historic site or other land that has been designated for long-term natural resource use, conservation or preservation purposes?

**adjacent to      within ½ mile      within 1 mile      Unsure**

Name and location of park, nature preserve, etc. \_\_\_\_\_

D. **HISTORIC AND CULTURAL ASSETS**

1.) Is the property listed on the **National Register of Historic Places** or the **National Register of Historic Districts**?

Yes      No      Unsure

If yes, please list name of Historic District/Place: \_\_\_\_\_

If no, is the property eligible for the National Register?      **Yes      No      Unsure**

2.) Does the property include a minimum of 100 contiguous linear feet of **stone fence**?

Yes      No

3.) Is the property designated as a **Local or National Historic Landmark**?

**Local                  National                  Unsure                  N/A**

**Name of Landmark:** \_\_\_\_\_

4.) Does the property have **historic features** such as archeological sites, structures or landscapes? If yes, please describe.

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**E. SCENIC RESOURCES**

1.) **Scenic Road-** Is the parcel located on a local, state or federal designated scenic byway or highway?

**Local                  State                  Federal                  Unsure                  N/A**

**Name of Road, Byway or Highway:** \_\_\_\_\_

2.) Is the parcel adjacent to I-64 or I-75 or part of the **scenic viewshed from I-64 or I-75**?

**I-64                  I-75                  Adjacent                  Part of Viewshed                  N/A**

3.) Is the property part of a **scenic viewshed visible from a publicly owned land** such as a park, nature preserve, sanctuary or historic site?

**Yes      No      Unsure**

If yes, list name of public land \_\_\_\_\_

4.) Does the property contain **special scenic features such as** unique or significant viewsheds, tree-lined canopies, etc.?

**Yes      No      If yes, describe briefly (you may also attach photographs):**

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**Applicant Signature(s)**

*ALL PERSONS LISTED ON DEED MUST SIGN* (Attach additional sheets if necessary):

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_