

107 N. Kent Street
Winchester, VA 22601
540-665-5651

Conservation Easement Application

Frederick County Conservation Easement Authority
& The Frederick County Planning Department

This is an application for landowners interested in either participating in a Purchase of Development Rights (PDR) Program offered through the County, or who are simply interested in having the Conservation Easement Authority (CEA) help them in establishing a conservation easement to be held or co-held by the County.

The Frederick County Conservation Easement Authority's purpose is to promote the protection of natural or open-space values of real property, assuring its availability for future agricultural, and forestal uses and to preserve natural resources, maintain or enhance air and water quality, and to protect the historical, architectural or archaeological aspects of land within the County.

Along with this application form, please submit the following:

Deed

A copy of the original deed with the deed book and page number stamp, under which the owner acquired the property.

**Survey/
Plat**

A survey or plat must accompany the deed.

Is there a lien held on any of the parcels included in this application (including, without limitation, holders of deed of trust liens and judgment liens)? If yes, please attach all lien information with this application.

yes no

**Deeds
of Trust**

If there are any deeds of trust (including mortgages) on the property, a copy of the original deed of trust with deed book and page number stamp.

*What is the type
of ownership?*

Sole Owner

Partnership

Limited Liability Company

Husband & Wife

Corporation

Other: _____

Owner's Full Name

Mailing Address

Street

City

State

Zip

Email

Phone

Additional Owner's Full Name

Mailing Address (if different than above)

Street

City

State

Zip

Email

Phone

Additional Owner's Full Name

Mailing Address (if different than above)

Street

City

State

Zip

Email

Phone

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Property Information

If you need help filling any of this information out, please contact the Planning Department. **540-665-5651**

Below, please indicate which type of easement program you are interested in participating in:

- I am only interested in participation in the Purchase of Development Rights Program (PDR)
- I am only interested in donating a Conservation Easement
- I am interested in participating in the Purchase of Development Rights Program, but I would also like the County to generally consider holding a conservation easement on my land.

Below, please list the Property Identification Numbers and acreage for each contiguous parcel. (If you are interested in establishing easements on properties in two or more places in the County, please fill out a separate application for each, as each location will be scored and considered independently.)

How many contiguous parcels are a part of this application?

1st Property's Tax Map Identification Number

Acreage

2nd Property's Tax Map Identification Number

Acreage

3rd Property's Tax Map Identification Number

Acreage

4th Property's Tax Map Identification Number

Acreage

Magisterial District(s) of Parcels 1 - 4

Zoning District Classification(s) for Parcels 1 - 4

Are the parcels or parcel currently in Land Use?

If the parcel(s) have an assigned address,
list it to the right.

Street

City

Zip

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Property Qualification

The following historical, geologic, environmental, and geographic questions need to be answered to the best of your ability to complete the application. If you cannot answer a particular question or you are not sure of the answer, please contact the Planning Department to assist you in completing the application. **540-665-5651**

Fund Leveraging

Can you identify any federal government funding or private grants that will be used towards costs associated with the conservation easement?

yes no

If yes, please identify the agency or foundation's name, and the amount.

Open Space

Are there any existing permanent conservation easement(s); or national, state or local park that share a boundary with your property?

yes no

If so, how long is the shared boundary?

Threat of Development

Is the parcel zoned for a nonagricultural use?

yes no

If so, what is it zoned?

Can you identify if the parcel is deemed to be threatened due to its proximity to the County's Urban Development Area or Sewer and Water Service Area boundary?

yes no

If so, how close is it?

Has property nearby been developed for nonagricultural use within the last three years?

yes no

If so, how close is it?

Natural, Cultural, Recreational, and Scenic Resources

Identify if the parcel adjoins a state maintained road, designated Virginia scenic highway/byway, or a non-designated public road?

yes no

How much road frontage, in feet?

Does the parcel or adjoining parcel(s) front a public trail or is it identified as part of a planned trail network?

yes no

Please identify.

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Natural, Cultural, Recreational, and Scenic Resources, Continued

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Is the parcel within or adjoining a national or state historic park or Civil War battlefield that is listed on the State or National Register of Historic Places, or is subject to a permanent easement protecting a historic resource?

yes no

If yes, please list them.

Does the parcel contain or adjoin a parcel that contains an historic structure identified by the *Frederick County Rural Landmark Survey* or otherwise documented as being over 100 years old.

yes no

If yes, please list them.

Does the parcel contain identified archeological resources?

yes no

If yes, please list them.

Is the parcel within a watershed or subwatershed identified as impaired on the *Virginia Department of Environmental Quality's Impaired Waters List*.

yes no

If yes, please identify.

Are there any perennial stream(s) identified by the USGS 7.5 minute series quad maps or another reliable source, located on the parcel.

yes no

If yes, please list them and indicate the length of stream frontage.

Are there any other perennial springs or wetlands on the parcel?

yes no

If yes, please identify.

Is the parcel within a sensitive groundwater recharging area as demonstrated by the presence of sinkholes or karst topography?

yes no

If yes, please identify.

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Farm or Forestland Protection

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Can you demonstrate that you have in place a conservation plan or participate in a recognized program that restores and/or protects stream channels, riparian zones, and wetlands?

yes no

If yes, please identify.

Is there any prime farmland (as identified by the 1987 USDA Soil Survey of Frederick County) contained on the parcel?

yes no

If yes, please list acreage and soils.

Are there any agricultural or forestal districts or taxation-related agricultural or forestal land?

yes no

If yes, please identify and list acreage.

Are there any approved nutrient management plans and/or agricultural best management practices as approved by the Lord Fairfax Soil and Water Conservation District or Natural Resources Conservation Service associated with these properties?

yes no

If yes, please identify.

What is your vision for your land?

...tell us how would you like your land to be used, and not used in the future.