

Application for Preserved Farm Subdivision

Lehigh County Agricultural Land Preservation Program

Landowner(s) _____ **Original Easement Acreage** _____
Original Permanent Structures square footage total _____
Current Permanent Structures square footage left _____

Mailing Address _____

Phone Number(s) _____

E-mail _____

Description of Proposed Subdivision:

Please include an aerial photograph, sketch map, and soil map showing the proposed division of the farm. The Farmland Preservation Office can provide aerial photographs and soil maps at the applicant's request.

Each tract must be a minimum of 10 acres of harvested cropland, pasture or grazing land, not including the 2 acres for additional residence.

Each tract must retain the economic viability of the land for agricultural production.

Proposed New Tract Acreages (should add up to easement acreage)	Current Tax Parcel Number(s)	Assignment of New Residence Right (which tract)	Resulting Allotment of Permanent Structures 10% Coverage Limit Rule (How much on which tracts)

What is the purpose of the proposed subdivision of this preserved farm?

How will the proposed subdivision impact the ability of future farm operations to use existing farm buildings and existing farm infrastructure on each tract (i.e. fencing, farm lanes, etc.)?

How will the proposed subdivision impact existing soil and water conservation practices and structures on each tract (i.e. grassed waterways, diversions, terraces, etc.)?

How will the proposed subdivision impact existing water rights and water access points for future farm operations on each tract (i.e. ponds, springs, streams, etc.)?

What impact will the size and shape of the proposed subdivided tracts have on future farm operations on each tract?

Have you contacted the Lehigh County Assessment Office and had them review this subdivision proposal and how it will impact your Act 319/515 tax agreement?

Yes _____ No _____

Have you contacted your township and discussed the subdivision procedure required by them?

Yes _____ No _____

How will the original 10% building coverage limit be divided AND assigned between ALL the subdivided tracts? _____

REMINDER:

1. The deeds to the parcels created by AND remaining after subdivision MUST BOTH state clearly whether or not that parcel retains the ONE additional residential construction right. Contact Diane Matthews-Gehringer, Director, for instructions.
2. ALL new deeds prepared for the subdivision of the farm MUST contain a copy of the deed of agricultural conservation easement with the required language as well as how the 10% building coverage limit will be divided between the tracts.
3. All resulting deeds SHALL be reviewed by the Farmland Preservation Office before recording. If you have any questions, don't hesitate to contact our office for assistance.

THE "REMAINING" PARCELS AFTER SUBDIVISION MUST ALSO HAVE A NEW DEED FOLLOWING THE ABOVE INSTRUCTIONS

Owner Signature(s) _____ Date _____

_____ Date _____

Office Use Only

Date Complete Subdivision Application was Received _____

Date of Original Easement Purchase _____ Easement ID # _____

Do Subdivision Guidelines Apply? Yes _____ (easements purchased after 5/23/96 easement #42 on)

No _____ (easements purchased prior to 5/23/96)

Ownership of Easement:

Percent Commonwealth	Percent County	Percent Municipality	Percent Federal

**Return to: Lehigh County Farmland Preservation
4234 Dorney Park Road Suite 2
Allentown, PA 18104**

Diane Matthews-Gehringer, Director 610-336-5680