Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Brenda S. Alexander
Tax Map – Parcel Numbers	Tax Map 37 Parcel 8
Acreage	153.06 acres
Location	3140 Logon Ln.

Minimum Standards

In order for an easement to be considered by the ACEA, the answers to the questions in Table 1 must all be "yes" or "n/a."

Table 1: Minimum Standards	
Standard	**Response**
Granted in perpetuity?	Yes
Consistent with Albemarle County Comprehensive Plan?	Yes
Only permits structures or other improvements in locations that avoid impacts to the resources to be protected.	Yes
Eliminates some residential development potential?	Yes – approximately seven potential dwellings eliminated
If property is 40 acres or more and proposed density is more than 1 unit per 40 acres, are new dwellings prohibited?	n/a
If property is under 40 acres, are 0-1 dwellings permitted (or no new dwellings if 2 or more already exist)?	n/a

Resource-protection Standards

Any easement being considered by the ACEA should include ***at least*** the minimum number of protection standards listed in the table below. Easement that protect more resources, or that have stronger restrictions, will be stronger candidates. The standards are described in Table A.

Property Size	**Density**	**Minimum number of protection standards to be met (see Table A)**
40 acres +	1 unit/40 acres or less	1
40 acres +	More than 1 unit/40 acres	1
Under 40 acres		2

Table A: Qualifying Standards for Resource Protection

The table below identifies resources that the ACEA considers important for protection. The "proposed terms" column describes how those resources will be protected.

Resource To Be Protected	Resources Present & Effects of Proposed Terms
Open Space: Farmland, Forest Land, Natural Resources	
Critical Slopes (areas of slopes of 25% or greater, particularly those uphill of important water resources such as water-supply areas or aquatic habitat)	
Important Stream Valleys, 100-year Floodplain, Perennial Streams	Happy Creek (see map) is a perennial stream. Riparian buffers and development restrictions would protect water quality in this stream.
Sensitive Soils (unsuitable for development due to problems with flooding, wetness, or insufficient depth to bedrock)	
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Supply Protection Areas	
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	The property has 144 acres of soils rated as Prime or Locally Important for agriculture. Development restrictions would keep these soils available for agricultural production.
Forests (parcels of 40 acres or more only)	
Important Wooded Areas (Development Areas) – designated wooded areas from Open Space Plan only	
State Scenic Highways, Virginia Byways and Entrance Corridors	Route 231 is a National Scenic Byway and an Entrance Corridor. Development restrictions and new-structure setbacks would protect the visual character of this scenic highway.
Adjacency to existing conservation easements, parks, or other conserved land	The property shares approximately 3,500 feet of boundary with existing conservation easements. Protection of this property would help to increase the area of contiguous protected lands.
Habitat Protection	
Natural Areas & Habitat	
Wetlands	
Historic Preservation	
Historic Sites and Districts	The property is in the Southwest Mountains Rural Historic District. Development restrictions and "no-willful demolition" requirements for contributing structures would protect the character of this district.
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

• Subdivisions permitted	No subdivision
• Dwellings permitted, with sizes	• Existing 4,510-square foot-dwelling (3141 Logon Ln), built 1900. No willful demolition of this dwelling. If this dwelling is destroyed by casualty, it may be replaced. Any replacement dwelling limited to 5,000 square feet of finished above-ground living space. • Existing 1,437-square-foot dwelling. No willful demolition of this dwelling. If this dwelling is destroyed by casualty, it may be replaced. Any replacement dwelling limited to 1,800 square feet of finished above-ground living space. • Existing 1,030-square-foot dwelling. No willful demolition of this dwelling. If this dwelling is destroyed by casualty, it may be replaced. Any replacement dwelling limited to 1,500 square feet of finished above-ground living space. • Any replacement dwellings shall be built at the same location as the existing structures.
• Other structures permitted, with sizes	Standard terms. No willful demolition of the following historic accessory structures (see attached photo with captions): Barn; Garage; Smokehouse. ~~accessory structures designated as "contributing" to the Southwest Mountains Rural Historic District (Note: structures to be specifically listed.)~~
• Agricultural uses	Standard terms
• Forestry uses	Standard terms
• Grading and earthmoving	Standard terms
• Commercial uses	Standard terms
• Riparian Buffers	35 ~~100~~ -foot Riparian Protection Area along Happy Creek and its tributary (see map). Non-enclosed deck of up to 250 square feet permitted within the existing open area of the buffer (see map).