Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Peter G Strasser & Stephanie Ackermann Strasser
Tax Map – Parcel Numbers	Tax Map 41 Parcel 47A
Acreage	10.67 acres
Location	2848 Jones Mountain Rd

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 – four 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)?	1 dwelling is permitted

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	
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	The property is located in the watershed of the South Fork Rivanna Reservoir. Development restrictions would help to protect water quality and capacity in the reservoir.
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	
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	
Adjacency to existing conservation easements, parks, or other conserved land	The property shares 1,150 feet of boundary with an existing conservation easement.
Habitat Protection	
Natural Areas & Habitat	
Wetlands	
Historic Preservation	
Historic Sites and Districts	
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

□ Subdivisions permitted	No subdivisions
□ Dwellings permitted, with sizes	Existing 1,762-square-foot dwelling or its replacement, up to 2,000 square feet of finished above-ground living space.
□ Other structures permitted, with sizes	Standard terms
□ Agricultural uses	Standard terms
□ Forestry uses	Standard terms
□ Grading and earthmoving	Standard terms
□ Commercial uses	Standard terms
□ Riparian Buffers	n/a – no streams on property