Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Ashton Trice Smith
Tax Map – Parcel Numbers	Tax Map 100 Parcel 6
Acreage	80 acres
Location	Easternmost point of the property is approximately 4,000 feet west of the point where Old Lynchburg Road crosses Walnut Branch

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
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)	The property has extensive areas of critical slopes. Reforestation requirements would limit soil erosion in these areas and help to limit stream sedimentation.
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	
Mountain Protection Areas	The portions of the property above 700 feet in elevation are included in the Mountain Protection Area. Structure-location limitations and reforestation requirements would help to protect natural resources in these areas, as well as scenic view of these areas.
Farmlands and Productive Soils (parcels of 40 acres or more only)	
Forests (parcels of 40 acres or more only)	This 80-acre parcels has 77.8 acres of soils rated as important for hardwood production in the Comprehensive Plan. Development restrictions and reforestation requirements (which would limit soil erosion) would protect this soil resource.
Important Wooded Areas (Development Areas)	
State Scenic Highways, Virginia Byways and Entrance Corridors	
Adjacency to existing conservation easements, parks, or other conserved land	This property meets a property under an existing conservation easement at a corner.
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 subdivision
☐ Dwellings permitted, with sizes	☐ One new dwelling, up to 4,500 square feet of finished above-ground living area. ☐ One new dwelling, up to 800 square feet of finished above-ground living space, which may be located within a permitted accessory structure (e.g., garage, barn, or maintenance shop). ☐ No dwellings or other structures above the 700-foot elevation line.
☐ Other structures permitted, with sizes	Standard terms (below 700-foot elevation line only)
☐ Agricultural uses	Standard terms, but no land clearing for agriculture above the 700-foot elevation line.
☐ Forestry uses	Standard terms, but any forestry plan must require replanting to native hardwood forest species above the 700-foot elevation line.
☐ Grading and earthmoving	Standard terms
☐ Commercial uses	Standard terms
☐ Riparian Buffers	50-foot riparian buffer (see map)