**Albemarle Conservation Easement Authority**

Easement Donation Proposal Summary

## Property Description

| | |
|---|---|
| Owner(s) | David M. van Roijen |
| Tax Map – Parcel Numbers | Tax Map 88 Parcels 26B1, 26B2, 29, 40 |
| Acreage | 192.95 acres |
| Location | 2014 Monacan Trail Road, Charlottesville, VA 22903 |

## 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 10 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**

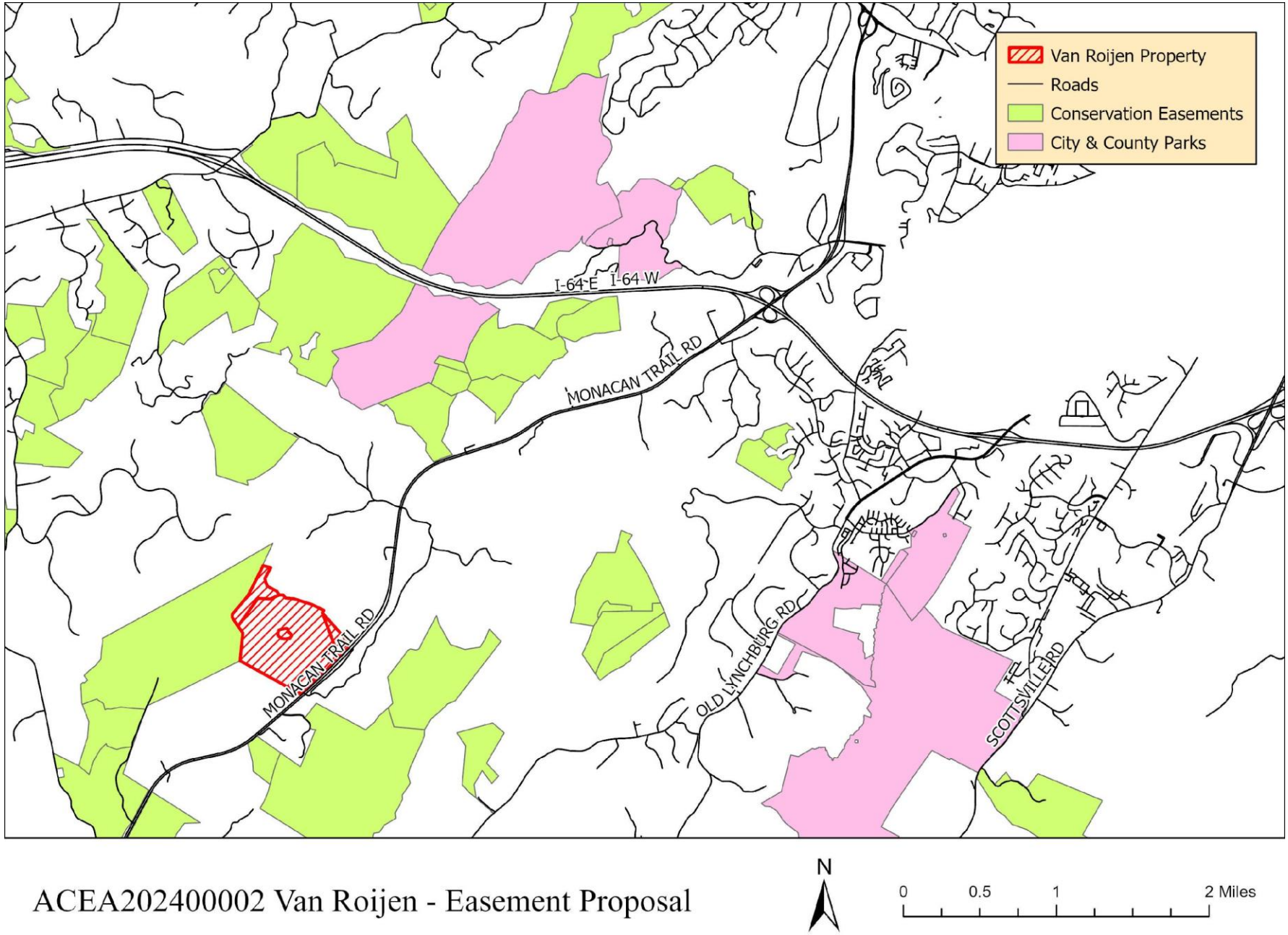
The table below identifies resources that the ACEA considers important for protection. The "proposed terms" column describes how those resources will be protected.

| 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) | The property contains approximately 110 acres of critical slopes, almost entirely forested. Development restrictions would protect these slopes against erosion. |
| 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 | Approximately 120 acres of the property lies in a Mountain Protection Area. Development restrictions would protect the habitats and scenery of this protection area. |
| Farmlands and Productive Soils (parcels of 40 acres or more only) | The property includes 85 acres of soils listed as important for agriculture and 150 acres of soils listed as important for forestry in the Comprehensive Plan. Development restrictions would preserve these resources for future use. |
| 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 | The property has approximately 2,450 feet of frontage on Route 29, a designated Entrance Corridor. Development restrictions and building setbacks would protect the visual character of this highway. |
| Adjacency to existing conservation easements, parks, or other conserved land | The property shares approximately 4,600 feet of boundary with an existing conservation easement. An easement on this property would expand the contiguous area of protected land and bring it within 600 feet of another large area of land under conservation easement. |
| | |
| **Habitat Protection** | |
| Natural Areas & Habitat | |
| Wetlands | |

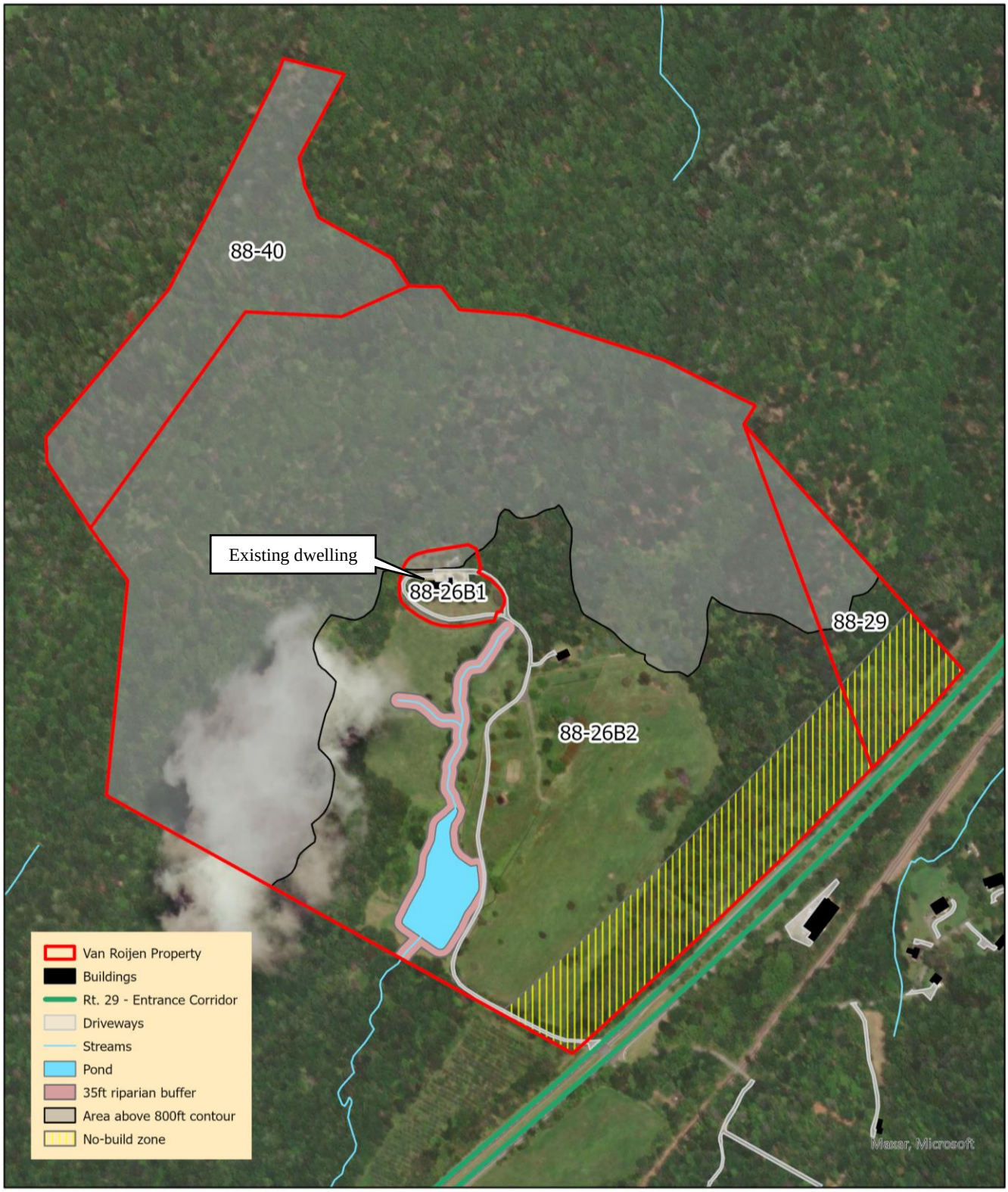
| | |
|---|---|
| **Historic Preservation** | |
| Historic Sites and Districts | The property is across the road from the historic Arrowhead Farm, which was added to the National Register of Historic Places in 1991. Development restrictions and building setbacks would preserve the character of this historic property. |
| Archaeological Sites | |
| | |
| **Public Outdoor Recreation** | |
| Trails and Greenway Corridors | |
| Parkland | |

**Summary of Restrictions**

| | |
|---|---|
| ☐ Subdivisions permitted | The property currently includes four parcels under single ownership. Easement terms would permit division into no more than two separate ownerships~~, so long as no ownership is less than 80 acres~~. |
| ☐ Dwellings permitted, with sizes | Each separate ownership may have a total finished above-ground living area of up to 6,500 square feet, spread between up to two dwellings per ownership.<br><br>The existing 5,671-square-foot dwelling (2014 Monacan Trail Road) or its replacement counts toward this limit. New dwellings must be contained within the building envelopes shown below. |
| ☐ Other structures permitted, with sizes | Standard terms. No structures above the 800-foot contour line. No structures within 400 feet of Route 29. |
| ☐ Agricultural uses | Standard terms. No clearing for agriculture above the 800-ft contour line. |
| ☐ Forestry uses | Standard terms. |
| ☐ Grading and earthmoving | Standard terms. |
| ☐ Commercial uses | Standard terms. |
| ☐ Riparian Buffers | 35-ft agricultural riparian buffer on streams and pond. Maintenance of existing dam permitted. |



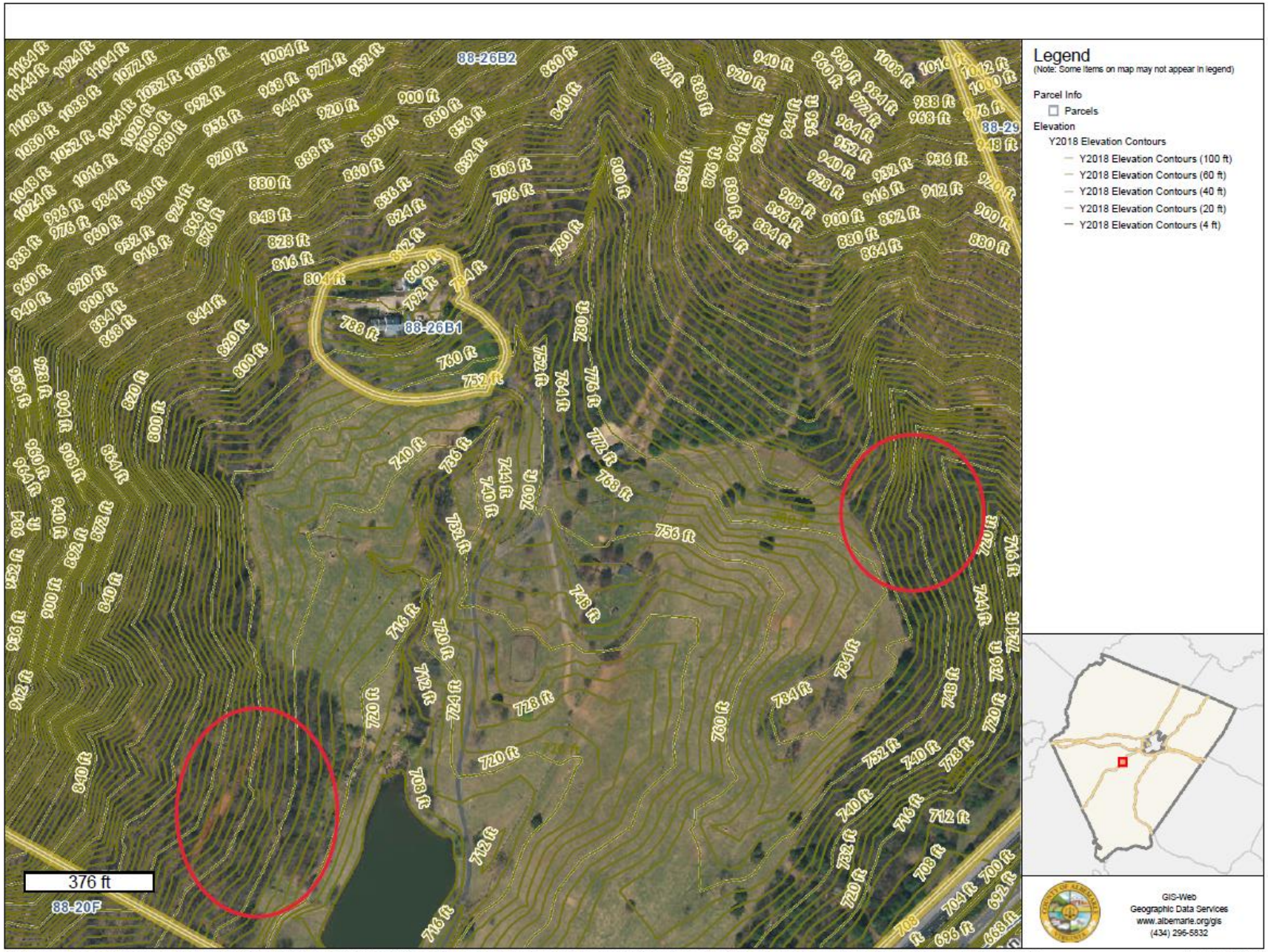

ACEA202400002 Van Roijen - Easement Proposal




ACEA202400002 Van Roijen - Easement Proposal

N

0 375 750 1,500 Feet




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Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

September 30, 2024