Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Stuart C. & Alison R. King
Tax Map – Parcel Numbers	Tax Map 71 Parcels 14, 20
Acreage	78.45 acres
Location	670 Burch's Creek Road

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?	No – proposed density is 1 unit per 39.225 acres, with one additional dwelling permitted.
If property is under 40 acres, are 0-1 dwellings permitted (or no new dwellings if 2 or more already exist)?	N/A

Parcel Combination

It is ACEA policy to encourage the donating landowner to combine multiple parcels into one parcel when the easement is recorded.

	Response
Is the owner willing to combine multiple parcels into one?	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. Easements 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

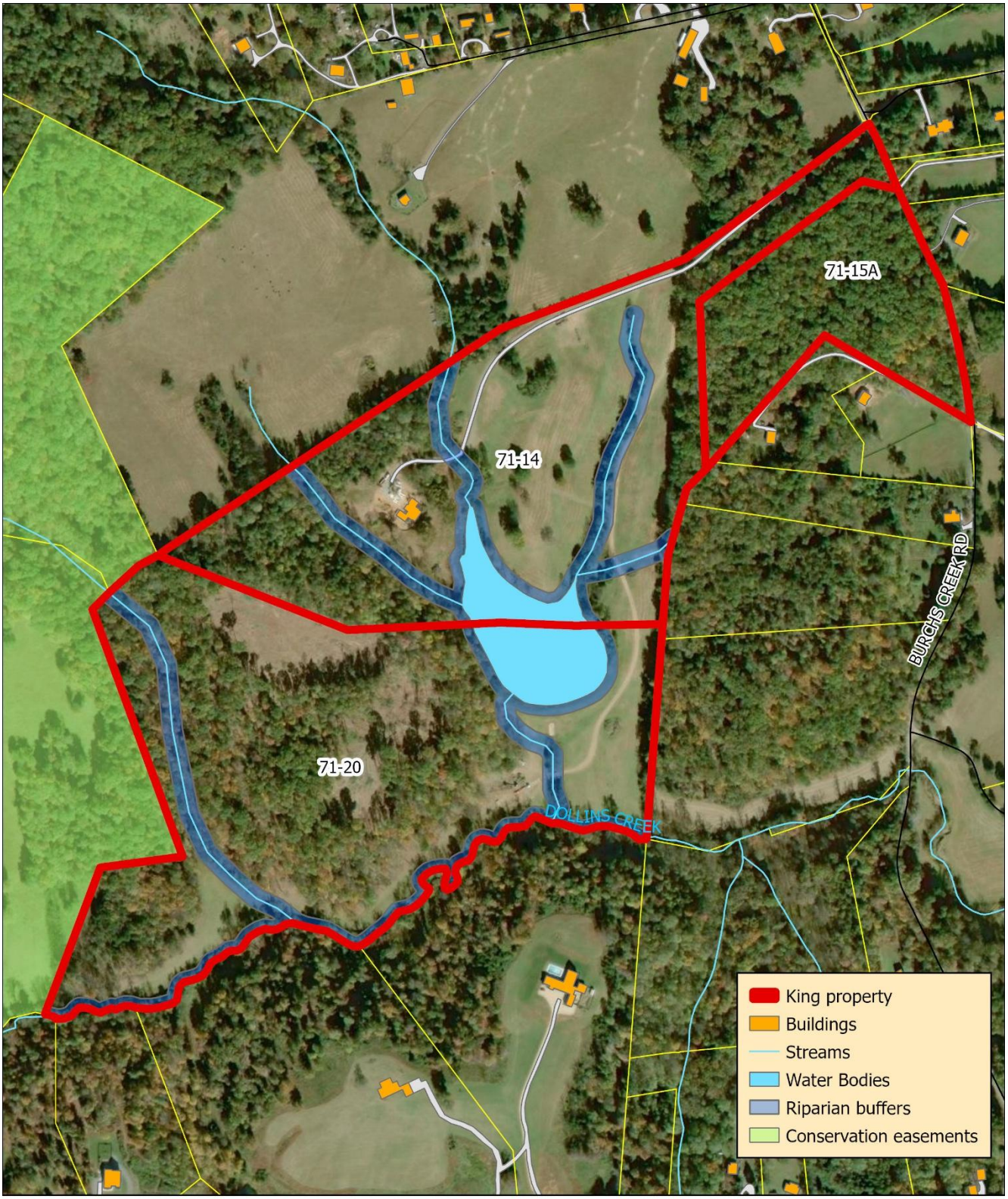
Table A: Qualifying Standards for Resource Protection

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 13.6 acres of critical slopes, most of which are directly above streams. Development restrictions would protect these vulnerable slopes against erosion.
Important Stream Valleys, 100-year Floodplain, Perennial Streams	The property contains approximately 6.5 acres of 100-year floodplain, 2,500 feet of perennial streams, and 6,000 feet of intermittent streams. Development restrictions and riparian buffers would protect these streams against pollution and sedimentation.
Sensitive Soils	
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Supply Protection Areas	The property is in the watershed of the South Fork Rivanna Reservoir. Development restrictions and riparian buffers would protect this public drinking water supply from pollution and sedimentation.
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	The property contains approximately 70 acres of soils designated as important for agriculture in the County's Comprehensive Plan. Development restrictions would protect this valuable agricultural resource.
Forests (parcels of 40 acres or more only)	
Important Wooded Areas (Development Areas)	
State Scenic Highways, Virginia Byways and Entrance Corridors	
Adjacency to existing conservation easements, parks, or other conserved land	The property shares approximately 2,000 feet of boundary with existing conservation easements. Placing this property under easement would increase the contiguous area of protected land.
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	Two parcels to be treated as one. One division permitted.
Dwellings permitted, with sizes	Two dwellings, including the existing 3,522-square-foot dwelling (670 Burch's Creek Road) or its replacement. Each dwelling limited to 4,500 square feet of above-ground enclosed living space.
Other structures permitted, with sizes	Standard terms.
Total footprint	Total impervious surface area limited to 1% (34,173 square feet).
Agricultural uses	Standard terms.
Forestry uses	Standard terms.
Grading and earthmoving	Standard terms.
Commercial uses	Standard terms.
Riparian Buffers	35-foot riparian buffers on all streams and pond. Pond dam may be kept clear of trees and shrubs. Pavilion (approximately 252 square feet of footprint) currently under construction permitted within the buffer.



ACEA202600008 King Proposal

N

0 500 1,000 Feet