Albemarle Conservation Easement Authority

Conservation Easement Proposal Summary – Initial Draft

Dear Landowner—

The following document is the initial draft of a proposal summary for a conservation easement on your property, as you discussed with Albemarle Conservation Easement Authority staff. It identifies important natural and cultural resources on your property (see "Table A") and how the easement would protect them. The final section, "Summary of Restrictions," provides a concise version of the easement requirements that might apply to your property if the easement were approved and recorded.

Please note that the "Summary of Restrictions" is only a first draft, developed by staff based on the Authority's acceptance policies and the characteristics of the property. These terms are not invariable standards that you must accept for your proposal to be considered by the Authority. If, for example, you feel that certain land-management terms (e.g., riparian-buffer widths) or a specified building size limit that staff has suggested is incompatible with your plans for the property, staff can work with you to find more appropriate terms that still protect the conservation values of the land.

If you have any questions about the summary or the ACEA acceptance process, or if you would like to discuss changes to the draft proposal, please contact Scott Clark (staff liaison and Authority secretary) at sclark@albemarle.org, or (434) 296-5832, ext. 3249.

Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Bryant, Daniel Chafin III & Juliet Marie Bryant
Tax Map – Parcel Numbers	Tax Map 32 Parcel 4A, 4J
Acreage	100.118 acres
Location	4710 Dickerson 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 – approximately 10 potential dwellings eliminated; resulting density one unit per 50.05 acres
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

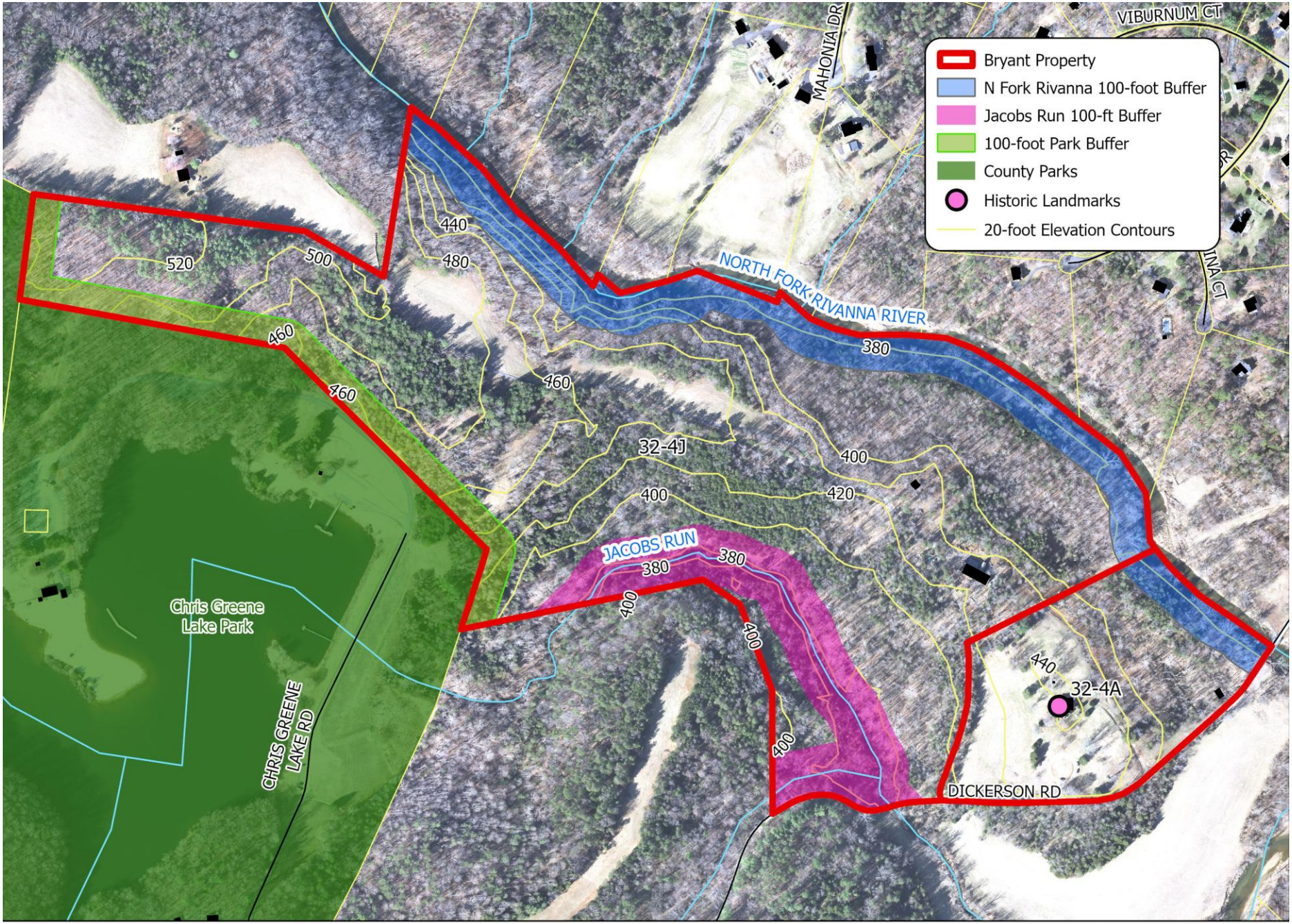
The table below identifies resources that the ACEA considers important for protection. The "proposed terms" column describes how those resources will be protected.

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 includes 15.4 acres of critical slopes. Development restrictions and riparian buffers would protect these slopes.
Important Stream Valleys, 100-year Floodplain, Perennial Streams	The property has extensive areas of 100-year floodplain. Riparian buffers would protect landcover and water quality in these buffers.
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 includes 88 acres of soils rated as Prime, Locally Important, or Unique for agricultural production. Development restrictions would protect this soil resource.
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 about 2,600 feet of boundary with Chris Greene Lake Park. Development restrictions and the 100-foot park buffer would reduce impacts on this public park.
Habitat Protection	
Natural Areas & Habitat	The Biodiversity Work Group identified this reach of the North Fork Rivanna River as biologically important, and the Virginia Department of Conservation & Recreation identifies it as a Stream Conservation Unit for multiple aquatic species. Wooded stream buffers would help to protect aquatic habitat.
Wetlands	
Historic Preservation	
Historic Sites and Districts	The existing dwelling, "Bel Aire," is listed on the National Register of Historic Landmarks and the Virginia Landmarks Register. "No willful demolition" restriction would protect this historic resources, and development restrictions would protect its landscape context.
Archaeological Sites	
Public Outdoor Recreation	

Trails and Greenway Corridors	The Comprehensive Plan identifies a future greenway route along Jacobs Run, which passes through this property, to connect to the adjacent Chris Greene Lake Park. The proposed easement would allow for this future public benefit.
Parkland	

Summary of Restrictions

Subdivisions permitted	Two parcels; up to two ownerships permitted. Internal boundary line adjustments permitted.
Dwellings permitted, with sizes	Existing 4,584-square-foot dwelling, "Bel Aire," (listed on the National Register of Historic Places and the Virginia Landmarks Register) up to a maximum of 6,000 square feet. No willful demolition of the dwelling. Any replacement would be permitted only if the existing dwelling is destroyed by casualty. One additional dwelling, up to a maximum of 4,500 square feet.
Other structures permitted, with sizes	Standard terms. No structures within the 100-foot park buffer (see map). Public trail connector to Chris Greene Lake Park, including unpaved or paved trail, permitted, including in Jacob's Run stream buffer. Overall impervious limit of 1 %.
Agricultural uses	Standard terms. No clearing for agriculture in the riparian buffers or in the 100-foot park buffer.
Forestry uses	Standard terms. No timbering in the riparian buffers. Timbering may occur in the 100-foot park buffer, but the area must be replanted to native hardwood forest.
Grading and earthmoving	Standard terms. No grading or earthmoving in the riparian buffer.
Commercial uses	Standard terms.
Riparian Buffers	Riparian buffers located: Along the North Fork Rivanna River, 100-foot forested buffer (see map). Along Jacobs Run, 100-foot forested buffer (see map). Public trail or greenway, including unpaved or paved paths, permitted within this riparian buffer.


Bryant Property
N Fork Rivanna 100-foot Buffer
Jacobs Run 100-ft Buffer
100-foot Park Buffer
County Parks
Historic Landmarks
20-foot Elevation Contours
NORTH FORK RIVANNA RIVER
JACOBS RUN
MAHONIA DR
VIBURNUM CT
INA CT
DICKERSON RD
CHRIS GREENE LAKE RD
Chris Greene Lake Park
32-4J
32-4A
520
500
480
460
440
420
400
380
0
250
500
1,000 Feet