

Albemarle Conservation Easement Authority
Easement Donation Proposal Summary

Property Description

Owner(s)	OW VA LLC
Tax Map – Parcel Numbers	Tax Map 120 Parcels 25B, 25C
Acreage	23.11 acres
Location	7095 Esmont 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 7 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)?	Yes

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	A portion of parcel 25C is in the watershed of the Totier Creek reservoir. Development restrictions on this area would help to protect this public water supply.
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 approximately 500 feet of boundary with an existing conservation easement. An easement on this property would help to create a larger contiguous protected area.
Habitat Protection	
Natural Areas & Habitat	
Wetlands	
Historic Preservation	
Historic Sites and Districts	The property is located in the Southern Albemarle Rural Historic District. Development restrictions would help to retain the rural character of this district.
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

<input type="checkbox"/> Subdivisions permitted	No subdivisions. Two parcels to be conveyed as a single property.
<input type="checkbox"/> Dwellings permitted, with sizes	Existing 4,264-square-foot dwelling or its replacement, up to 5,000 square feet of finished above-ground living space.
<input type="checkbox"/> Other structures permitted, with sizes	Accessory structures and farm buildings up to 1,500 square feet
<input type="checkbox"/> Agricultural uses	Standard terms. No clearing for agriculture on parcel 25C.
<input type="checkbox"/> Forestry uses	Standard terms. Parcel 25C to remain forested.
<input type="checkbox"/> Grading and earthmoving	Standard terms
<input type="checkbox"/> Commercial uses	Standard terms
<input type="checkbox"/> Riparian Buffers	n/a