

**Albemarle Conservation Easement Authority**  
Easement Donation Proposal Summary

**Property Description**

Owner(s)	Monti Mani LLC
Tax Map – Parcel Numbers	Tax Map 41 Parcel 41B1
Acreage	72.92 acres
Location	Clark Road, opposite Tucked Away Farm

**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.”

<b>Table 1: Minimum Standards</b>	
<b>Standard</b>	<b>Response</b>
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 – five 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.

<b>Property Size</b>	<b>Density</b>	<b>Minimum number of protection standards to be met (see Table A)</b>
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.

<b>Resource To Be Protected</b>	<b>Resources Present &amp; Effects of Proposed Terms</b>
<b>Open Space: Farmland, Forest Land, Natural Resources</b>	
Critical Slopes	
Important Stream Valleys, 100-year Floodplain, Perennial Streams	The property includes approximately 10.6 acres of 100-year floodplain, as identified in the current FEMA draft floodplain revisions. Riparian buffer requirements would help to protect the flood-protection qualities of this wooded floodplain.
Sensitive Soils	
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	The Moorman’s River is in the County’s Scenic Streams zoning overlay district, and is a designated Virginia Scenic River. Riparian buffer requirements and development restrictions would protect the scenic quality of this river.
Water Supply Impoundments	
Water Supply Protection Areas	
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	The property includes approximately 69 acres of soils recognized as important for forestry in the Comprehensive Plan. Development restrictions would help to retain these soils for production.
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	
<b>Habitat Protection</b>	
Natural Areas & Habitat	The reach of the Moorman’s River adjacent to this property is designated as a Stream Conservation Unit important to one or more rare aquatic species or communities. Riparian buffer requirements and development restrictions would help to protect this aquatic habitat.
Wetlands	The land along this portion of the Moorman’s River is designated as a riverine wetland in the National Wetlands Inventory. Riparian buffer requirements and development restrictions would help to protect these wetlands.
<b>Historic Preservation</b>	
Historic Sites and Districts	
Archaeological Sites	
<b>Public Outdoor Recreation</b>	
Trails and Greenway Corridors	
Parkland	

**Summary of Restrictions**

<input type="checkbox"/> Subdivisions permitted	No subdivisions
<input type="checkbox"/> Dwellings permitted, with sizes	One dwelling, up to 4,500 square feet of finished above-ground dwelling space
<input type="checkbox"/> Other structures permitted, with sizes	Standard terms, but no land clearing for agriculture in the riparian buffer
<input type="checkbox"/> Agricultural uses	Standard terms
<input type="checkbox"/> Forestry uses	Standard terms
<input type="checkbox"/> Grading and earthmoving	Standard terms. No ponds in the riparian buffer.
<input type="checkbox"/> Commercial uses	Standard terms
<input type="checkbox"/> Riparian Buffers	Riparian buffer on the Moorman's River, up to 564 feet elevation (see map). No dam construction or vehicle crossings in this area.