

Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Johnson, Craig Alan, Trustee under the Craig Alan Johnson Revocable Trust Agreement; Leigh Dobbins Johnson AKA Elizabeth Leigh Dobbins Johnson, Trustee ...
Tax Map – Parcel Numbers	Tax Map 42 Parcel 59B
Acreage	47.3 acres
Location	456 Decca Farm Ln

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 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.

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 6.5 acres of critical slopes. Riparian buffers and development restrictions would limit impacts on these slopes and help to protect water quality from erosion.
Important Stream Valleys, 100-year Floodplain, Perennial Streams	The property contains approximately 12.9 acres of FEMA-designated 100-year floodplains. Riparian buffers and building restrictions would limit impacts on the floodplain and on water quality in the Mechums River.
Sensitive Soils	
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Supply Protection Areas	The property is located in the watershed of the South Fork Rivanna Reservoir, which is the community’s largest public water supply. Development restrictions and riparian buffers would help to protect water quality and limit sedimentation impacts on the public water supply.
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	The property contains approximately 38 acres of soils listed as important for agriculture in the Comprehensive Plan. Development restrictions would help to maintain the availability of these soils for agricultural 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	The property shares approximately 1,300 feet of boundary with a property under an existing conservation easement.
Habitat Protection	
Natural Areas & Habitat	This reach of the Mechums River is designated by Virginia DCR as stream conservation unit that provides habitat for one or more rare aquatic plants or animals. The property is located upstream of water bodies with observed occurrences of the federally Endangered James Spiny mussel. Development restrictions and riparian buffers would assist in water-quality protection for this aquatic species.
Wetlands	
Historic Preservation	
Historic Sites and Districts	
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

<input type="checkbox"/> Subdivisions permitted	No subdivisions.
<input type="checkbox"/> Dwellings permitted, with sizes	Existing 6,329-square-foot dwelling or its replacement, up to 7,500 square feet of finished above-ground living space. No dwelling or other structures in the 100-year floodplain.
<input type="checkbox"/> Other structures permitted, with sizes	Standard terms
<input type="checkbox"/> Agricultural uses	Standard terms
<input type="checkbox"/> Forestry uses	Standard terms
<input type="checkbox"/> Grading and earthmoving	Standard terms.
<input type="checkbox"/> Commercial uses	Standard terms
<input type="checkbox"/> Riparian Buffers	35-foot riparian buffer on the Mechum's River

