

Albemarle Conservation Easement Authority
 ACEA 2023-09 Easement Donation Proposal Summary

Property Description

Owner(s)	Castlewood Farm LLC
Tax Map – Parcel Numbers	Tax Map 71 Parcel 38
Acreage	102.125 acres
Location	95 Burchs 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, potentially eliminate 6 or 7 additional dwellings
If property is 40 acres or more and proposed density is more than 1 unit per 40 acres, are new dwellings prohibited?	yes
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

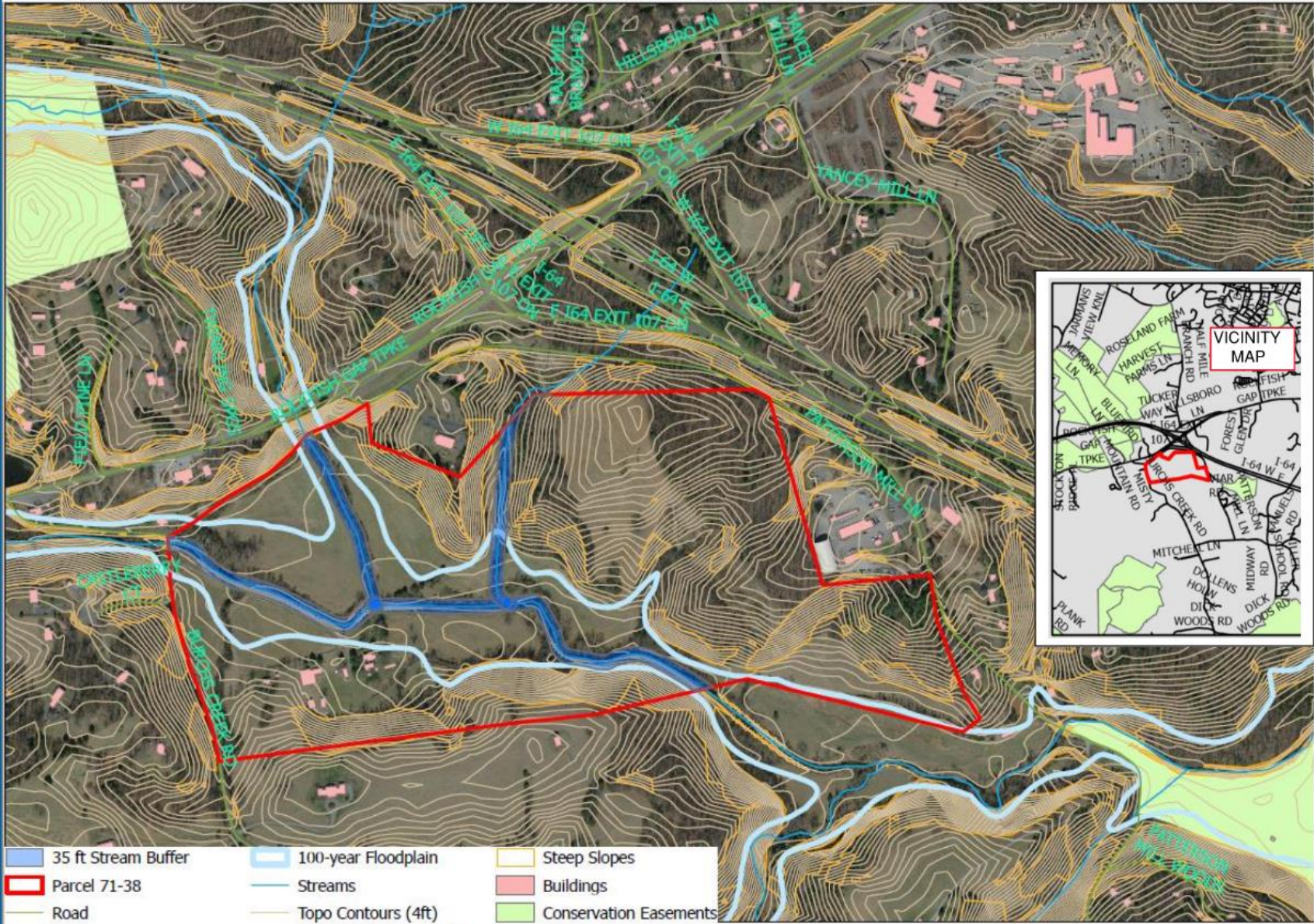
Table A: Qualifying Standards for Resource Protection

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 approximately 15 acres of critical slopes. The most significant slopes near the stream would be protected by the riparian buffer requirements.
Important Stream Valleys, 100-year Floodplain, Perennial Streams	Approximately 29 acres of property lie within the 100-year floodplain of Stockton Creek and unnamed tributary. Riparian buffer requirements would help to preserve the flood protection functions of this floodplain.
Sensitive Soils	
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Supply Protection Areas	Stockton Creek drains into the South Fork Rivanna. Development restrictions and riparian buffers would help to protect this public water supply.
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	The property includes approximately 35.4 acres of soils listed as Prime and 37.8 acres of soils listed as Locally Important in the Comprehensive Plan. Development restrictions would help to keep these productive soils available for agricultural use.
Forests (parcels of 40 acres or more only)	
Important Wooded Areas (Development Areas)	
State Scenic Highways, Virginia Byways and Entrance Corridors	A portion of the property abuts Route 250 (Rockfish Gap Tpke) which is designated as a Virginia Scenic Byway. Property is designated in the Entrance Corridor Overlay zone. Development restrictions would protect the scenic character of this road.
Adjacency to existing conservation easements, parks, or other conserved land	None immediately adjacent. Existing Conservation Easements 1000’ to NW, 400’ to E. Proximity to existing easements helps to create larger contiguous blocks of protected rural land.
Habitat Protection	
Natural Areas & Habitat	
Wetlands	
Historic Preservation	
Historic Sites and Districts	Included in Greenwood-Afton Rural Historic District. Development restrictions and “no-willful demolition” requirements for certain contributing structures would protect the character of this district.
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	<p>3 existing dwellings:</p> <p>1. Main House: 2 story 3300 finished sq. ft. (contributing)</p> <p>2. Existing structure 1,376 sq. ft. two-story behind Main House to be replaced with two over two farmhouse of similar size and appearance to total 1500 sq. ft. within 200 yards of Main House</p> <p>3. 2 story structure under construction 3440 sq. ft. Replacing residence on footprint of original dilapidated 1.25/1.75 story</p> <p>All structures marked as "contributing" in this section and the next are subject to the "no willful demolition" requirement.</p>
<input type="checkbox"/> Other structures permitted, with sizes	<p>existing farm buildings:</p> <p>Milk barn - 1440 sq ft (contributing)</p> <p>Corn crib - 192 sq ft</p> <p>Grainery - 240 sq ft</p> <p>Chicken house - 400 sq ft (contributing)</p> <p>Storage shed - 90 sq ft</p> <p>Equipment shed - 920 sq ft</p> <p>Storage shed - 144 sq ft</p> <p>Well house - 36 sq ft</p> <p>Equipment shed - 1512 sq ft</p> <p>Storage shed - 240 sq ft</p>
<input type="checkbox"/> Agricultural uses	Standard terms, but no land clearing for agriculture in the riparian buffer.
<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 Stockton Creek (see map). No dam construction or vehicle crossings in this area.



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