

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

**Property Description**

Owner(s)	Mark B. Logan Trust
Tax Map – Parcel Numbers	Tax Map 29 Parcel 15C
Acreage	46.24 acres
Location	4311, 4279 Millington 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.”

<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 Approximately four 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?	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. Easements 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

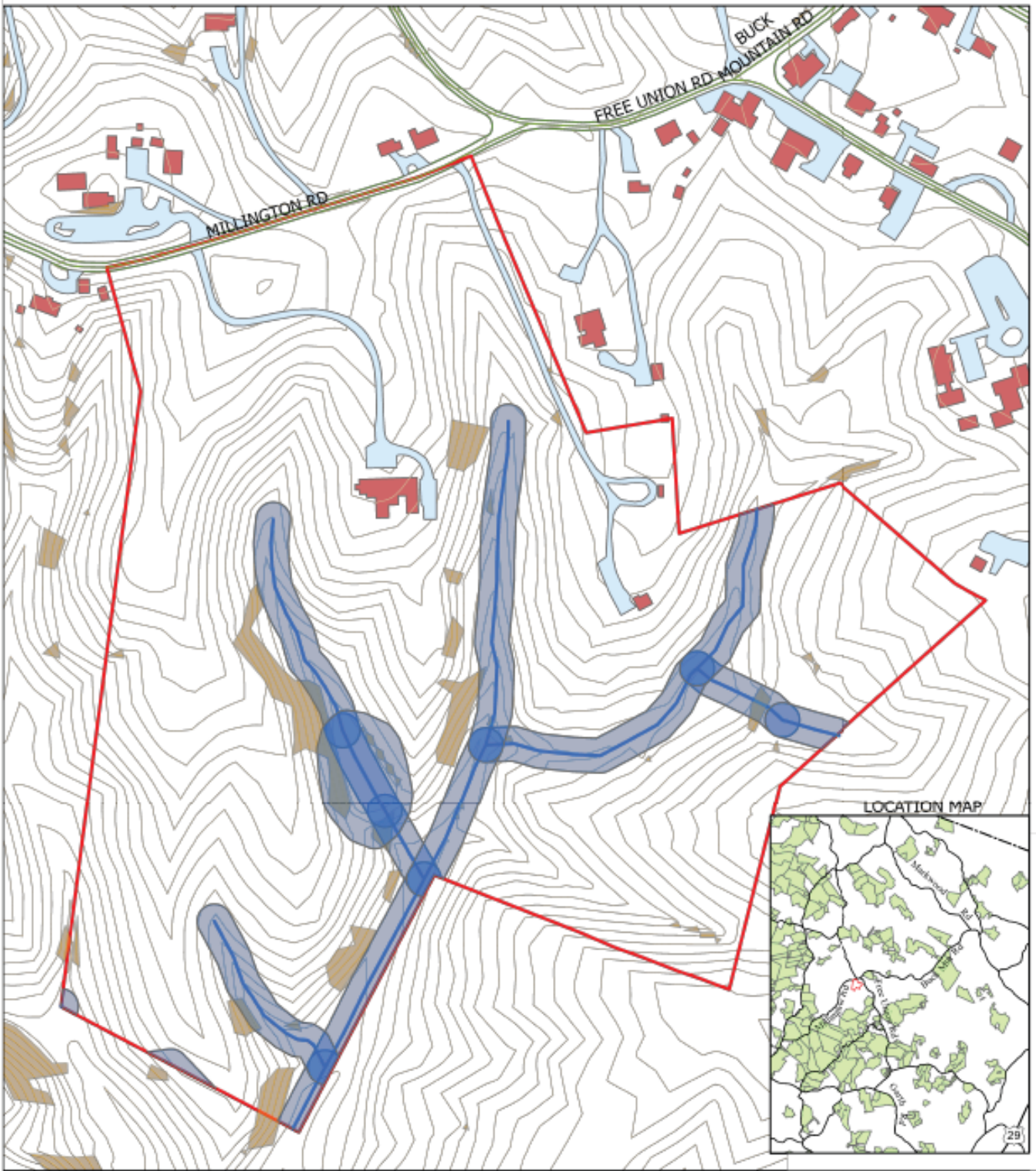
**Table A: Qualifying Standards for Resource Protection**

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 (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 1.4 acres of critical slopes. Development restrictions would decrease impacts on these slopes and reduce erosion and sedimentation impacts on public water supplies and aquatic habitats.
Important Stream Valleys, 100-year Floodplain, Perennial Streams	The 4000 ft. of streams on the property are mapped by USGS as “intermittent” but have defined bed and banks as well as mature vegetation. Riparian buffers would protect streambanks from erosion, improve water quality and reduce sedimentation.
Sensitive Soils (unsuitable for development due to problems with flooding, wetness, or insufficient depth to bedrock)	Unique Soils: 7.89 acres (shallow soil over bedrock) Development restrictions would decrease impacts on these sensitive soils.
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Supply Protection Areas	The property is in the watershed of the South Fork Rivanna Reservoir. Development restrictions and riparian buffers would protect water quality and reduce sedimentation in this important public water supply.
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	The property includes approximately 14.3 acres of soils listed as Prime and 12.2 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	
Scenic Highways, Byways and Entrance Corridors	
Adjacency to existing conservation easements, parks, or other conserved land	
<b>Habitat Protection</b>	
Natural Areas & Habitat	
Wetlands	
<b>Historic Preservation</b>	
Historic Sites and Districts	
Archaeological Sites	
<b>Public Outdoor Recreation</b>	
Trails and Greenway Corridors	
Parkland	

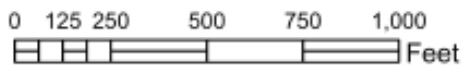
**Summary of Restrictions**

<input type="checkbox"/> Subdivisions permitted	No subdivisions
<input type="checkbox"/> Dwellings permitted, with sizes	<p>4279 Millington Road Existing 6,909-square-foot dwelling or its replacement, up to 7,500 square feet of finished above-ground living space. Any replacement to be at substantially the same location.</p> <p>4311 Millington Road Existing 1,548-square-foot dwelling or its replacement, up to 2000 square feet of finished above-ground living space. Any replacement to be at substantially the same location.</p>
<input type="checkbox"/> Other structures permitted, with sizes	Standard terms for farm buildings and accessory structures.
<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 Protection Zone (Buffer) on streams and pond (see map).



ACEA 2023-03 Easement Proposal  
 4279 Millington Road  
 Tax Map 29, Parcel 15C Mark Logan

County of  
*Albemarle*  
 Virginia



- Steep Slopes
- Streams and Pond 35 ft Buffer
- Driveways
- Parcel 29-15C
- Roads
- Topographic Contours (4ft)
- Buildings