

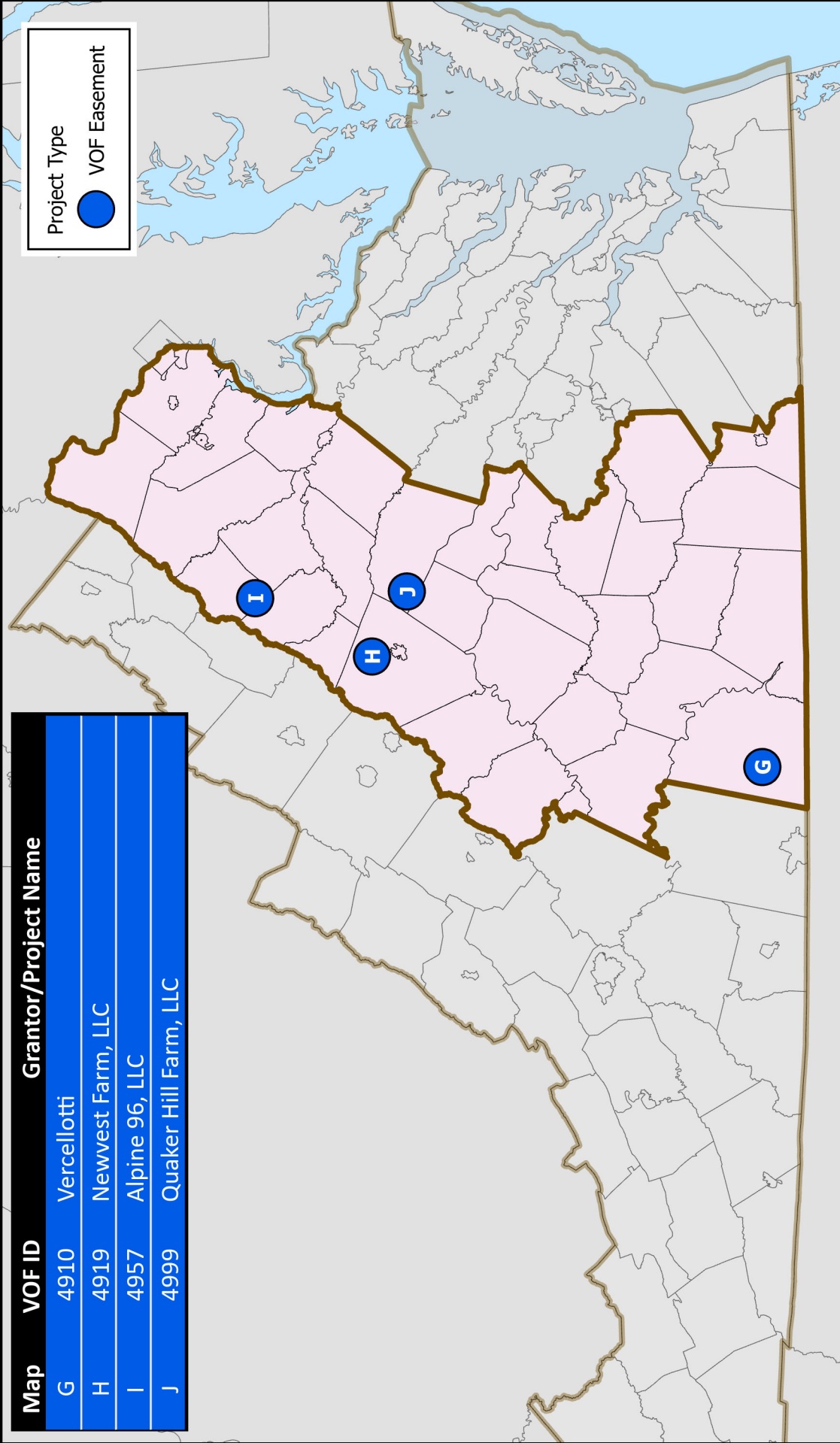


Proposed Conservation Projects: Central Region

Map	VOF ID	Grantor/Project Name
G	4910	Vercellotti
H	4919	Newvest Farm, LLC
I	4957	Alpine 96, LLC
J	4999	Quaker Hill Farm, LLC

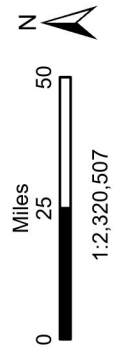
Project Type

VOF Easement



Map created: 2/14/2025 by VOF-LV
 Projection: NAD 1983 Virginia Lambert

Source data: Source data provided by County Boundaries - US Census Bureau/VOF; all else - VOF.



Board of Trustees Meeting
 March 13, 2025

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

PROJECT SUMMARY

ALPINE 96, LLC

Rappahannock County

147.99 acres

Board Meeting Date: 3/13/25

Staff lead: Laura Thurman

Region: Central

VOF Project # 5046

VOF Instrument # 8070

VOF Property # 5908

Project Description/Property Features

The property is a mix of open fields and wooded areas bordering State Route 231 (F.T. Valley Road), a Virginia Byway for approximately 1,000 feet. It contains intermittent tributaries of Kilbys Creek, which flows to the Hughes River approximately 1.5 miles south of the Property. The Hughes River is a State Scenic River. The property is adjacent to other land in easement with VOF, and a portion of it lies within the F.T. Valley Rural Historic District.

Project Type

- | | |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Purchase of Open-Space Easement | <input type="checkbox"/> Site Enhancement for Passive Public Use |
| <input type="checkbox"/> Fee Simple Acquisition | <input type="checkbox"/> Other: |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other: |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____ | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____ | Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable |

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes

Natural Habitat and Biological Diversity:

- The tributaries on the Property flow to Kilby's Creek, a tributary of the Hughes River, which is designated as a Stream Conservation Unit near its confluence with Kilby's Creek. Protecting water quality upstream from this SCU helps the habitat for significant aquatic communities in the Hughes River.

Scenic/Open Space:

- Fronts a Virginia Byway for approximately 1,000 feet, adjacent to other protected lands. Helps protect water quality in the Hughes River, which is a State Scenic River. Within the viewshed of several Wilderness Areas within the Shenandoah National Park, including the area around Old Rag Mountain, visited by nearly 80,000 people each year.

Water Resource Protection:

- Protecting the banks of tributaries in the headwaters of the Hughes River helps protect water quality in that important waterway.

Historic Preservation:

- A Portion of the Property lies within the F.T. Valley Rural Historic District.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted:** None **Maximum Properties:** One
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 square feet.
- 3. Buildings and Structures:**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than four detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:**
50-foot riparian buffers, livestock excluded, on the tributaries of Kilbys Creek.

6. **Public Access:** NO YES

7. **Sign Required:** NO YES

8. **Consolidation of Tax Parcels:** NO YES N/A
 Summarize: County requires a new survey to consolidate tax parcels.

Further Discussion

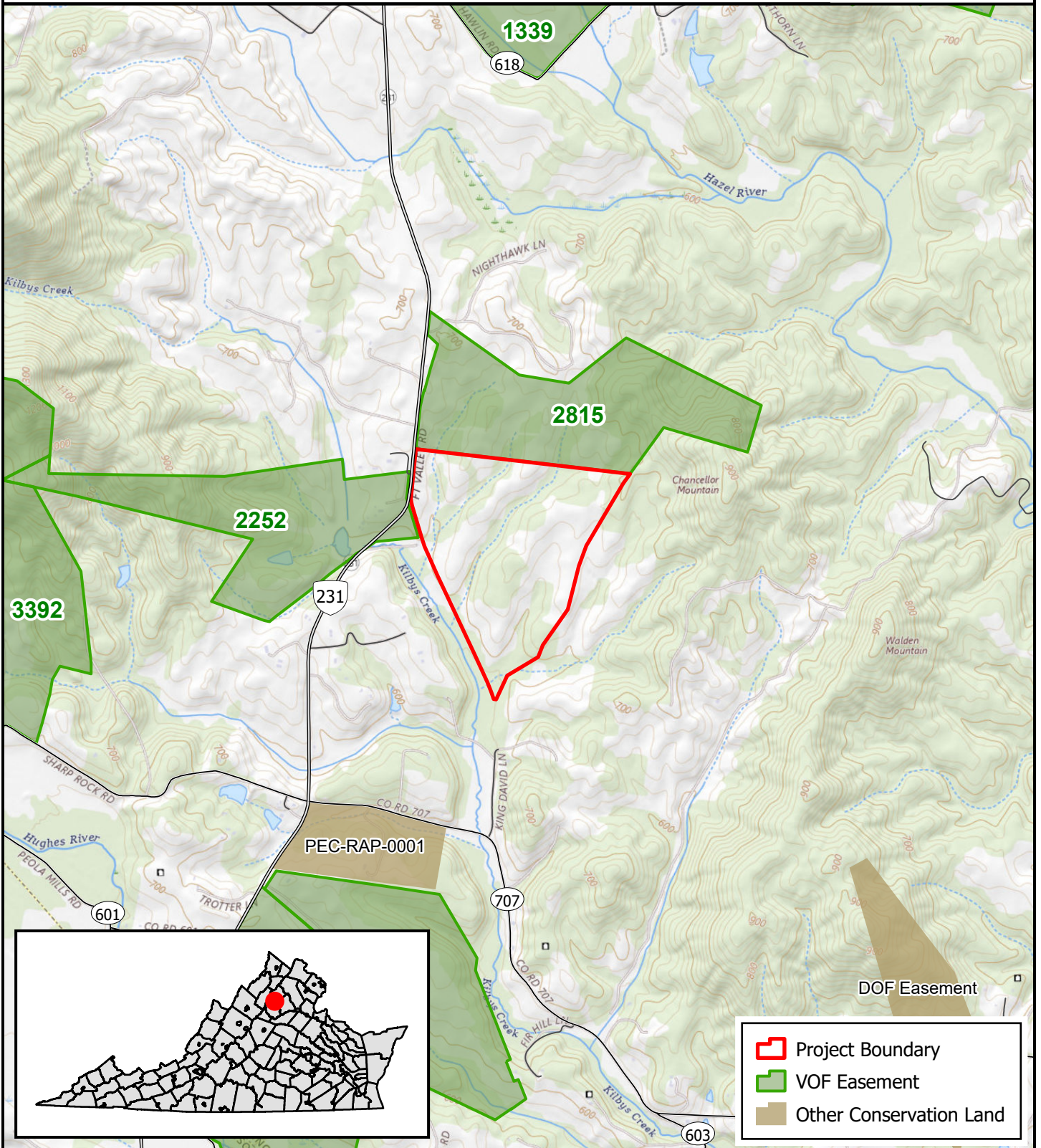
Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?
 YES NO
 DETAILS: Michelle Somers, Zoning Administrator, Rappahannock County, states that protection of the property is consistent with the County Comprehensive Plan.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: VDOT states that “Structure No. 1034 may be in the area of concern on Rte. 231. The structure is listed in fair condition with a deck that is 42’ wide. Additional ROW may be needed.” This structure is a bridge over Kilbys Creek approximately 1,000 feet south of the Property. Confirmed with VDOT on 2/20/25 that standard easement language will accommodate any future need for this project. Current ROW for SR 231 is 50 feet.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: N/A			

Location

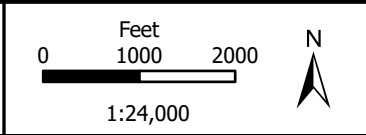
Alpine 96, LLC



- Project Boundary
- VOF Easement
- Other Conservation Land

Rappahannock County

148 ± Acres

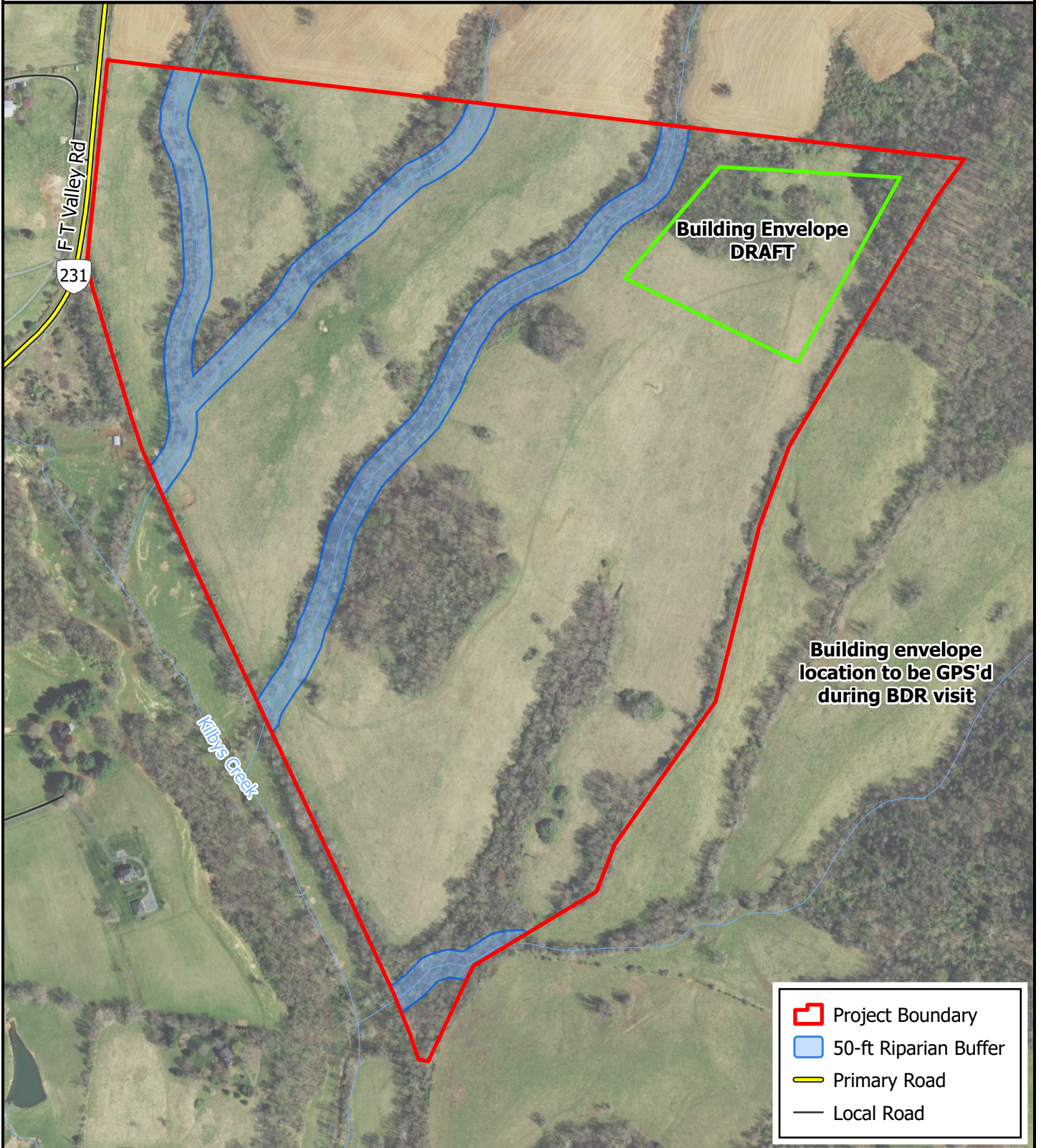


Map created: 1/22/2025 by Laura Thurman
 Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Woodville; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

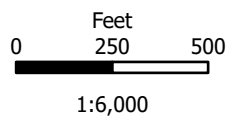
Special Conditions

Alpine 96, LLC



Rappahannock County

148 ± Acres



Map created: 1/22/2025 by Laura Thurman
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 4/11/2025; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

PROJECT SUMMARY

Vercellotti, Douglas W. and Debra S.

Halifax County

140.90 Acres

Meeting Date: March 13, 2025
VOF Project # 5056

Staff lead: Sherry Buttrick
VOF Instrument # 8232

Region: Central
VOF Property # 591

Project Description

This property adjoins an existing VOF easement and lies in an area of other easements held by VOF. The property contains high quality forest and farm soils and provides scenic enjoyment as the property contains over 1,100 feet of frontage on Jones Ferry Road. The property is largely wooded and provides wildlife habitat with 60% of the property ranked 'Moderate' in the Virginia Department of Conservation and Recreation's Natural Landscape Assessment; the property is also located within an Important Bird Area.

Project Type

- | | |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Purchase of Open-Space Easement | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition | <input type="checkbox"/> Other: _____ |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____
Amount Requested: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____
Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable |

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- Property contains 26 acres of Prime Farmland and 90 acres of Farmland of Statewide Importance as delineated by the United States Department of Agriculture.
- American Farmland Trust in its study containing its Productivity, Versatility, and Resilience Index has ranked approximately 4 acres as Acceptable; approximately 20 acres as Significant and approximately 2 acres as Exceptional.

Forestal Use:

- Approx 56 acres of its forestland is ranked High or Very High in Virginia Department of Forestry's Forest Land Assessment.

Natural Habitat and Biological Diversity:

- Approx 60% of the property is ranked 'Moderate' in the Virginia Department of Conservation and Recreation's VA Natural Lands Assessment.
- Property is within the Piedmont Forest Block Important Bird Area as designated by the National Audubon Society.

Scenic/Open Space:

- Property contains approximately 1,127 feet of road frontage on Jones Ferry Road and thereby affords the traveling public scenic enjoyment of this rural landscape.
- Property adjoins a 230-acre VOF easement property and lies within one mile of three VOF easement properties and within three miles of eight VOF easement properties.

Water Resource Protection:

- Property contains approximately 1,042 feet on Ballous Creek and approximately 2,550 feet on the tributaries to Ballous Creek within the Dan River and John H. Kerr Reservoir watersheds.
- DCR has identified and ranked approx. 112 acres of the Property in their Watershed Model, with approximately 56 acres ranked as Medium, approximately 44 acres ranked Low-Medium, and approx. 12 acres ranked as Medium High.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted:** 0 No division of the property permitted. **Maximum Properties:** 1
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed **20,000** square feet.
- 3. Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No more than two freestanding dwellings may be maintained or constructed on the Property. No building may exceed 35 feet in height. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.

4. Forest Management:

A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. Water Quality Protection Areas:

- 35 ft buffers on both sides of Ballous Creek and its tributaries shown on Exhibit A.
- Riparian Protection Zone on wetlands along Ballous Creek. (*ground truthing needed as stream has moved.*)

6. Unique Deed Provisions: *None.*

7. Public Access: NO YES

8. Sign Required: NO YES

9. Consolidation of Tax Parcels: NO YES N/A

Summarize:

Further Discussion

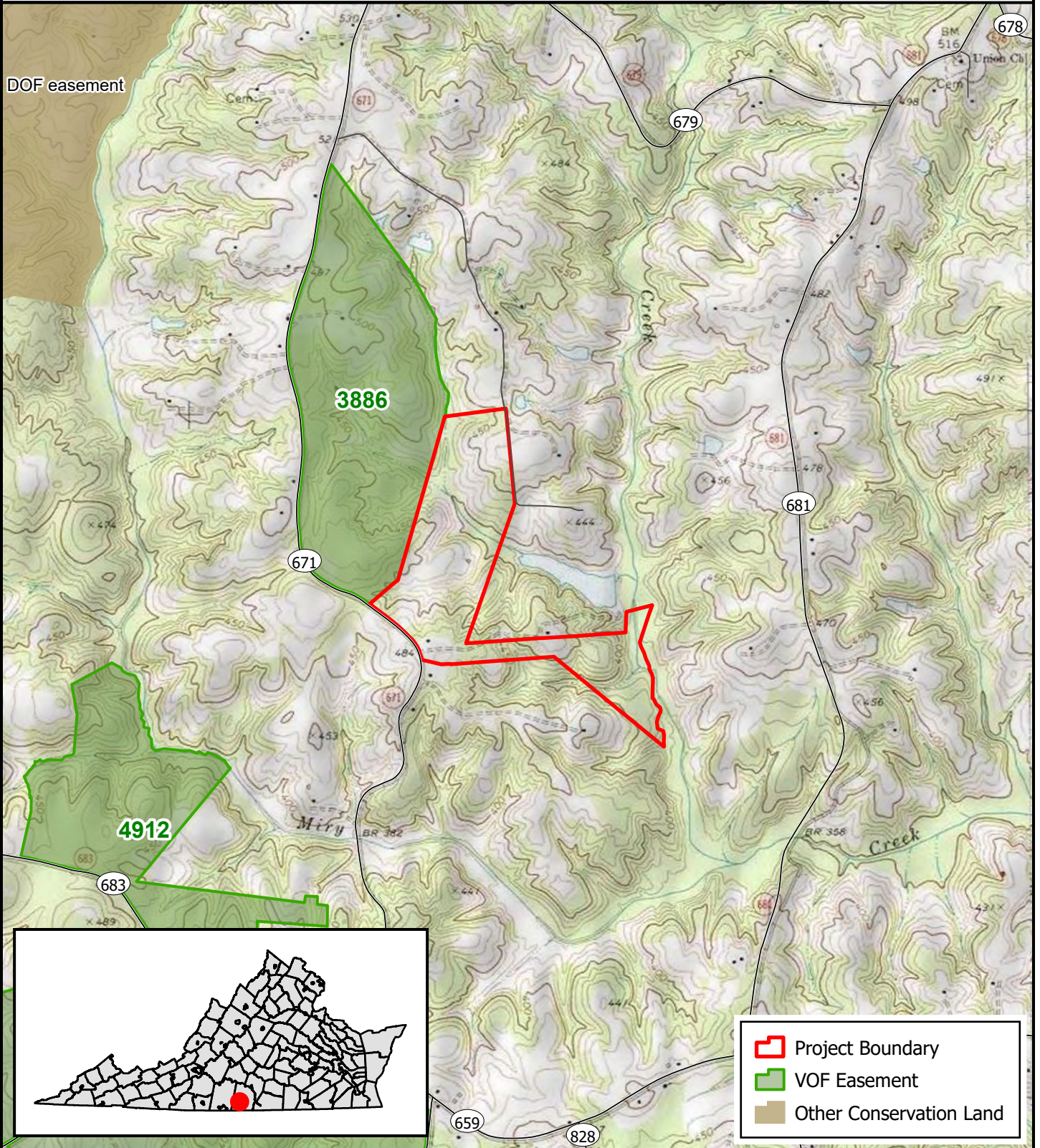
Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?
 YES NO
 DETAILS: Detrick J. Easley, Zoning Administrator, states in an email from 1/9/2025 that both parcels are zoned agricultural and are designated for agriculture in the Future Land Use Plan.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 671, Jones Ferry Rd has 40 R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: 2/18/2025 email from Jay Craddock of VDOT stating that VOF’s standard language allows for anything VDOT would need to do in the future.			

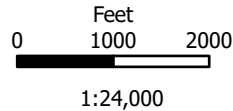
Location

Vercellotti, Douglas W. and Debra S.



Halifax County

140.9 ± Acres



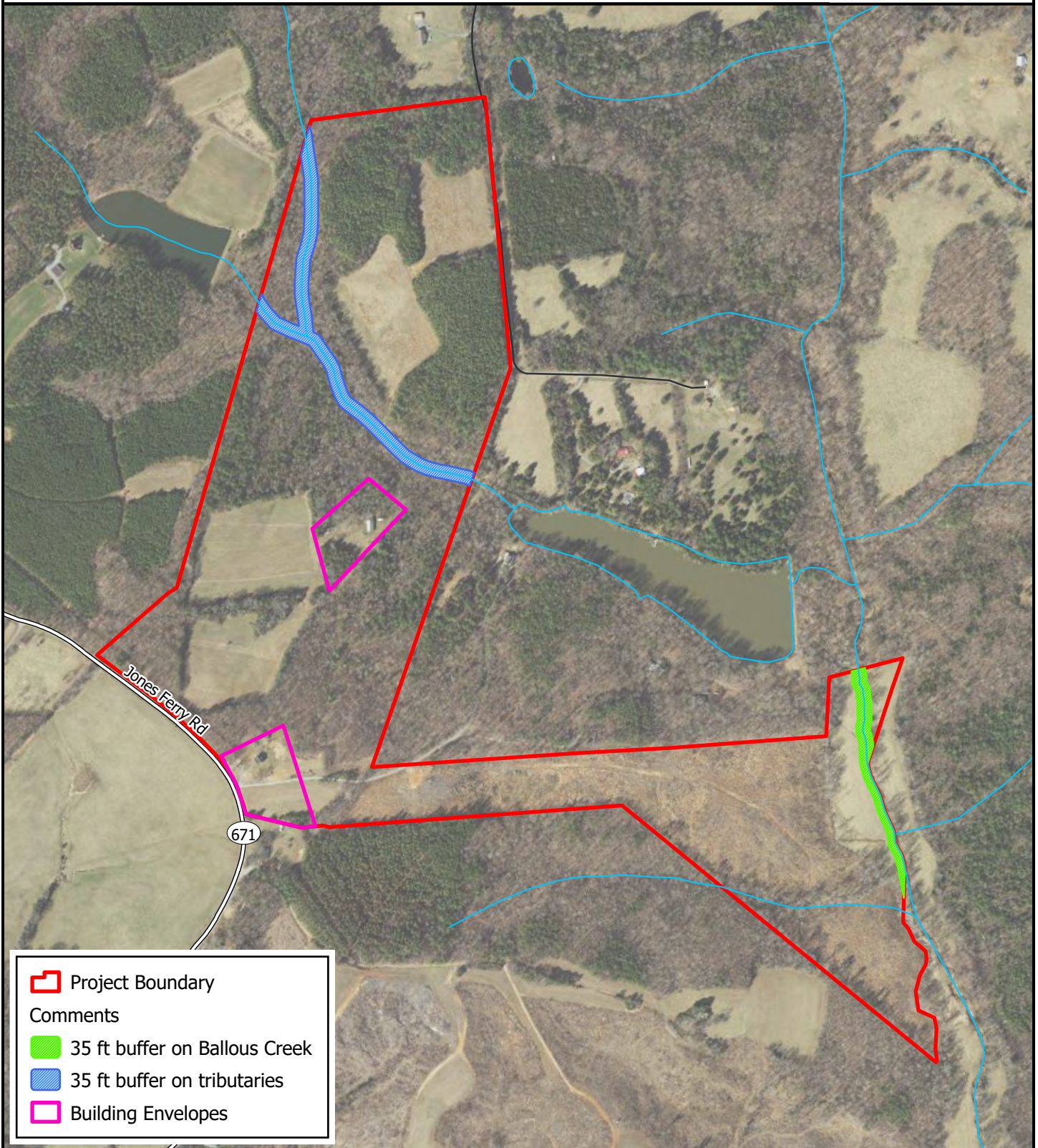
Map created: 1/8/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Oak Level; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

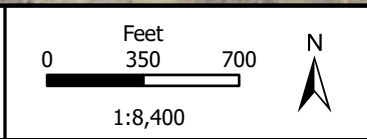
This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

Special Conditions

Vercellotti, Douglas W. and Debra S.



Halifax County
140.9 ± Acres



Map created: 1/16/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 3/4/2022; Rivers/Streams - VGIN-VBMP and aerial; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

PROJECT SUMMARY

Quaker Hill Farm L.L.C.

Louisa County

397.84 acres

Meeting Date: March 13, 2025

Staff lead: Sherry Buttrick

Region: Central

VOF Project # 5063

VOF Instrument # 8288

VOF Property # 5930

Project Description

This is a large property partially within the Green Springs National Historic Landmark District established by the National Park Service and lying on US. Route 15, a regional arterial road that passes through the District. The property adjoins a large block of land protected by conservation easements and in the area of a concentration of protected lands. The property is currently in young pine forest except for the riparian area along Camp Creek which has more mature trees and will be used in future for predominantly agricultural production. The property is within the Chesapeake Bay Watershed, and a large pond built for flood control exists on the property.

Project Type

- | | |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Purchase of Open-Space Easement | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition | <input type="checkbox"/> Other: _____ |

Instrument Type

- | | |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other |

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF-Easement Assistance</u>
Amount Approved: <u>\$15,000</u> | <input type="checkbox"/> External Grant Program(s): _____
Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable |

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$15,000

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- Soils: 11 ac Prime Soils and 284 ac Farmland of Statewide Importance.
- Adjoins Green Springs AFD.
- American Farmland Trust: Approximately 22 ac ranked Acceptable and 6 ac ranked Significant.

Forestal Use:

- ~375 ac ranked High—Very High—Outstanding in DOF forest lands assessment

Natural Habitat and Biological Diversity:

- Lies on Birding and Wildlife Trail (Rt. 15)
- Approximately 340 acres are ranked Moderate in VaNLA Wetlands along most of Camp Creek.

Scenic/Open Space:

- Fronts on US Rt. 15, a major regional arterial road for 866 feet. The scenic and historic viewshed from this road is significant as the road passes through a significant area of historic and open-space easements within the Historic Green Springs District.
- Rt. 15 is a Birding and Wildlife Trail.
- Fronts on W. Green Springs Rd for approx. 4,420 feet.
- Open Space: Property adjoins a 727- acre VOF easement, which in turn adjoins another VOF easement of 84 acres and a DOF easement of 1,103 acres.
- Lies adjoining a big block of easements.

Water Resources:

- Camp Creek forms the southern boundary of the property for ~5,500 feet within one-half mile of a county public drinking water reservoir. A large pond lies on the southern boundary and some areas of wetlands.
- DCR Watershed Model: Approx. 152 acres are ranked Medium, 30 ac ranked Medium-High and 148 ac ranked Low-Medium. 35 acres ranked Low.
- In Chesapeake Bay Watershed.

Historic Preservation:

- Approximately 1/3 of the property lies within the Green Springs Historic District.
- Over half the property is ranked “high” by DCR in its Conservation Vision “Cultural Resource Index.”

Open Space as Designated by a Government or Conservation Organization:

- Policy: In Conserve VA Historic category.
- Climate: Approximately 75 acres are identified by TNC as having climate resilience.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Division permitted:** One division into two properties **Maximum Properties:** 2.
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 86,000 square feet.
3. **Buildings and Structures.**
 Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height.
 No more than 6 freestanding dwellings may be maintained or constructed on the Property.
 All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.
 Any freestanding dwelling must be located in a Building Envelope.
4. **Forest Management:**
 A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:** 100 ft riparian buffer on Camp Creek and a Riparian Protection Zone on wetlands shown on Exhibit A
6. **Unique Deed Provisions:**
7. **Public Access:** NO YES
8. **Sign Required:** NO YES
9. **Consolidation of Tax Parcels:** NO YES N/A

Summarize:

Further Discussion

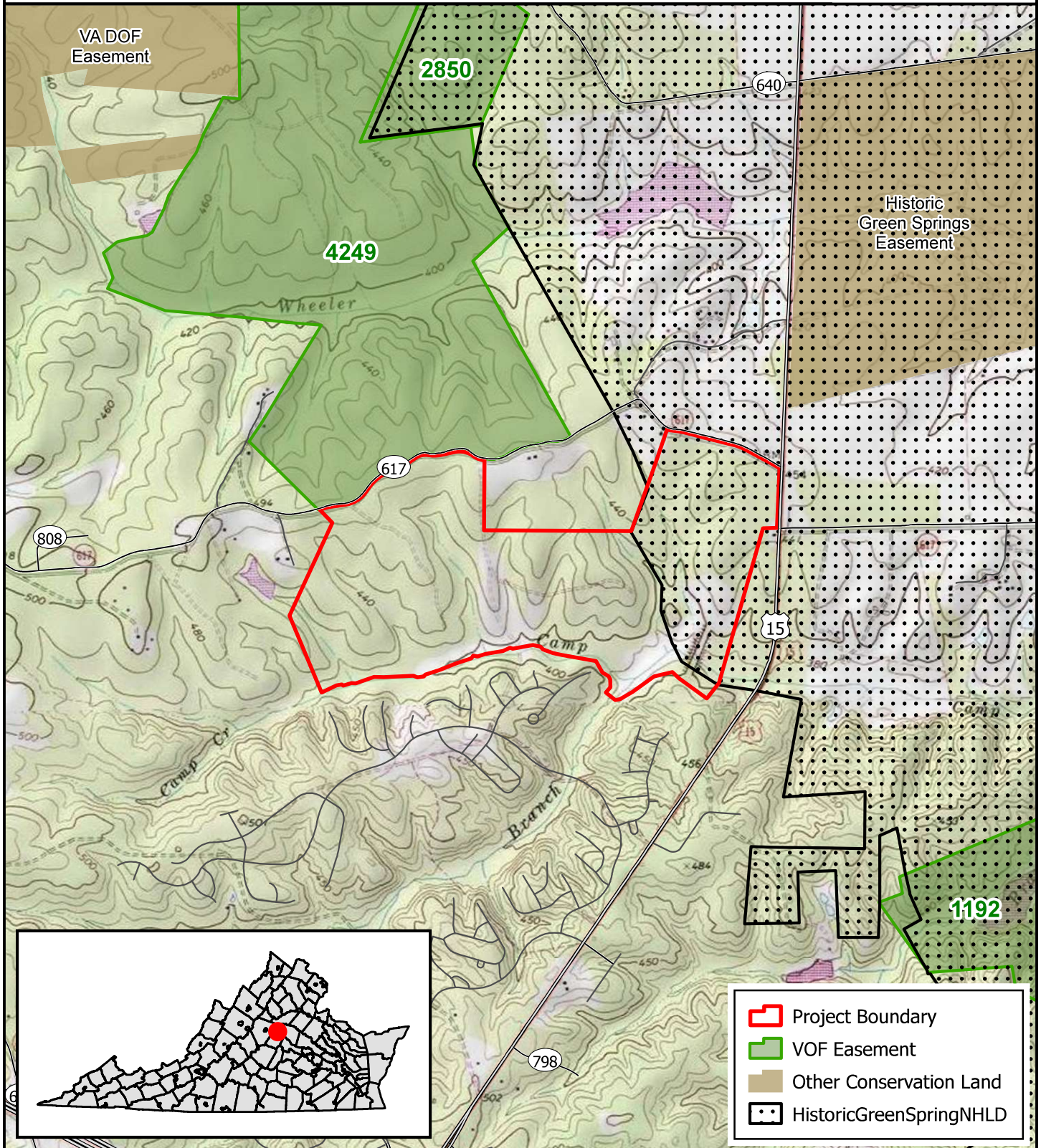
Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?
 YES NO
 DETAILS: Correspondence on 1/22/2025 from Linda Buckler, Director of Planning.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 15 has 66 ft R/W. Rt. 617 (W. Green Springs Rd) has 50 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> VDOT response 2/19/2025 that there are no plans for these roads. Roads are not on any published plans.			

Location

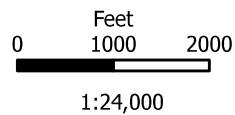
Quaker Hill Farm, LLC



- Project Boundary
- VOF Easement
- Other Conservation Land
- HistoricGreenSpringNHL

Louisa County

397.84 ± Acres

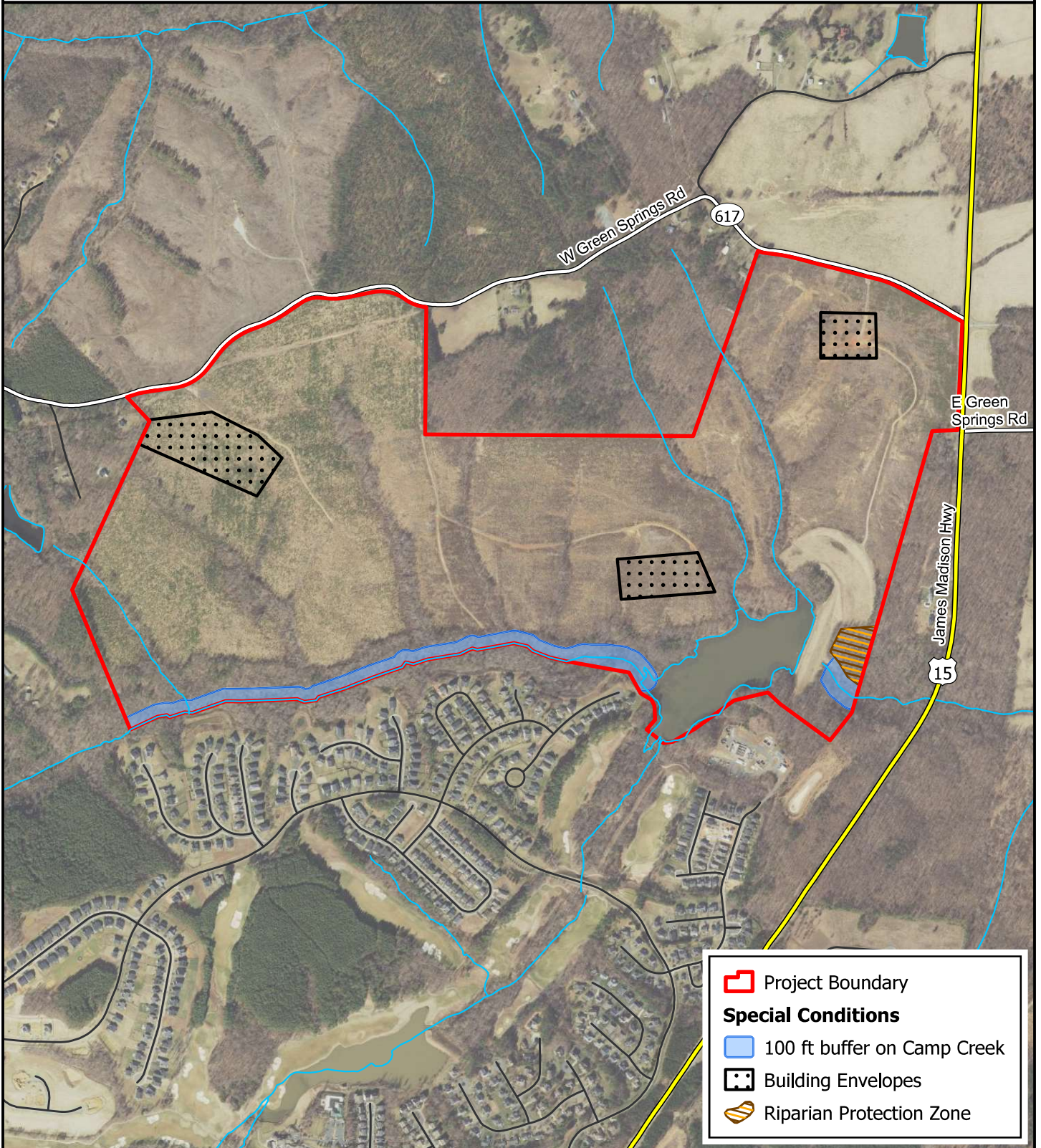


Map created: 2/5/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Boswells Tavern; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

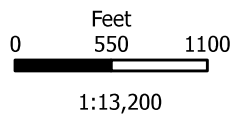
Special Conditions

Quaker Hill Farm, LLC



Louisa County

397.84 ± Acres



Map created: 2/5/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/2022 and 3/5/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Newvest Farm, LLC

Albemarle County

91.63 acres

Meeting Date: March 13, 2025

Staff lead: Sherry Buttrick

Region: Central

VOF Project # 5065

VOF Instrument # 8293

VOF Property # 5932

Project Description

This property, which lies in an area of high growth in Albemarle County, is an area of conservation easements, with eight conservation easements being within one mile. The property's location is significant in that it lies within less than half a mile of the South Fork Rivanna Reservoir, the major public drinking reservoir in the county, and contains several intermittent streams flowing to that reservoir. Approximately half the property's area is ranked within DCR's Conservation Vision Watershed Model. The property in addition, contains productive soils.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Public Use
- Other: _____

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested: \$ _____
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Tax Benefits (Sought by Applicant)
- Not Applicable

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- Approx 13 acres ranked as Exceptional, 22 acres ranked as significant, and 36 ac ranked as Acceptable in AFT's Productivity, Versatility, and Resiliency Index.
- Soils: Approx 29 acres Prime Farmland Soils and 36 acres Farmland of Statewide Importance;

Natural Habitat and Biological Diversity:

- Habitat: Approximately 32 acres are within VaNLA Ecological Core, ranked as General.
- Approx 15 acres are within TNC's Resilient and Connected Network

Scenic/Open Space:

- Four VOF easements and four additional protected lands within one mile.
- Frontage of approx. 2,535 feet on Rea's Ford Lane.

Water Resources:

- Two tributary streams totaling approx. 2,000 feet in length flowing to the South Fork Rivanna Reservoir within 0.4mile. The Reservoir is a public drinking water supply for parts of Albemarle County and the City of Charlottesville.
- DCR Conservation Vision Watershed Model: 36 ac ranked Medium and 11 ac ranked Low Medium.

Historic Preservation:

- Ranked Medium in DCR's Conservation Vision Resource Preservation Index.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted:** 0 No division of the property. **Maximum Properties:** 1
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed **20,000** square feet.
- 3. Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area and of 35 feet in height, must have Grantee's prior review and written approval. No more than 2 freestanding dwellings (including the one that exists) may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.
Any freestanding dwelling must be located in a Building Envelope.
- 4. Forest Management:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. **Water Quality Protection Areas:** 100 ft riparian buffers on unnamed stream segments as shown on Exhibit A.

6. **Unique Deed Provisions:** *None.*

7. **Public Access:** NO YES

8. **Sign Required:** NO YES

9. **Consolidation of Tax Parcels:** NO YES N/A
 Summarize: Attorney intends to do boundary line adjustments of existing TMP's so that the out parcel of 6 ac becomes its own 6-acre tax parcel and the land to go under easement becomes one parcel, with the parcel number that is now the smaller parcel.

Further Discussion

Survey will be needed for the 6 acres to be excluded from easement.

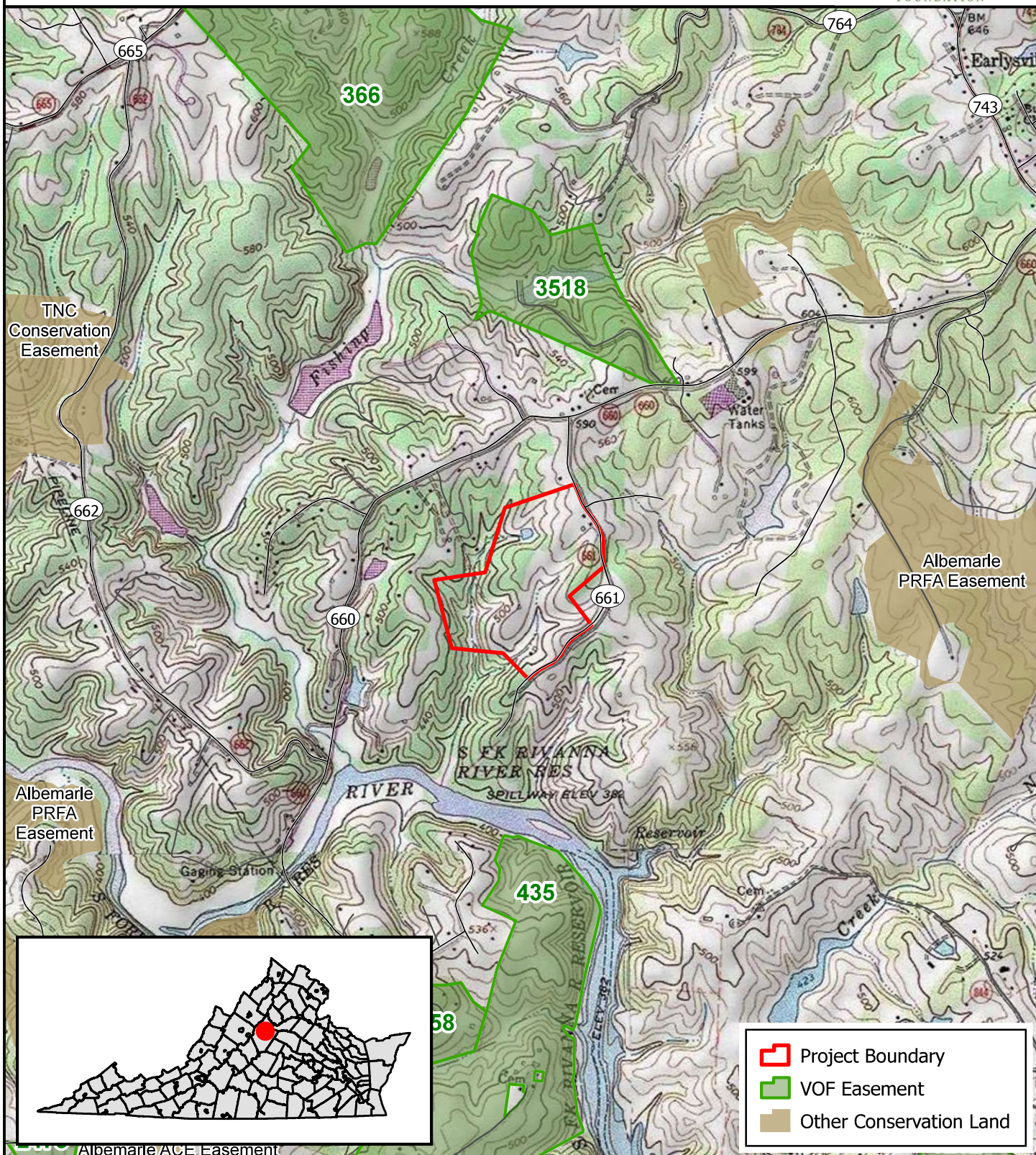
Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?
 YES NO
 DETAILS: Response from Scott Clark, Albemarle County Planner on 2/3/2025 indicating consistent.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 661 (Reas Ford Ln) has 30' prescriptive R/W and dead ends shortly after the property.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> 1/24/2025 email from Carrie Shephard, VDOT stating that there are no planned projects for Rt. 661.			

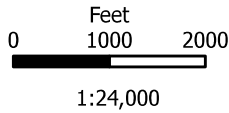
Location

Newvest Farm, LLC



Albemarle County

91.63 ± Acres

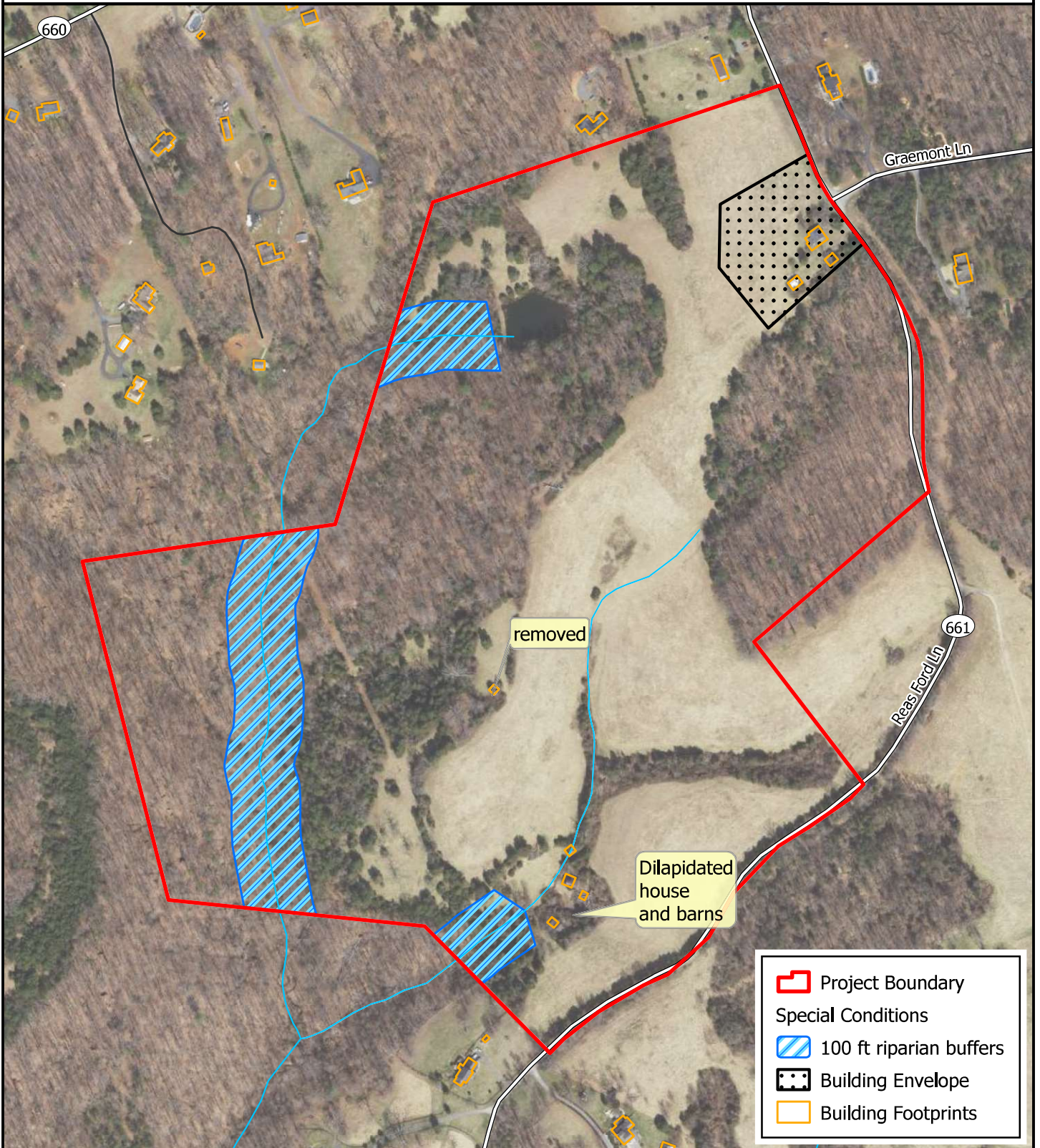


Map created: 2/5/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Free Union; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

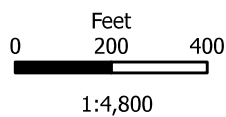
Special Conditions

Newvest Farm, LLC



Albemarle County

91.63 ± Acres



Map created: 2/5/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/15/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF, iPhone 14 internal GPS/VBMP aerial imagery used to determine points.