

Ranking Order of ACE Applicants from Round 9 (FY 2008-09)

(20 points are needed to qualify for ACE Funding)

Applicant	Tax Map	Acres	Points	Tourism	Eligibility
McDaniel, James (Scottsville)	TM 135, Parcel 15A	(0.902 acres)	36.77 points	yes	eligible
	TM 135, Parcel 18	(24.371 acres)			
	TM 135, Parcel 19 "A"	(87.481 acres)			
	TM 135, Parcel 19 "B"	(24.785 acres)			
	<u>TM 135, Parcel 22</u>	<u>(39.720 acres)</u>			
	Total	(177.259 acres)			
Garnett, E.N. (Carters Bridge)	TM 73, Parcel 25	(113.000 acres)	33.36 points	yes	eligible
Hudson, Michael (North Garden)	TM 100, Parcel 1	217.140 acres	32.01 points	yes	eligible
Sarah Magerfield (North Garden)	TM 73, Parcel 42	(38.000 acres)	31.31 points	yes	eligible
	<u>TM 73, Parcel 42A</u>	<u>(70.860 acres)</u>			
	Total	(108.860 acres)			
Charles P. Hudson (Walnut Creek)	TM 100, Parcel 20B	(55.997 acres)	26.45 points	yes	eligible
	<u>TM 100, Parcel 21</u>	<u>(68.990 acres)</u>			
	Total	(124.987 acres)			
Thurman, Thelma (Milton)	TM 94, Parcel 20A	108.400 acres	25.36 points	no	eligible
Rives, Barclay (Cismont)	TM 65, Parcel 93A1	3.811 acres	24.58 points	yes	eligible
	TM 65, Parcel 94	3.000 acres			
	TM 65, Parcel 94 "A"	1.250 acres			
	TM 65, Parcel 94 "B"	15.950 acres			
	TM 65, Parcel 95	4.872 acres			
	TM 65, Parcel 95A	3.978 acres			
	<u>TM 65, Parcel 121</u>	<u>38.840 acres</u>			
	Total	71.701 acres			
Barksdale, John (Walnut Creek)	TM 100, Parcel 34	(153.010 acres)	23.09 points	no	eligible
Rushia, Ed & Chris (Crozet)	TM 39, Parcel 27	86.700 acres	22.43 points	yes	eligible
Sobel, Jeff & Linda (Crozet)	TM 57, Parcel 75	40.460 acres	12.01 points	no	ineligible
White, Brant & Barbara (Cismont)	TM 51, Parcel 2A	37.195 acres	11.48 points	no	ineligible
Totals	11 applicants	1,254.427 acres			

Note: Tourism value is determined by the presence of specific elements from the ranking evaluation criteria making certain properties eligible for funding from the transient lodging tax. The specific criteria include the following: contains historic resources or lies in a historic district; lies in the primary Monticello viewshed; adjoins a Virginia scenic highway, byway or entrance corridor; lies on a state scenic river; provides mountaintop protection

Ranking Evaluation Criteria & Points Determination

Owner:	James C. McDaniel		
Property:	TM 135, Parcel 15A (0.902 acres)	0 DivR's + 1 DevR's =	1 DR's
	TM 135, Parcel 18 (24.371 acres)	0 DivR's + 0 DevR's =	0 DR's (in floodplain)
	TM 135, Parcel 19 "A" (87.481 acres)	3 DivR's + 5 DevR's =	8 DR's
	TM 135, Parcel 19 "B" (24.785 acres)	0 DivR's + 0 DevR's =	0 DR's (in floodplain)
	TM 135, Parcel 22 (39.720 acres)	1 DivR's + 5 DevR's =	6 DR's
	<u>Total</u> (192.974 acres)	4 DivR's + 11 DevR's =	15 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	next to TNC easement	plats/County overlay maps	2.00
Criteria A.2	177.259 acres	RE Assessor's Office	3.55
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	10 usable DR's eliminated	Zoning & Planning Departments	5.00
Criteria C.1	no	County overlay maps	0.00
Criteria C.2	yes	landowner	3.00
Criteria C.3	1,550 feet on SR 627 959 feet on SR 726	County tax map/plats	4.51
Criteria C.4	1806 home (DHR 2-241)	PEC/Monticello viewshed maps	3.00
Criteria C.5	Virginia mallow Stalkless yellow-cress	DCR Division of Natural Heritage	2.00
Criteria C.6	124 acres	County Soil Survey	2.48
Criteria C.7	2,154 feet on the James River	County overlay maps	1.08
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	100' wide buffer on James River	landowner	2.15
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	yes	County overlay maps	2.00
Criteria C.12	no	landowner/DOF	0.00
Criteria D.1	40% funding	Based on income grid	6.00
Point Total			36.77 points

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 DCR = Department of Conservation and Recreation; SH = Scenic Highway; EC = entrance corridor;
 SR = State Road; CE = Conservation Easement; SFRR = South Fork Rivanna River watershed
 SWMHD = Southwest Mountains Historic District

Ranking Evaluation Criteria & Points Determination

Owner: **E.N. Garnett**
 Property: TM 73, Parcel 25 (113.000 acres) 4 DivR's + 5 DevR's = 9 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	4,401 feet on Page 5,311 feet on Lewis	plats/County overlay maps	21.42
Criteria A.2	113.000 acres	RE Assessor's Office	2.26
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	6 usable DR's eliminated	Zoning & Planning Departments	3.00
Criteria C.1	50 acres in MOD 10 acres in RAB	County overlay maps	1.50
Criteria C.2	yes	landowner	3.00
Criteria C.3	no road frontage	County tax map/plats	0.00
Criteria C.4	no	PEC/Monticello viewshed maps	0.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	29 acres	County Soil Survey	0.58
Criteria C.7	none	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	landowner not interested	landowner	0.00
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	yes	landowner/DOF	1.00
Criteria D.1	94% funding	Based on income grid	0.60
Point Total			33.36 points

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ACE Ranking Evaluation Criteria & Points Determination

Owner:	Michael Hudson		
Property:	Parcel A	(40.00 acres)	1 DivR's + 5 DevR's = 6 DR's
	Parcel B	(110.50 acres)	4 DivR's + 5 DevR's = 9 DR's
	Parcel C	(51.00 acres)	1 DivR's + 5 DevR's = 6 DR's
	Parcel D	(17.71 acres)	0 DivR's + 5 DevR's = 5 DR's
	TM 100- 1	(217.140 acres)	6 DivR's + 20 DevR's = 26 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	w/in ¼ mile of Powell	County overlay map	2.00
Criteria A.2	217.14 acres	RE Assessor's Office	4.34
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	23 DR's eliminated	Zoning & Planning Department	11.50
Criteria C.1	yes - 50 acres in MOD no acres in RAB	County overlay map	1.00
Criteria C.2	yes	landowner	5.00
Criteria C.3	1,328' on SR 813	County overlay map	3.33
Criteria C.4	no	DHR & Monticello viewshed maps	0.00
Criteria C.5	yes (5,000' upstream of habitat of American eel & mountain red belly dace)	DCR - Division of Natural Heritage	2.00
Criteria C.6	97 acres "prime soil"	County Soil Survey	1.94
Criteria C.7	no	County overlay map	0.00
Criteria C.8	no	County overlay map	0.00
Criteria C.9	300' on SF Hardware River (in CREP)	landowner	0.30
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay map	0.00
Criteria C.12	no	Department of Forestry	0.00
Criteria D.1	94% funding	Based on income grid	0.60
Point Total			32.01 points

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DHR = Department of Historic Resources; DCR = Department of Conservation and Recreation
SFRR = South Fork Rivanna River Reservoir
MOD = Mountain overlay District; RAB = Ridge Area Boundary (land within 100' of ridgetop)

ACE Ranking Evaluation Criteria & Points Determination

Owner:	Sarah Magerfield		
Property:	TM 73, Parcel 42	(38.000 acres)	1 DivR's + 5 DevR's = 6 DR's
	<u>TM 73, Parcel 42A</u>	<u>(70.860 acres)</u>	<u>2 DivR's + 5 DevR's = 7 DR's</u>
	Total	(108.860 acres)	3 DivR's + 10 DevR's = 13 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	5,280 on Lewis (TM 73-43)	County overlay map	12.56
Criteria A.2	108.860 acres	RE Assessor's Office	2.18
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	10 DR's eliminated	Zoning & Planning Department	5.00
Criteria C.1	30 acres – Taylors Mountain MOD 19 acres RAB	County overlay map	1.55
Criteria C.2	yes	landowner	3.00
Criteria C.3	977 feet on SR 708	County overlay map	2.98
Criteria C.4	no	DHR & Monticello viewshed maps	0.00
Criteria C.5	no	DCR - Division of Natural Heritage	0.00
Criteria C.6	72 acres "prime soil"	County Soil Survey	1.44
Criteria C.7	no	County overlay map	0.00
Criteria C.8	no	County overlay map	0.00
Criteria C.9	n/a	landowner	0.00
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	yes	County overlay map	2.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>94% funding</u>	<u>Based on income grid</u>	<u>0.60</u>
Point Total			31.31 points

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ACE Ranking Evaluation Criteria & Points Determination

Owner:	Charles P. Hudson		
Property:	TM 100, Parcel 20B (55.997 acres)	2 DivR's + 4 DevR's =	6 DR's
	<u>TM 100, Parcel 21 (68.990 acres)</u>	<u>2 DivR's + 4 DevR's =</u>	<u>6 DR's</u>
	Total (124.987 acres)	4 DivR's + 8 DevR's =	12 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	541 feet on Walnut Creek Park	County overlay map	3.08
Criteria A.2	124.987 acres	RE Assessor's Office	2.50
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	9 DR's eliminated	Zoning & Planning Department	4.50
Criteria C.1	10 acres - Gay Mountain MOD	County overlay map	0.22
Criteria C.2	yes	landowner	5.00
Criteria C.3	1,271 feet on SR 631	County overlay map	3.27
Criteria C.4	no	DHR & Monticello viewshed maps	0.00
Criteria C.5	no	DCR - Division of Natural Heritage	0.00
Criteria C.6	94 acres "prime soil"	County Soil Survey	1.88
Criteria C.7	no	County overlay map	0.00
Criteria C.8	no	County overlay map	0.00
Criteria C.9	3,000+/- feet	landowner	6.00
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay map	0.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>n/a</u>	<u>Based on income grid</u>	<u>0.00</u>
Total			26.45 points

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ACE Ranking Evaluation Criteria & Points Determination

Owner: **Thelma Thurman**
 Property: TM 94, Parcel 20A (108.400 acres) 4 DivR's + 5 DevR's = 9 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	w/in ¼ mile of Limestone Farm	County overlay map	2.00
Criteria A.2	108.400 acres	RE Assessor's Office	2.17
Criteria B.1	no	landowner	0.00
Criteria B.2	yes	landowner	3.00
Criteria B.3	6 DR's eliminated	Zoning & Planning Department	3.00
Criteria C.1	no	County overlay map	0.00
Criteria C.2	yes	landowner	5.00
Criteria C.3	2,647' on SR 623	County overlay map	4.65
Criteria C.4	no	DHR & Monticello viewshed maps	0.00
Criteria C.5	no	DCR - Division of Natural Heritage	0.00
Criteria C.6	55 acres "prime soil"	County Soil Survey	1.10
Criteria C.7	no	County overlay map	0.00
Criteria C.8	no	County overlay map	0.00
Criteria C.9	2,958' w/ 50-100 foot wide buffers	landowner	4.44
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay map	0.00
Criteria C.12	no	Department of Forestry	0.00
Criteria D.1	n/a	VOF, PEC, TNC etc.	0.00
Point Total			25.36 points

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 SFRR = South Fork Rivanna River Reservoir

Ranking Evaluation Criteria & Points Determination

Owner: **John Barksdale**
 Property: TM 100, Parcel 34 (153.010 acres) 7 DivR's + 3 DevR's = 10 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	1,076 feet on Walnut Creek Park	plats/County overlay maps	4.15
Criteria A.2	153.010 acres	RE Assessor's Office	3.06
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	7 usable DR's eliminated	Zoning & Planning Departments	3.50
Criteria C.1	no	County overlay maps	0.00
Criteria C.2	yes	landowner	3.00
Criteria C.3	1,076 feet on SR 631	County tax map/plats	3.08
Criteria C.4	none	PEC/Monticello viewshed maps	0.00
Criteria C.5	mafic outcrops w/ rare plants?	DCR Division of Natural Heritage	3.00
Criteria C.6	105 acres	County Soil Survey	2.10
Criteria C.7	no	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	none	landowner	0.00
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>88% funding</u>	<u>Based on income grid</u>	<u>1.20</u>
Point Total			23.09 points

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Ranking Evaluation Criteria & Points Determination

Owner:	Rives		
Property:	TM 65, Parcel 93A1 (3.811 acres)	0 DivR's + 1 DevR's =	1 DR's
	TM 65, Parcel 94 (3.000 acres)	0 DivR's + 1 DevR's =	1 DR's
	TM 65, Parcel 94 "A" (1.250 acres)	0 DivR's + 1 DevR's =	1 DR's
	TM 65, Parcel 94 "B" (15.950 acres)	0 DivR's + 5 DevR's =	5 DR's
	TM 65, Parcel 95 (4.872 acres)	0 DivR's + 2 DevR's =	2 DR's
	TM 65, Parcel 95A (3.978 acres)	0 DivR's + 1 DevR's =	1 DR's
	<u>TM 65, Parcel 121 (38.840 acres)</u>	<u>1 DivR's + 6 DevR's =</u>	<u>7 DR's</u>
	Total (71.701 acres)	1 DivR's + 17 DevR's =	18 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	783 feet on Mirza (TM 65-93)	plats/County overlay maps	3.57
Criteria A.2	71.701 acres	RE Assessor's Office	1.43
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	16 DR's eliminated	Zoning & Planning Departments	8.00
Criteria C.1	no	County overlay maps	0.00
Criteria C.2	yes	landowner	3.00
Criteria C.3	470 feet on Route 231 144 feet on SR 740	County tax map/plats	2.92
Criteria C.4	Southwest Mountains RHD	PEC/Monticello viewshed maps	3.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	33 acres	County Soil Survey	0.66
Criteria C.7	no	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	none	landowner	0.00
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	yes (Kinloch Ag-For)	County overlay maps	2.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>n/a</u>	<u>Based on income grid</u>	<u>0.00</u>
Point Total			24.58 points

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Ranking Evaluation Criteria & Points Determination

Owner: **Rushia**
 Property: TM 39, Parcel 27 (86.700 acres) 3 DivR's + 5 DevR's = 8 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	990 feet on Henley 1,922 feet on Shaw 1,856 feet on Pietsch	plats/County overlay maps	11.54
Criteria A.2	86.700 acres	RE Assessor's Office	1.73
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	6 usable DR's eliminated	Zoning & Planning Departments	3.00
Criteria C.1	61 acres in MOD 35 acres in RAB	County overlay maps	2.97
Criteria C.2	no	landowner	0.00
Criteria C.3	none	County tax map/plats	0.00
Criteria C.4	none	PEC/Monticello viewshed maps	0.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	8 acres	County Soil Survey	0.19
Criteria C.7	SF Rivanna River Watershed	County overlay maps	3.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	none	landowner	0.00
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
Criteria D.1	94% funding	Based on income grid	0.60
Point Total			23.03 points

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Ranking Evaluation Criteria & Points Determination

Owner: **Sobel**
 Property: TM 57, Parcel 75 (40.460 acres) 1 DivR's + 5 DevR's = 6 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	<1/4 mile from Martin (57-73A)	plats/County overlay maps	2.00
Criteria A.2	40.460 acres	RE Assessor's Office	0.81
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	4 usable DR's eliminated	Zoning & Planning Departments	2.00
Criteria C.1	none	County overlay maps	0.00
Criteria C.2	no	landowner	0.00
Criteria C.3	none	County tax map/plats	0.00
Criteria C.4	none	PEC/Monticello viewshed maps	0.00
Criteria C.5	yes (James spiny mussel)	DCR Division of Natural Heritage	2.00
Criteria C.6	10 acres	County Soil Survey	0.20
Criteria C.7	SF Rivanna River Watershed	County overlay maps	3.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	100+ foot wide buffer on 1,000 feet of perennial stream	landowner	2.00
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>n/a</u>	<u>Based on income grid</u>	<u>0.00</u>
Point Total			12.01 points

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Ranking Evaluation Criteria & Points Determination

Owner: **White**
 Property: TM 51, Parcel 2A (37.195 acres) 1 DivR's + 1 DevR's = 2 DR's

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	<1/4 mile from Royster & Youngblood	plats/County overlay maps	2.00
Criteria A.2	37.195 acres	RE Assessor's Office	0.74
Criteria B.1	no	landowner	0.00
Criteria B.2	no	landowner	0.00
Criteria B.3	1 usable DR eliminated	Zoning & Planning Departments	0.50
Criteria C.1	none	County overlay maps	0.00
Criteria C.2	yes ?	landowner	3.00
Criteria C.3	none	County tax map/plats	0.00
Criteria C.4	Southwest Mountains RHD	PEC/Monticello viewshed maps	3.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	32 acres	County Soil Survey	0.64
Criteria C.7	no	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	100+ foot wide buffer on 800 feet of perennial stream	landowner	1.60
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
Criteria D.1	n/a	Based on income grid	0.00
Point Total			11.48 points

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Ranking Evaluation Criteria.

A. Open-space resources.

1. The parcel adjoins an existing permanent conservation easement, a national, state or local park, or other permanently protected open-space: two (2) points, with one additional (1) point for every five hundred (500) feet of shared boundary; or the parcel is within one-quarter (1/4) mile, but not adjoining, an existing permanent conservation easement, a national, state or local park, or other permanently protected open-space: two (2) points.

2. Size of the parcel: one (1) point for each fifty (50) acres.

B. Threat of conversion to developed use.

1. The parcel is threatened with forced sale: five (5) points.

2. The parcel is threatened with other hardship: three (3) points.

3. The number of usable division rights to be eliminated on the parcel: one-half (1/2) point for each usable division right to be eliminated, which shall be determined by subtracting the number of retained division rights from the number of division rights. A division right includes all by-right divisions of both 2-acre lots and the 21-acre residual lots. Each right represents the right to build a single dwelling.

C. Natural, cultural and scenic resources.

1. Mountain protection: one (1) point for each fifty (50) acres in the mountain overlay district, as defined in the Comprehensive Plan. An additional one (1) point may be awarded for each twenty (20) acres within a ridge area boundary. For purposes of this section, the term "ridge area boundary" means the area that lies within one hundred (100) feet below designated ridgelines shown on county mountain overlay district elevation maps. If the landowner elects to use these points in the ranking criteria, the Deed of Easement shall prohibit all construction within the MOD. No farm building or agricultural structure may be allowed unless prior written approval is obtained from each Grantee".

2. Working family farm, including forestry: five (5) points if at least one family member's principal occupation and income (more than half) is farming or foresting the parcel; three (3) points if one family member has as a secondary occupation working the farm sufficient to qualify for the land use tax program.

3. The parcel adjoins a road designated either as a Virginia scenic highway or byway, or as an entrance corridor under section 30.6.2 of Chapter 18 of the Albemarle County Code: two (2) points, with one (1) additional point for each six hundred (600) feet of road frontage; or the parcel adjoins a public road: two (2) points, with one (1) additional point for each one thousand (1000) feet of road frontage; or, the parcel is substantially visible from, but is not contiguous to, a public road designated either as a Virginia scenic highway or byway, or as an entrance corridor under section 30.6.2 of Chapter 18 of the Albemarle County Code: two (2) points. If the landowner elects to use points in the ranking criteria for frontage on a Virginia scenic highway or byway, any new dwelling shall have a 250' setback from said roadway or shall not be visible in any season of the year from the scenic road on a site approved by the Grantee. Otherwise, one (1) point will be awarded for each one thousand (1000) feet of road frontage.

4. The parcel contains historic resources: three (3) points if it is within a national or state rural historic district or is subject to a permanent easement protecting a historic resource; two (2) points if the parcel is within the primary Monticello viewshed, as shown on viewshed maps prepared for Monticello and in the possession of the county; two (2) points if the parcel contains artifacts or a site of archaeological or architectural significance as determined by a qualified archaeologist or architectural historian under the United States Department of Interior's professional qualification standards. If the landowner elects to use these points in the ranking criteria for artifacts or sites of archaeological or architectural significance, the Deed of Easement shall require the permanent protection of these resources as designed by Department of Historic Resources.

5. The parcel contains an occurrence listed on the state natural heritage inventory **or** a qualified biologist has submitted documentation of an occurrence of a natural heritage resource to the ACE Program

and the Division of Natural Heritage on behalf of the applicant: five (5) points; or the parcel is within one-quarter (1/4) mile of an occurrence listed on the State Natural Heritage Inventory: two (2) points.

6. The parcel contains capability class I, II or III soils (“prime soils”) for agricultural lands or ordination symbol 1 or 2 for forest land, based on federal natural resources conservation service classifications found in the United States Department of Agriculture Soil Survey of Albemarle County, Virginia: one (1) point for each fifty (50) acres containing such soils to a maximum of five (5) points.

7. The parcel is within the South Fork Rivanna Reservoir Watershed, the Chris Greene Lake Watershed, or the Totier Creek Reservoir Watershed: three (3) points; or the parcel adjoins the Ivy Creek, Mechums River, Moormans River, Rocky Creek (of the Moormans River), Wards Creek (of the Moormans River), Doyles Creek, Buck Mountain Creek, South Fork Rivanna Reservoir River, North Fork Rivanna River, Totier Creek Reservoir, Swift Run (of the North Fork Rivanna River), Lynch River (of the North Fork Rivanna River, Rivanna River, Jacob’s Run, or the Hardware River, Rockfish River, James River, any waters designated as “Exceptional Waters” by the Virginia Water Control Board, any public water supply reservoir or emergency water supply reservoir: one (1) point for each one thousand (1000) feet of frontage.

8. The parcel adjoins a waterway designated as a state scenic river: one-half (1/2) point for each one thousand (1000) feet of frontage. If the landowner elects to use these points in the ranking criteria, any new dwelling shall not be visible from the river or require a 250’ setback from the river so as to maintain the natural, scenic quality of the property from the river.

9. The parcel is subject to a permanent easement whose primary purpose is to establish or maintain vegetative forest buffers adjoining perennial or intermittent streams, as those terms are defined in Chapter 17 of the Albemarle County Code: one (1) point for each one thousand (1000) linear feet of buffer that is between thirty-five (35) and one hundred (100) feet wide; one and one-half (1½) points for each one thousand (1000) linear feet of buffer that is greater than fifty (50) feet but not more than one hundred (100) feet wide; two (2) points for each one thousand (1000) linear feet of buffer that is greater than one hundred (100) feet wide. If the owner voluntarily offers in his application to place the parcel in such a permanent easement, then the above-referenced points may also be awarded.

10. The parcel is within a sensitive groundwater recharging area identified in a county-sponsored groundwater study: one (1) point.

11. The parcel is within an agricultural and forestal district: two (2) points.

12. One (1) point for a professionally prepared Forestry Stewardship Management Plan approved by the Virginia Department of Forestry.

D. *County Fund Leveraging.*

1. State, federal, or private funding identified to leverage the purchase of the conservation easement: one (1) point for each ten (10) percent of the purchase price for which those funds can be applied.