

# OHIO STREAM PRESERVATION

## CONSERVATION EASEMENT DOCUMENTATION

Documentation Report for

DEER CREEK  
Richfield, Ohio



2007 Monitoring

## **PROPERTY LOCATION**

Permanent Parcel #: 5002551-5002559  
Address: Brush Road & Townsend Road  
Municipality: Village of Richfield  
County: Summit  
Acres Preserved: 104 Acres

## **CONSERVATION EASEMENT DETAILS**

### **Purpose:**

Preserving, protecting, and maintaining as a scenic natural habitat for plants, animals, wildlife, and together with the right of visual access to and view of the Protected Property in its scenic, natural, and open condition.

### **Specific Restrictions:**

(For a complete list of specific restrictions, refer to the Conservation Easement)

### **Specific Reserved Rights:**

(For a complete list of specific reserved rights, refer to the Conservation Easement)

## CONSERVATION EASEMENT INVENTORY :

### **List and describe existing structures:**

There were no existing structures within the easement.

### **Describe land cover (approximate percent forest, field, yard, etc.):**

The protected property is approximately 85% upland woods, 10% open water, 7% forested scrub shrub wetland, and 3% emergent wetland.

### **Condition of watercourses or water bodies:**

Numerous streams can be found throughout the easement. All the streams appear to have natural channels. Thirteen (13) wetlands are located within the conservation easement totaling approximately 3.0 acres. The wetlands are classified as either emergent or forested scrub/shrub.

### **Power lines present? If so describe location and condition of Right-of-way:**

There were no power lines found within the easement. However, a gas line easement was observed South of Regency Woods Trail. The easement appears to be part of a regular mowing regime and contains old field vegetation. No shrubs were observed.

### **Describe existing trails or access roads and note condition:**

Two (2) old road beds were found off of Deer Creek Circle and Regency Woods Trail. Both road beds are not maintained.

### **Existing dumps/disturbances?**

Minor disturbances were noted within the conservation easement. Please see the included Prohibited Action/ Issue list.

### **Industrial or Commercial Activity?**

There were no industrial or commercial activities found within the easement.

### **Encroachment from adjacent property?**

Prohibited activity was noted within the conservation easement. Please see the included Prohibited Action/Issue list.

### **Note presence or absence of tree stumps, other signs of recent cutting:**

There were no signs of recent cutting within the easement.

## NARRATIVE DESCRIPTION OF CONSERVATION VALUE OF THE PROTECTED PROPERTY

On December 14th, 2007, Chagrin Valley Engineering Staff, Consultants for Ohio Stream Preservation, visited the Deer Creek conservation easement for the purpose of establishing a documentation of said conservation easement. Specific criteria were examined to include vegetation, hydrology, presence or absence of disturbances, existing structures, and any other significant features of the property that enhance or degrade the ecological value of the property.

### ***Site Location***

The Deer Creek conservation easement is located in Village of Richfield, Summit County, Ohio. The conservation easement is located west of Townsend Road and north of Brush Road.

### ***Site Background***

The SCS Map taken from the *Soil Survey of Summit County, Ohio* indicates seventeen (17) soil types occurring within the easement:

- 1) Chili gravelly loam, 12 to 18 percent slopes, moderately eroded(CoD2)
- 2) Chili loam, 2 to 6 percent slopes (CnB)
- 3) Conotton – Oshtemo complex, 18 to 25 percent slopes (CyE)
- 4) Ellsworth silt loam, 2 to 6 percent slopes (EIB)
- 5) Ellsworth silt loam, 6 to 12 percent slopes (EIC)
- 6) Ellsworth silt loam, 6 to 12 percent slopes, moderately eroded (EIC2)
- 7) Ellsworth silt loam, 12 to 25 percent slopes, moderately eroded (EIE2)
- 8) Ellsworth silt loam, 25 to 50 percent slopes, moderately eroded (EIF2)
- 9) Fitchville silt loam, 0 to 2 percent slopes (FcA)
- 10) Mahoning silt loam, 0 to 2 percent slopes (MgA)
- 11) Rittman silt loam, 2 to 6 percent slopes (RsB)
- 12) Rittman silt loam, 12 to 18 percent slopes (RsD)
- 13) Rittman silt loam, 18 to 25 percent slopes, moderately eroded (RsE2)
- 14) Rittman-Urban land complex, undulating (RuB)
- 15) Sloan silt loam (So)
- 16) Tioga loam (Tg)
- 17) Wadsworth silt loam, 2 to 6 percent slopes (WaB)

The 1987 US Department of Agriculture publication entitled *Hydric Soils of the United States*, as well as the Summit County SCS office publication entitled *Summit County, Ohio, List of Hydric Soils*, recognizes one of the map units, **So**, as a hydric soil. However, the Soil Survey indicates that **FcA** and **WaB** can contain hydric inclusions of trumbull and sebring soils.

The National Wetland Inventory Map indicates the presence of two (2) wetland types within the protected property.

- 1) **PFO/SS1W** [Palustrine (P) Forested (FO), Scrub Shrub (SS) Broad-leaved Deciduous (1), Water Regime – Intermittently Flooded, Temporary (W)]
- 2) **POWZ** [Palustrine (P) Open Water (OW), Water Regime – Intermittently exposed, Permanent (Z)]

### ***Site Description***

The north end of the Deer Creek conservation easement contains younger trees along with some scrub shrub habitat. The dominant trees are *Acer rubrum* (red maple) and *Acer saccharum* (sugar maple). The southern end of the easement, which is also forested, consisted of *Acer saccharum* (sugar maple), *Liriodendron tulipifera* (tulip tree) and *Quercus alba* (white oak).

The easement is topographically diverse with many ravines. *Quercus rubra* (red oak) can be found along the tops of some of the ravines. Most of the ravines contain streams. The site, as a whole drains from the west to the east. These streams drain into Furnace Run which is part of the Cuyahoga River watershed.

Along with the streams and open water there are wetlands within the easement. The wetlands are classified as forested scrub shrub or emergent and contain herbaceous plants such as *Aster lateriflorus* (calico aster) and *Typha latifolia* (broad leaf cattail) as well as trees and shrubs such as *Acer rubrum* (red maple), *Ulmus americana* (American elm) and *Cornus amomum* (silky dogwood).

### ***Habitat Assessment***

The potential for wildlife is abundant throughout the protected property. The forest contains trees with cavities that offer a place for small mammals to make their nests. The streams with their substrate provide niches for various macro invertebrates. Trees with peeling bark such as *Carya ovata* (shagbark hickory) were observed along with multiple stream corridors. These field characteristics along with the cavities observed are indicators for potential habitat of *Myotis sodalis* (Indiana bat).

### ***Ecological Value***

The Deer Creek conservation easement is almost completely forested. Along with the forested easement, there are numerous ravines along with many streams and wetlands. This property is well worth protecting because of all of these features and the potential habitat for wildlife.

On December 14, 2007, Chagrin Valley Engineering Ltd. Staff performed a monitoring of the Ohio Stream Preservation's Conservation Easement at the Deer Creek development. There are two (2) instances of prohibited actions noted in the conservation easement. The following table specifies the address and the prohibited action or issue.

Address	Prohibited Action/Issue
4721 Deer Creek Circle	Cleared out understory; children's
	Play set in easement
4688 Deer Creek Circle	Wood pile in easement