

Ohio Stream Preservation, Inc. Conservation Easement Inspection Report

Investigator(s) CVE Limited

Site Lake Forest

Date of Site Visit March 6, 2013 Long: 081.4774 Lat: 041.2871

Total Easement acreage 27

Property Location:

City Macedonia, County Summit, OH Zip 44056

Additional location identification / Access:

The easement is located north of Twinsburg Road and east of Valley View Road. Lake Forest subdivision can be accessed from Valley View Road.

Land Use On Property: (check all that apply) Agricultural, Commercial, Industrial, Residential, Forested, Shrub, Herbaceous, Open lot, Wetlands, Streams, Floodplain
 Other _____

Comments: Lake Forest subdivision is an approximately 171 subplot single family residential subdivision.

Stream(s): Absent, Present: Approx. Number present 10, Approx. length: 10,921 ft.

Substrate Type: boulder, cobble, gravel, sand, muck, Stream Cover: 80% Forested

Overall Stream quality: Low, Medium, High Erosion: Low, Medium, High

Flow regime(s): Perennial, Intermittent, Ephemeral

Comments: (forested, pollution, bank condition, invasive sp., modifications, etc.)

The observed streams are dominated by high quality substrate types (boulder, cobble); fair to moderate floodplain quality and minimal channel modifications. While a biotic evaluation was not conducted, no fish species were observed within the streams.

Wetland(s): Absent, Present: Type(s) (PFO, PEM, etc.)

PFO, PSS, PEM

Approx. wetland acreage (total): 9.53 acres

Comments: (forested, pollution, alterations, invasive sp., etc.)

The wetlands observed appear to recovering from past alterations to hydrology and vegetation.

Vegetation: Plant Communities (Check all that apply): Young field, Old field, Shrub, Young forest, Second growth forest, Older stratified forest, Mature forest, Snags

Threatened or endangered species present: Yes, No,

Invasive species observed: Yes, No Density of Invasive Cover: Low, Medium, High

Comments / species present:

Phragmites australis (reed grass), *Phalaris arundinacea* (canary reed grass), *Frangula alnus* (buckthorn)

Wildlife:

Endangered / threatened or rare species observed: Yes, No

Other Wildlife Observed:

Recreation/Scenic Values: Trail potential, Birding, Community green space,
 Scenic views, Fishing

The permit issued by the U.S. Army Corps of Engineers in 2000 dictates the preserved areas remain in a natural state and does not allow for trails.

Encroachments: Yes, No, **Encroachments since last inspection:** Yes, No

Encroachments On-site: Structures, Damage to vegetation, Alterations, Dumping,
 Logging, Areas of encroachment, Erosion, Utility lines - Type(s):_____

General Site Conditions:

In general the small narrow outer stretches of the conservation easement continue to be the most impacted. These narrow stretches of easement fall along the back of lots and are continuously mowed. Lots still remain un-developed along Whispering Woods Drive and Boulder Ridge Lane. No recreational or motorized vehicle use patterns were found within the conservation easement limits. Signs were replaced throughout the site.

Description of Impacts: (include general observations, photographs locations/direction, addresses or subplot # for encroachments)

As in previous years trees have been cleared, understory vegetation has been mowed and in some locations structures such as sheds, play sets and patios have been placed within or directly on the boundary of easement. Signs must be replaced every year due to continuous theft and damage.

1195 River Run Drive	S/L 135 Whispering Woods Drive
1205 River Run Drive	999 Whispering Woods Drive
1215 River Run Drive	1009 Whispering Woods Drive
1225 River Run Drive	1039 Whispering Woods Drive
1235 River Run Drive	1049 Whispering Woods Drive
1245 River Run Drive	1059 Whispering Woods Drive
1255 River Run Drive	1229 Lanes End
1265 River Run Drive	1205 Stoney Brook Circle
1277 River Run Drive	7935 Regal Ridge Circle
1291 River Run Drive	7929 Regal Ridge Circle
1305 River Run Drive	7928 Regal Ridge Circle
1319 River Run Drive	7936 Regal Ridge Circle
1327 River Run Drive	7964 Regal Ridge Circle
1115 River Run Drive	1076 Dresser Lane
1083 River Run Drive	1077 Dresser Lane
1073 River Run Drive	1058 Dresser Lane
1053 River Run Drive	7987 Brook Circle *boardwalk impacting wetland
1043 River Run Drive	7979 Brook Circle * yard drain impacting wetland
8037 Prairie Crossing	* encroaching on stream

Additional Information: (include any residents spoken to and brief description of conversation)

n/a

General Topography & Soils: – Flat, Gently sloped, Moderate, Severe,
Soil Series: Orville silt loam (Or), Holly silt loam (Ho) _____ Hydric, Hydric Inclusions
Chili loam, 2 to 6 percent slopes (CnB)
Rittman silt loam, 2 to 6 percent slopes (RsB)
Rittman silt loam, 6 to 12 percent slopes (RsC)
Rittman silt loam, 6 to 12 percent slopes, moderately eroded (RsC2)
Wadsworth silt loam, 2 to 6 percent slopes (WaB)

Adjacent land use:

North border: Mixed use of residential & industrial developments

West border: Residential developments

South border: Residential developments

East border: Industrial/warehouse development



2012 Lake Forest aerial

Site Photograph(s):

