

Ohio Stream Preservation, Inc. Conservation Easement Inspection Report

Investigator(s) CVE Limited

Site Black River Estates

Date of Site Visit September 6, 2013 Long: 82.0597 Lat: 41.2679

Total Easement acreage 58

Property Location:

City Village of Grafton, County Lorain, OH Zip 44044

Additional location identification / Access:

The River Estates development is located west of Chamberlain Road. The conservation easement can be accessed from Timber Ridge Road.

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

Comments:

Stream(s): Absent, Present: Number present 2, Approx. length: 2,200 ft.

Substrate Type: Boulder, Cobble, Silt, Stream Cover: 60%

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

Flow regime(s): Perennial

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

The conservation easement encompasses the East Branch of the Black River and a direct tributary to the Black River,

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

Emergent (PEM), Shrub (PSS), Forested (PFO)

Approx. wetland acreage (total): 10

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

The wetland to the north of Timber Ridge Rd is part of stream, pond, and wetland complex. The wetland located west of the Black River was created for the purpose of mitigating wetland impacts.

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 (tall reed grass)

Phalaris arundinacea (canary reed grass)

Typha x glauca (hybrid cattail)

Wildlife:

Endangered / threatened or rare species observed: Yes, No

Other Wildlife Observed:

Aix sponsa (wood duck)

Anas platyrhynchos (mallard)

Hyla versicolor (gray tree frog)

Rana catesbeiana (bullfrog)
Rana clamitans melanota (green frog)

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

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:

The easement remains in good condition along the Black River. During the 2013 site inspection no signs of disturbed vegetation were observed. In addition no recreational or all-terrain vehicle use patterns were observed. Boundary signs need installed west of the Black River.

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

n/a

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

n/a

General Topography & Soils: – Flat, Gently sloped, Moderate, Severe,
Soil Series FdA _____ Hydric, Hydric Inclusions

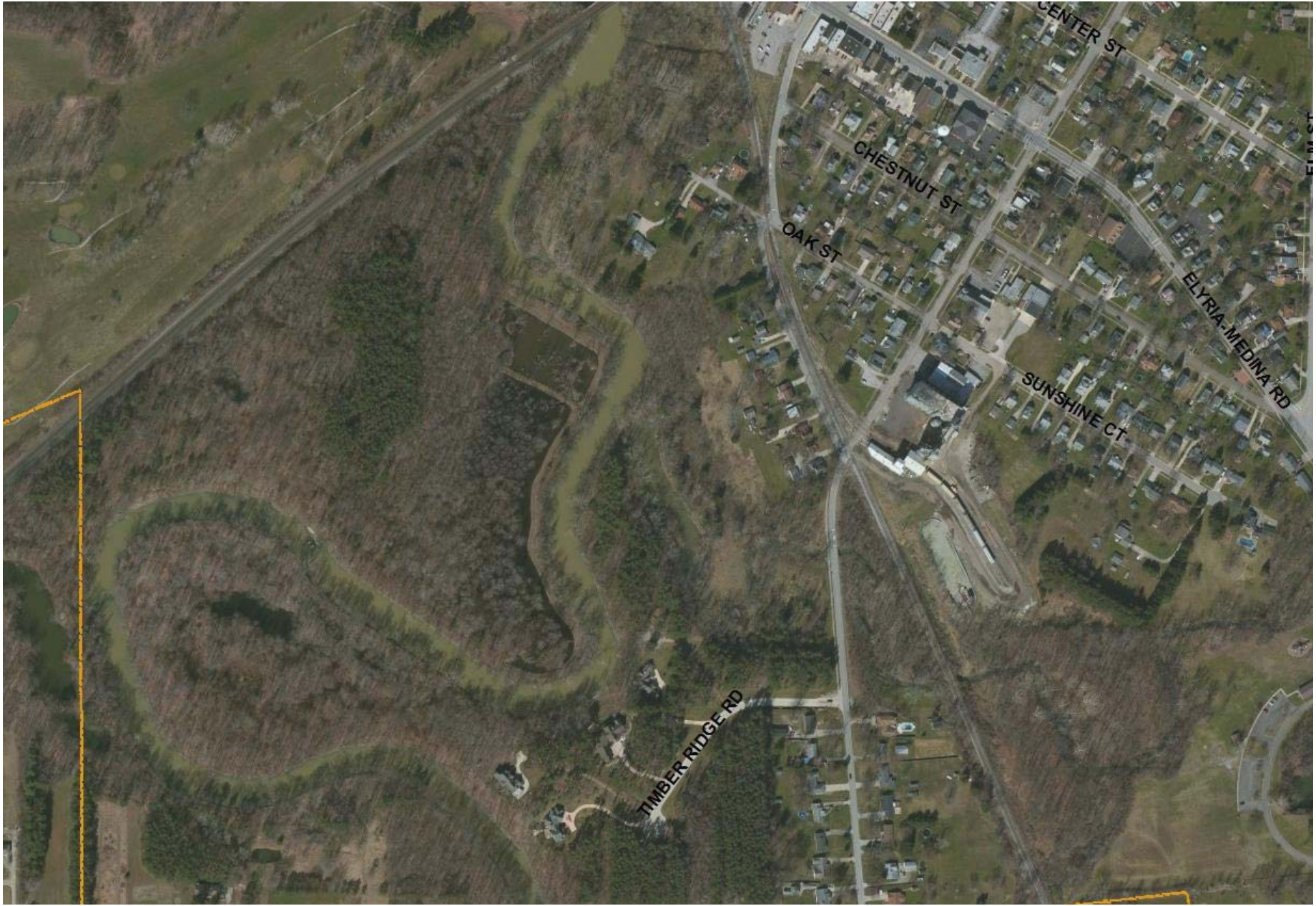
Adjacent land use:

North border: Undeveloped/Scattered Residential

West border: Undeveloped/Golf Course

South border: Undeveloped/Scattered Residential

East border: Residential/Industrial



2013 Black River Estates aerial

Site Photograph(s):

