
16. THE WOODLANDS

Ohio Stream Preservation, Inc. Conservation Easement Inspection Report

Investigator(s) Chagrin Valley Engineering, Ltd. **Site** The Woodlands

Date of Visit February 9, 2018 **Total Easement Acreage** 25

Latitude 041° 16' 53.58" N **Longitude** 081° 36' 48.02" W

Site Location

City Brecksville **County** Cuyahoga **Zip Code** 44141

Additional Location Information

The Woodlands Subdivision is located south of Snowville Road. The conservation easement areas can be accessed from Snowville Road, Woodlands Drive, River Birch Run and Mulberry Pointe.

Land Use: Agricultural Commercial Industrial Residential Forested Shrub
 Herbaceous Open lot Wetlands Streams Floodplain Other:

Comments: The Woodlands easement was established to permanently protect avoided wetlands and streams per the Army Corps permit requirements. This grant of conservation easement includes Preservation Areas (portions of the protected property that have no active management rights permitted) and Conservation Areas (portions of the protected property with limited active management rights). In general, the Preservation Areas protect regulated water resources and Conservation Areas contain storm water basins. At the time of the inspection, the Preservation Area boundaries are all marked with placards and carsonite posts. Please refer to the recorded easement for further details.

Stream(s): Absent Present:

Number Present	2
Approximate length (ft.)	1,000
Substrate Type	Muck, Cobble
Stream Cover	Scrub/Shrub
Erosion	Minimal
Flow regime(s)	Ephemeral, Intermittent
Overall Stream Quality	Good

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

The substrate observed is consistent with the previous reports; however, the flow regime appears to have changed. During the initial site review in 2008, the stream within Preservation Area 1 (then known as Conservation Easement Area 2 within baseline report) was noted as being perennial. No flow was observed in 2018.

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

Comments: (forested, pollution, alterations, invasive sp., etc.) The non-tidal (Palustrine) wetlands are dominated by emergent and shrub vegetation communities in the northern Preservation Areas (1 and 2). The southern Preservation Area (3) is dominated by wet to mesic trees.

Vegetation: 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

Vegetation Cont.: Comments / species present: The invasive wetland species glossy buckthorn (*Frangula alnus*) and common reed (*Phragmites australis*) as well as the non-native multiflora rose (*Rosa multiflora*) were observed within Preservation Area 1 and 2.

Wildlife: Endangered / threatened or rare species observed: Yes No
Other Wildlife Observed:

Recreational/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 Erosion Utility lines - Type(s): _____

General Site Conditions:

The conservation easement boundaries have had some signs removed and posts broken. Additional homes have been constructed since the 2018 inspection – along River Birch Run and Mulberry Pointe, including those directly adjacent to Preservation Area 2 as well as Preservation Area 3.

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

Construction on lots adjacent to Preservation Area 2 and 3 have impacted the conservation easement. These impacts include the clearing of woody vegetation and grading / soil mounding. CE signage along the northern and eastern boundary has been disturbed and or removed, making it difficult to discern the amount of impact. On SL 29 (9007 Mulberry Pointe) SL 30 (9009 Mulberry Pointe) construction has been completed. Both lots are located along the southern boundary of Preservation Area 2. Installation of additional signs is recommended for 2019.

Clearing of woody vegetation as well as minor ground disturbance was observed within Preservation Area 3 at SL 20 (9488 River Birch Run). The orange construction fencing surrounding the easement was removed or on the ground. The disturbance is minor and may only extend several feet into the CE.

Please see the photograph log for additional information.

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

N/A

General Topography & Soils: Flat Gently sloped Moderate Severe

Soil Series: E1B, E1C, MgB Hydric Hydric Inclusions

The US Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) recognizes **MgB** as potentially having inclusions of hydric soil.

Adjacent Land Use:

North border: Residential development

West border: Residential development

South border: Residential development; South of Preservation Area 3- Industrial Development

East border: Residential development



Date: February 9, 2018

Photo Direction: North

Feature: Boundary

Comments: Wooden stake placed by unknown, marking southern boundary of Preservation Easement 2 on 9007 Mulberry Pointe (SL 29). No Ohio Stream Preservation signs observed.

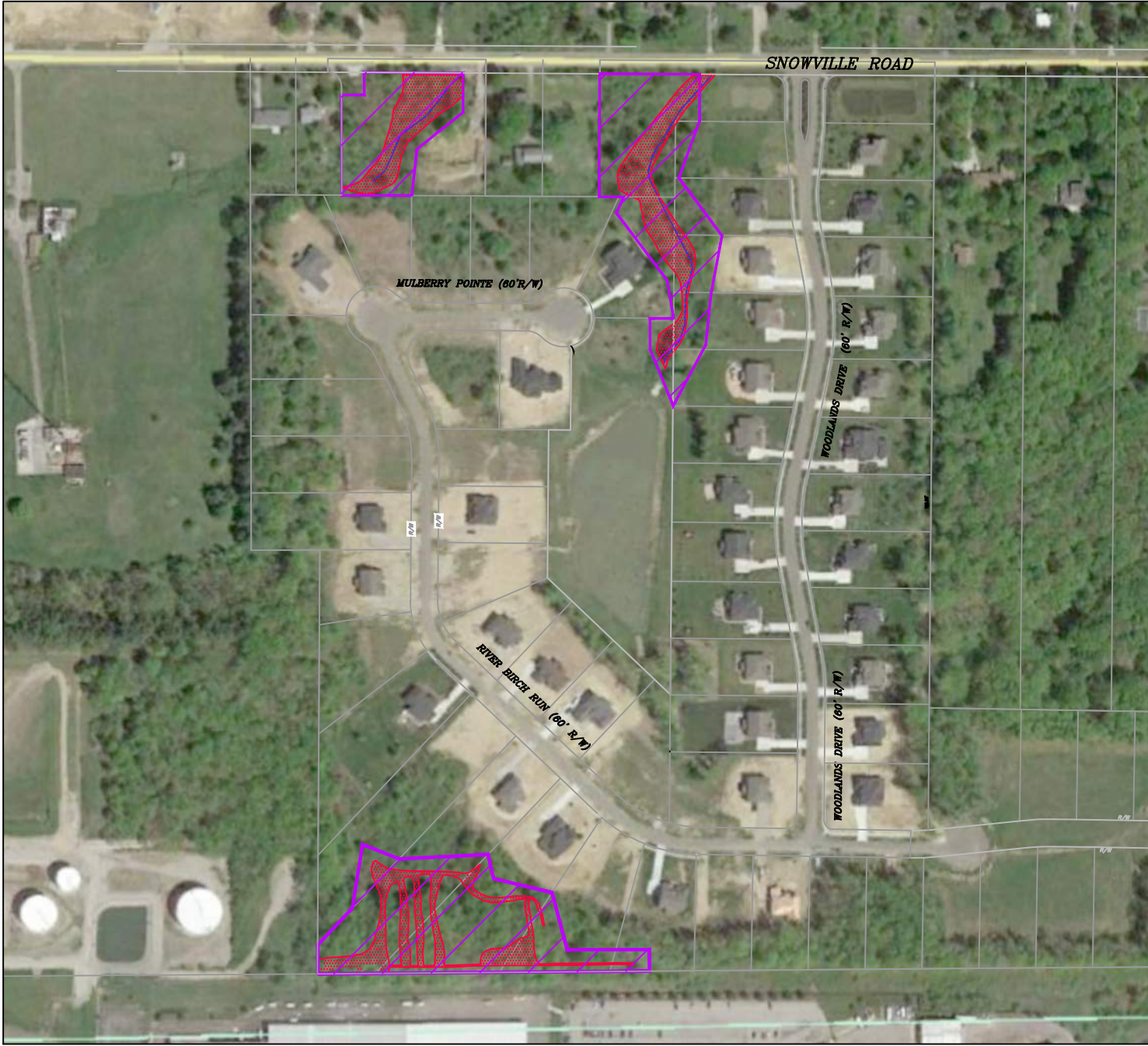


Date: February 9, 2018

Photo Direction: North

Feature: Boundary

Comments: Preservation Easement 1 boundary, view looking north.



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OHIO STREAM PRESERVATION EASEMENT
THE WOODLANDS
 CITY OF BRECKSVILLE
 CUYAHOGA COUNTY, OHIO