

# Ohio Stream Preservation, Inc. Conservation Easement Inspection Report

Investigator(s) CVE Limited

Site Deer Creek Subdivision

Date of Site Visit Sept. 9, 2013 Long: 81°38'45.09" W Lat: 41°15'37.95" N

Total Easement acreage 104

## Property Location:

City Village of Richfield, County Summit, OH Zip 44286

## Additional location identification / Access:

The Deer Creek Subdivision is located north of Brush Road and west of Townsend Road. The easement is located in what is known as Phase 3 of the Deer Creek development and can be accessed from multiple points including Seven Oaks Trail and Cascade Oaks Trail.

**Land Use On Property: (check all that apply)**  Agricultural,  Commercial,  Industrial,  Residential,  Forested,  Shrub,  Herbaceous,  Open lot,  Wetlands,  Streams,  Floodplain  
 Other utility easement, walking pathways & stormwater basins

Comments:

**Stream(s):**  Absent,  Present: Number present (Approx) 10, Approx. length: 6,000 ft.

Substrate Type: Cobble, Gravel, Silt, Sand, Stream Cover: High

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

Flow regime(s): Ephemeral, Intermittent, Perennial

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

Forested

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

Emergent (PEM) / Forested (PFO1)

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

**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:

Multiflora rose (*Rosa multiflora*)

## Wildlife:

Endangered / threatened or rare species observed:  Yes,  No

Other Wildlife Observed:

**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:**

In general the conservation easement is in good condition, survey has placed signage along easement boundary. There are no encroachments along any of the easement boundaries. Most lots have a forested buffer on the backs of the lots before the easement area begins.

**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 Ud, CcA, Cf  Hydric,  Hydric Inclusions

**Adjacent land use:**

North border: Undeveloped (forested)/Scattered Residential

West border: Undeveloped (forested)/Scattered Residential

South border: Undeveloped (forested)/ Scattered Residential

East border: Undeveloped (forested)/Scattered Residential



2012 Deer Creek Subdivision aerial

Site Photograph(s):

