

OHIO STREAM PRESERVATION

CONSERVATION EASEMENT BASELINE DOCUMENTATION

Baseline Documentation Report for

RESERVE AT RIVER OAKS & RIVER OAKS SUBDIVISION
Hudson, Ohio



2007 Monitoring

PROPERTY LOCATION

Municipality: City of Hudson
County: Summit
Acres Preserved: 195

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)

DESCRIBE PHOTO POINTS:

1. View, looking south, of the gas well.
2. View, looking southwest, of the wetland.
3. View, looking east, of the forested emergent wetland.
4. View, looking south, of the mesophytic woods.
5. View, looking east, of the stream.
6. View, looking north, of the old field.
7. View, looking south, of the wetland.
8. View, looking north, of the pine forest.
9. View, looking east, of the wetland.
10. View, looking southwest, of the existing pond.
11. View, looking east, of the ceramic culvert pipe.

BASELINE INVENTORY

List and describe existing structures:

No existing structures were noted within the conservation easement.

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

The protected property is approximately 60% wetland (forested scrub shrub, emergent, forested scrub shrub emergent), 10% old field/shrub and 30 % upland woods.

Condition of watercourses or water bodies:

Approximately 173.0 acres of wetland can be found within the conservation easement ranging from category one to three which was verified by the Ohio EPA. The largest wetland is approximately 145 acres and is a category 3 or high quality wetland. The wetland contains all stratum of vegetation which includes herbaceous plants, shrubs, and trees. Tussocks and hummocks were found along with coarse woody debris, and dead snags. This wetland, according to the Ohio EPA, is a mature forested wetland, which qualifies as a special wetland.

The other wetlands contained within the easement can be classified as emergent or forested scrub/shrub with emergent, forested scrub shrub, and emergent scrub shrub. Most of these wetlands contain great buffers because they are completely surrounded by woods. Some of the wetlands have multiple sources of hydrology with precipitation and perennial or intermittent surface water from lakes or streams. In addition an approximate 22 acre wetland mitigation area is located within the conservation easement. The wetland mitigation is a required as part of Army Corp of Engineers and Ohio EPA permits.

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

A powerline easement crosses through the central portion of the conservation easement.

Describe existing trails or access roads and note condition:

No roads are located within the conservation easement.

Existing dumps/disturbances?

There were no disturbances within the protected property.

Industrial or Commercial Activity?

There were no industrial or commercial activities within the protected property.

Encroachment from adjacent property?

There were no encroachments from adjacent properties.

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 14, 2007, Chagrin Valley Engineering Staff, Consultants for Ohio Stream Preservation, visited Reserve River Oaks and River Oaks Subdivision 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 Reserve at River Oaks and River Oaks Subdivision conservation easement is located in the city of Hudson, Summit County, Ohio. The River Oaks Subdivision property is located off of Boston Mills Road and is located north of the easement. The Reserve at River Oaks property is north of West Streetsboro Road (State Route 303) is located east of the easement.

Site Background

The SCS Map taken from the *Soil Survey of Summit County, Ohio* indicates eight (8) soil types occurring within the protected property:

- 1) Bogart-Haskins loams (BhB)
- 2) Canadice silty clay loam (Ca)
- 3) Caneadea silt loam, 0 to 2 percent slopes (CcA)
- 4) Caneadea silt loam, 2 to 6 percent slopes (CcB)
- 5) Geeburg silt loam, 6 to 12 percent slopes, moderately eroded (GbC2)
- 6) Lorain silty clay loam (Ln)
- 7) Sebring silt loam (Sb)
- 8) Willette Muck (Wt)

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 four (4) of the map units, **Ca**, **Cg**, **Sb**, and **Wt**, as a hydric soil. However, the Soil Survey indicates that **CcA** and **CcB** can contain hydric inclusions.

The National Wetland Inventory Map indicates the presence of three (3) wetland types within the protected property.

- 1) **PFO1Y** [Palustrine (P), Forested (FO), Broad-Leaved Deciduous (1), Water Regime – Saturated/Semi-permanent/Seasonal (Y)]
- 2) **PSS1Y** [Palustrine (P) Scrub/Shrub (SS), Broad-Leaved Deciduous (1), Water Regime – Saturated/Semi-permanent/Seasonal (Y)]
- 3) **POWZ** [Palustrine (P), Open Water (OW), Water Regime – Intermittently/Exposed/Permanent

Site Description

Wetland can be found throughout the conservation easement. These wetlands vary in size with the largest being over 145 acres in size with the smallest less than one acre. A large portion of the easement slopes inward from all sides creating a large depression. Along with the depression the streams help feed the wetlands giving them a year round source of hydrology. The streams are part of the Cuyahoga River watershed.

The wooded portion of the conservation easement is dominated mostly by mixed mesophytic woods. The dominant trees are *Ulmus americana* (American elm) and *Acer rubra* (red maple). The trees on average are sixty-five (65) to eighty feet (80) tall. Some large areas have a four (4) to six (6) inch diameter at breast height on average while others have a six (6) to ten (10) inch diameter at breast height. The existing forest appears to be secondary growth due to the fact that the trees are so small with the majority in the same diameter at breast height class. The eastern portion of the conservation easement north of West Streetsboro Road (State Route 303) contains a pine forest which is dominated by *Pinus strobus* (white pine). The pines are approximately 100 feet tall with a fifteen (15) to seventeen (17) inch diameter at breast height. The forest contains the most mature trees within the conservation easement.

Habitat Assessment

The conservation easement contains a variety of habitats including mixed mesophytic woods, field, old field, several different types of wetlands, and a pine forest. The largest wetland contained many components that offer excellent habitat. Wood ducks were observed along with dead snags. The dead snags are necessary for *Aix sponsa* (wood duck) to make nests. Dense scrub shrub areas were observed within the vast wetland which offers good concealment for various species of birds and mammals. *Odocoileus virginianus* (white tailed deer) were also observed throughout the scrub shrub areas. The forested wetlands with standing water are potential areas for salamanders and frogs too lay their eggs and breed.

Ecological Value

The protected property contains multiple habitats including old field, mesophytic woods, large wetlands, and a pine forest. Along with these habitats the easement also contains streams and a swale. These features make this property well worth protecting.