

Ohio Stream Preservation, Inc. Conservation Easement Inspection Report

Investigator(s) CVE Limited

Site Stonebridge Creek

Date of Site Visit February 8, 2013 Long: 82°03'12.28" W Lat: 41°27'15.61" N

Total Easement acreage 40

Property Location:

City Avon, County Lorain, OH Zip 44011

Additional location identification / Access:

The Stonebridge Creek subdivision is located north of French Creek Road and south of Interstate 90. The conservation easement areas can be accessed from multiple points within the subdivision including Kenwyn Boulevard, Muirwood Road and Berkshire Avenue.

Land Use On Property: (check all that apply) Agricultural, Commercial, Industrial, Residential,

Forested, Shrub, Herbaceous, Open lot, Wetlands, Streams, Floodplain

Other _____

Comments: The conservation easement areas are surrounded by the partially completed Stonebridge Creek subdivision.

Stream(s): Absent, Present: Number present 1, Approx. length: 1600 ft.

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

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

Flow regime(s): Intermittent/Perennial

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

Forested

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

Emergent (PEM) / Forested (PFO)

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

Forested, emergent and fringing emergent along lakes

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*), Garlic mustard (*Alliaria petiolata*)

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:

The Stonebridge Crossing easement has the same minor encroachment issues as noted in past monitoring reports. These minor encroachments include structures within the easement (sheds, play equipment), mowing and clearing of vegetation and sign removal. Signs need to be replaced in the eastern portion of the site along Bradford Ln. and Melgrove Ln. Signs also need to be replaced along Thorton Ln. and Muirwood Rd.

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

Conrad Street:

2321 – structure in easement

SL 203 – cleared vegetation

2298 – cleared vegetation

2294 – cleared vegetation

2290 – cleared vegetation

Berkshire Ave:

38691 – mowing

38699 – mowing & dumping

38707 – mowing

French Creek Road:

38280 – dumping

Heron Lane:

38205 – play equipment

38206 – sign missing

Kenwyn Blvd:

2432 – cleared vegetation

2428 – cleared vegetation

2424 – clearing & mowing of vegetation

2418 – landscaping features

2437 – cleared vegetation

2409 – cleared vegetation

2405 – cleared vegetation

2420 – cleared vegetation & dumping

2422 – mowing

2417 – mowing

2423 – mowing

2425 – mowing

2433 – mowing & structure in easement

Muirwood Road:

2395 – mowing, horseshoe pit

2385 – mowing

2389 - dumping

2391 – mowing

2383 – mowing

2381 – mowing

2436 – mowing & play equipment

2449 – mowing & landscaping features

2325 - mowing

SL 100 – dumping & concrete washout

2403 - mowing

2405 - mowing

2416 – mowing

2420 – mowing

2424 – mowing

2428 – mowing

Description of Impacts Continued:

Melgrove Lane:

38757 – dumping

Thorton Lane:

38580 – cleared vegetation

38610 – cleared vegetation & dumping

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

New homes have been constructed along Bradford Lane and Berkshire Avenue. As the subdivision development continues the far western areas of the conservation easement boundary will need to be located by survey and signs placed.

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

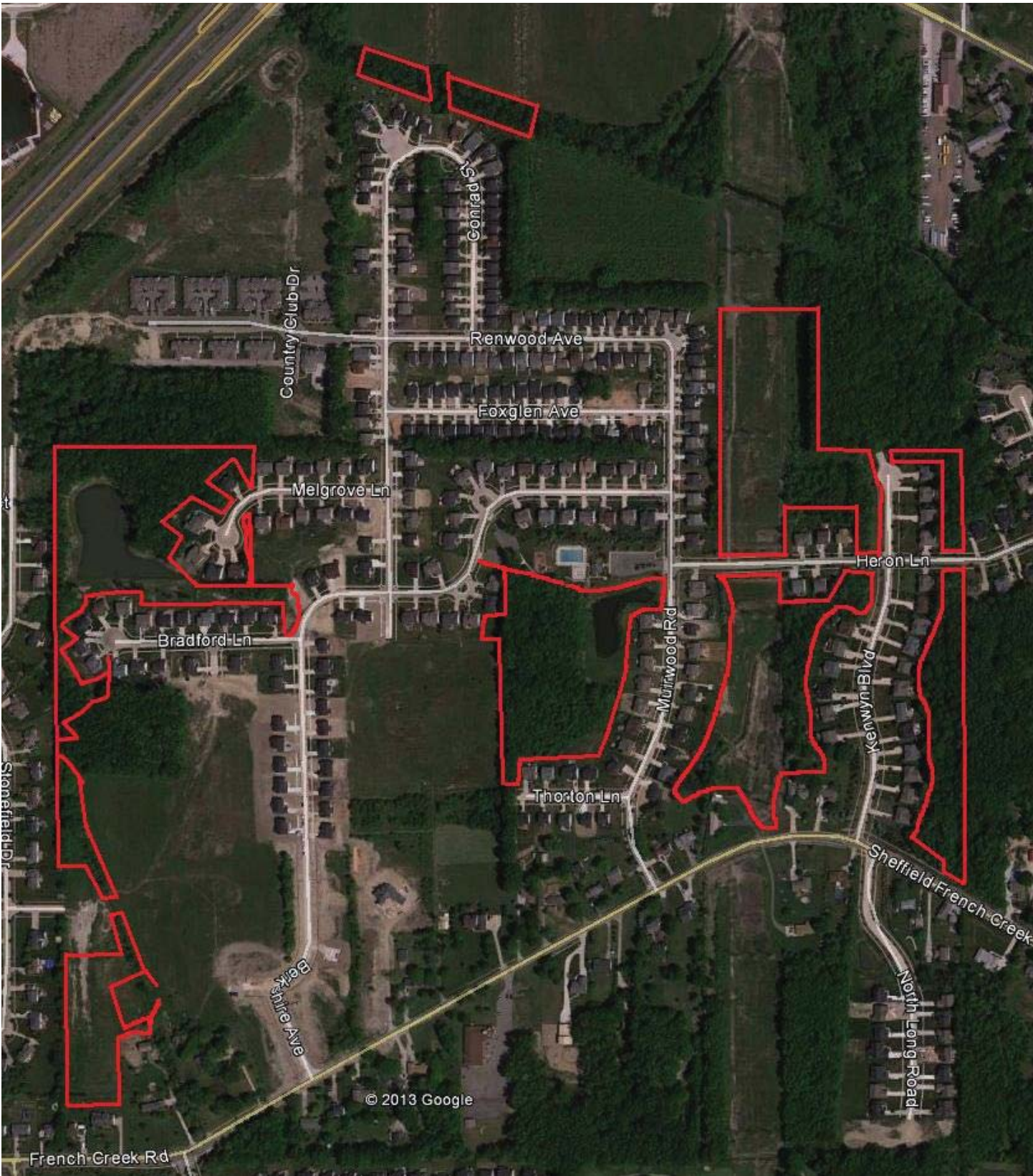
Adjacent land use:

North border: Residential

West border: Residential

South border: Residential

East border: Residential



2012 Stonebridge Creek aerial

Site Photograph(s):

