



ERWIN PARK TREE/TRAIL REMOVAL UPDATE



What Happened?

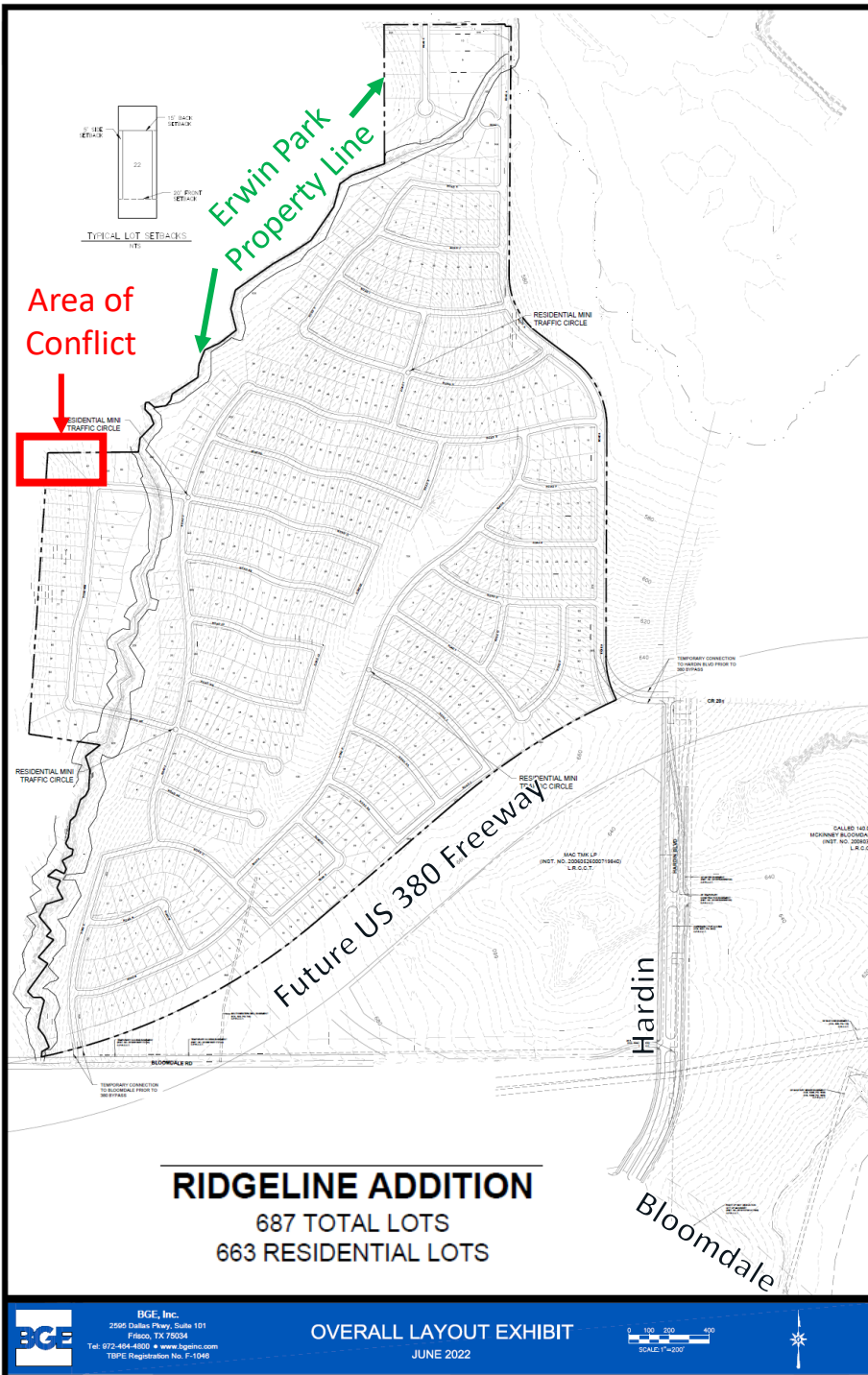
10/28/23:

- Staff was notified that trees and portions of city trails were being removed from Erwin Park by an adjacent construction project.

10/30/23:

- Staff identified that a project in the Extraterritorial Jurisdiction (ETJ) had commenced construction and begun removing trees.
 - The development is named “Ridgeline”
 - The developer is Wynne Jackson
 - The property owner is WJ Ridgeline LP
 - The property is being developed for 663 residential lots
- After investigation, Staff determined that contractors for Ridgeline removed trees and portions of city trails that were located on their private property.
- The contractors needed to clear the area so that silt fencing (for erosion control) and construction fencing could be placed 5’ inside their property line.
- No definitive evidence has been found to show that trees have been removed from the Erwin Parks property.

Note: Due to the Ridgeline development’s location in the ETJ, Tree Preservation requirements do not apply therefore no tree permits were obtained.



About the Development: Ridgeline

3/14/22:

- Preliminary-Final Plat submitted to staff

7/12/22:

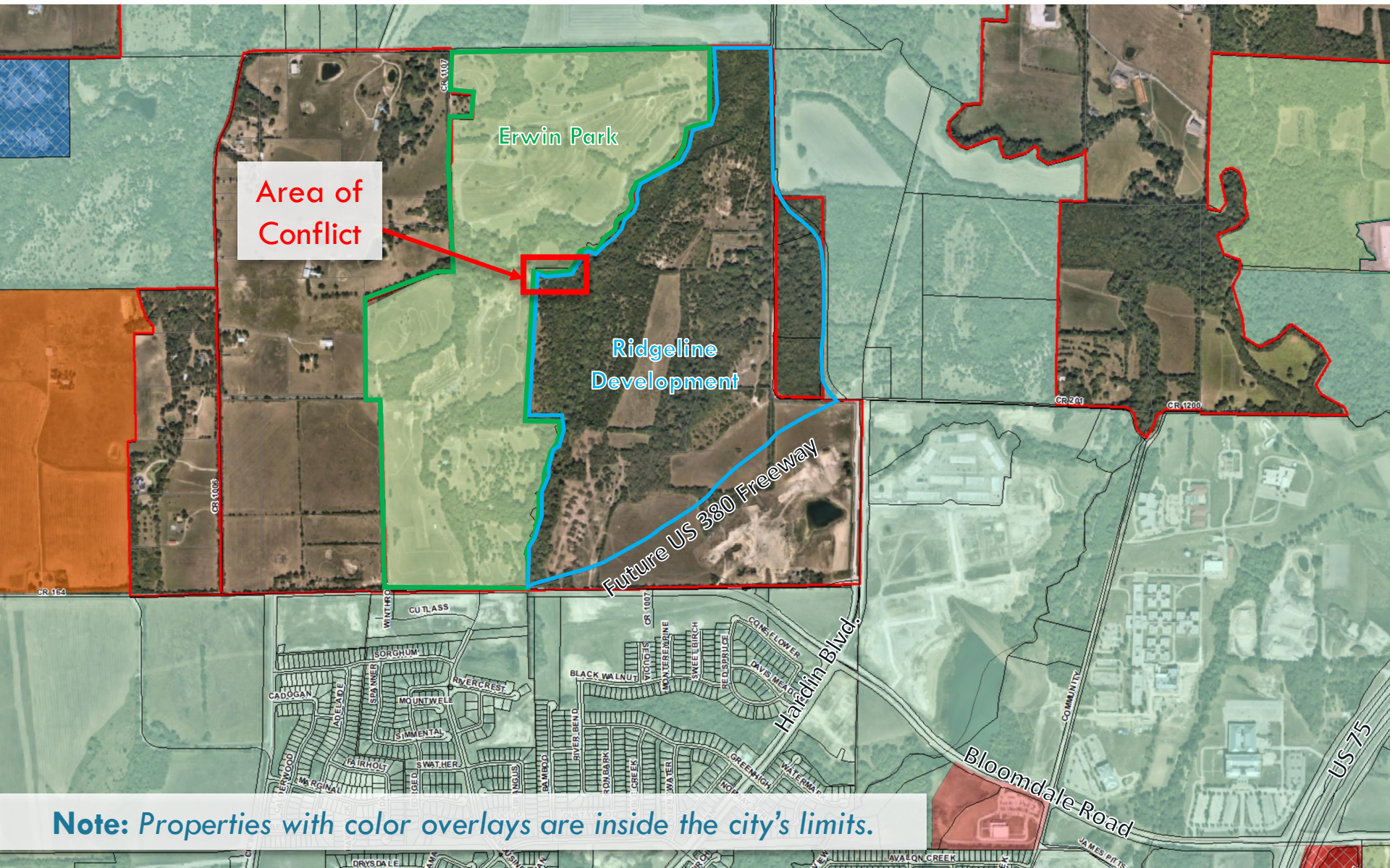
- Planning & Zoning Commission approved the Plat

10/18/23:

- Staff approved construction plans for horizontal infrastructure

Due to the property's location within the ETJ, the city will not issue building permits for the homes that will be constructed.

Where did this event occur?

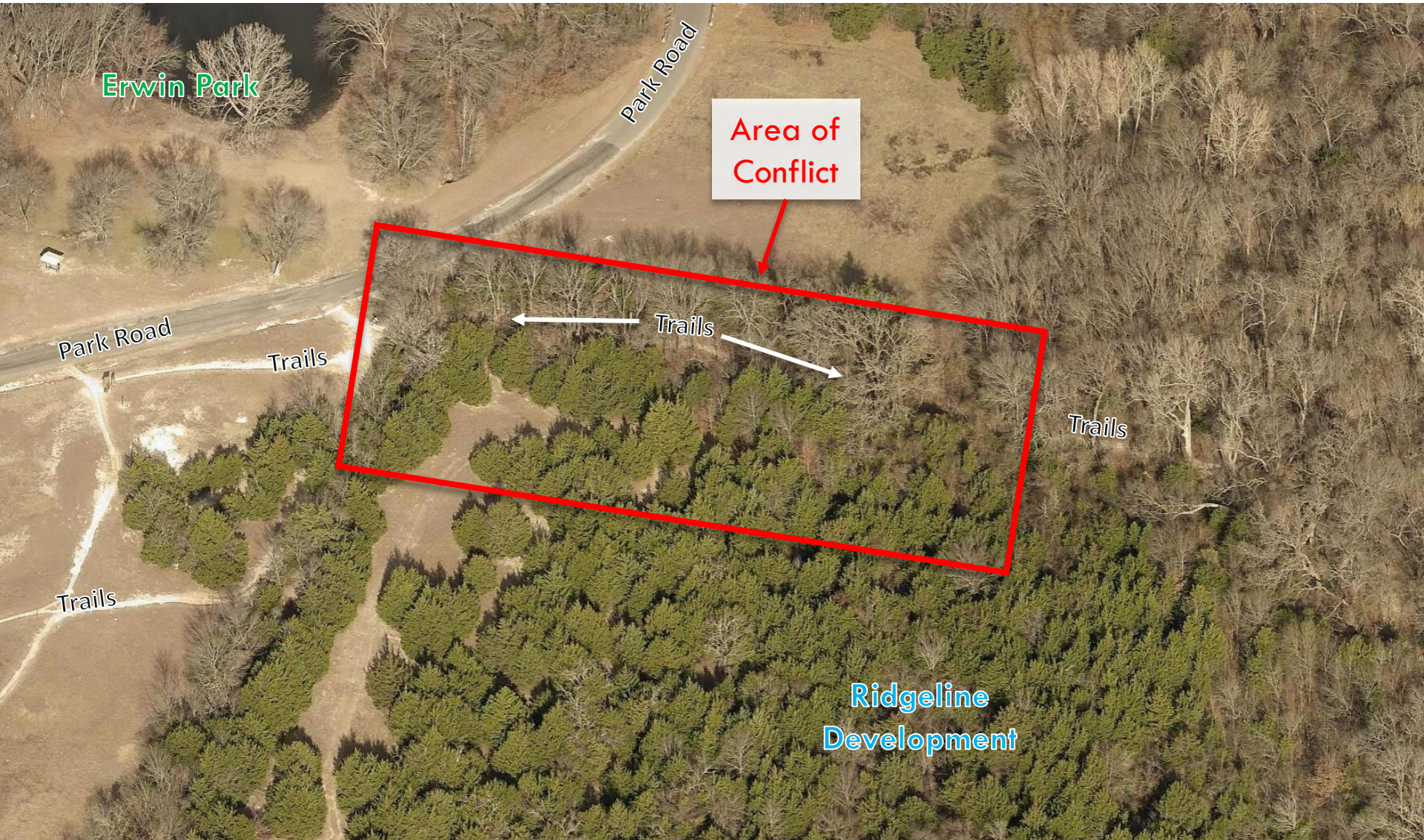


Where did this event occur?



Note: The location of property and city limit lines in relationship to the aerial image above are approximate. Exact locations of boundaries are determined via property surveys and field markings.

Where did this event occur?



Note: The only reliable way to identify the location of property lines in the field is to have a surveyor mark the line.

On Site Images



Survey flags
showing limits of
work

Note: The contractor has indicated that the limits of work are 5 feet inside the property line.

On Site Images (continued)



Erwin
Park
Property

Ridgeline
Development

What's Next?

Parks staff will work to rebuild/reconnect trails on the Erwin Park property.

Development Services staff will continue to monitor the Ridgeline development to ensure that no unauthorized construction occurs.



Purple – Existing Trail, Yellow – Temporary Reroute, Green – Future Reroute

Trail Construction

Procedures for New Trail Construction:

- Review the area in detail by hiking/walking and identifying unique features and terrain, always get a second opinion or second set of eyes for an additional perspective. Review and plan location with aerial map in advance whenever possible.
- Identify any key ground level landmarks such as unique trees, logs, roots, terraces, as well as potential hazards or problem areas such as drainage problems, muddy flats and seasonally wet areas. Avoid and navigate any trees over 6 inches in diameter.
- Determine where elevated surfaces may be required for unavoidable bog areas.
- Mark the proposed trail route with fluorescent pin flags and ribbon. Walk and re-walk the route several times to ensure the flow and features are best positioned. Modify as needed.
- Use a backpack blower to blow away debris from ground and start to expose a clear path as well as the bases of small growth vegetation that will be cut.
- Cut and remove small growth vegetation with loppers, steel blade trimmers, and pole saws and hedgers. Throw debris to sides of trail to decompose or pile to shred/mulch if excessive. Take note of any low hanging vines and limbs that require removal.
- Rake and scrape trail surface with rakes and McLeod tools. Use shovels, picks, mattock, Pulaski, etc. Remove all organic debris down to the soil surface. May blow trail with backpack blower second time to clear smaller debris and expose trail surface.
- Test trail route by walking or riding to ensure flow and turns are best positioned and that no trees and limbs obstruct pathways to continue cycling speed on trails. Avoid abrupt transitions from one type of flow to another.
- Install any required elevated trail surfaces such as rock and wood structures.

Tools and Materials Needed:

- Pin Flags/Ribbon
- Backpack Blower
- Loppers/Hedge Shears
- Chainsaws and Pole Saws with extensions
- Metal Blade Trimmers, Pole Hedger
- Chipper/Mulcher (if needed)
- Leaf Rakes, Gravel Rakes, McLeod Tool, Shovels, Picks, Mattock, Pulaski, etc.



Questions?

