

CITY OF SHELBYVILLE

Adam M. Rude  
Director



Allan Henderson  
Deputy Director

BOARD OF ZONING APPEALS

MEETING DATE: 4/11/2023

<b>Case #:</b>	BZA 2023-10: Marketplace Development, Hotel (Block A); DSV			
<b>Petitioner's Name:</b>	GSSR Investments			
<b>Owner's Name:</b>	GSSR Investments			
<b>Petitioner's Representative:</b>	Himan Garg, GSSR Investments Eric Carter, Weihe Engineering			
<b>Address of Property:</b>	Approx. 375' south of the intersection of Marketplace Blvd and Progress Road			
<b>Subject Property Zoning Classification:</b>	BH – Business Highway			
<b>Future Land use:</b>	Gateway/Mixed Use			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Surrounding Properties' Zoning Classifications:</b>	BH – Business Highway	RM – Multiple-family Residential	BH – Business Highway	BH – Business Highway
<b>Surrounding Properties' Future Land Use</b>	Gateway/ Mixed Use	Gateway/ Mixed Use	Gateway/ Mixed Use	Gateway/ Mixed Use
<b>History:</b>	This property was originally the “Wellman’s Site” or “GM Site”, and in the mid 2000’s was acquired by local developers who began the demolition, remediation, and redevelopment process. Around the time of the ‘08 recession, Lowe’s Home Improvement Store received approval for a store at this location, but due to the economic downturn, canceled that project. The property has since sold to another local developer who is proposing the development of a hotel and retail center.			
<b>Vicinity Map:</b>				
<b>Action Requested:</b>	A request for one Development Standards Variances from UDO 5.32 Non-Residential Landscaping Standards			

1. The petitioner is proposing to develop a dual-branded Marriott hotel, approximately 21,034 ft<sup>2</sup> in size, spanning 4 floors, and consisting 113 rooms.
  2. The project is subject to the non-residential landscaping standards, most recently amended in 2022, which includes Yard Plantings and Foundation Plantings.
  3. The ordinance requires two shrubs or ornamental trees every 5 feet of overall façade length, and the yard planting requirement mandates two trees plus an additional tree for every acre of overall area for the subject lot.
  4. For this proposed development, the required plantings are as following:
    - a. Yard Plantings: 8 Canopy Trees
    - b. Front Foundation: 56 Ornamental Trees and 34 Shrubs
    - c. Side & Rear Facades: 46 Ornamental Trees and 28 Shrubs
  5. The petitioner is proposing to locate the plantings that they aren't providing at the foundation, along the perimeter of the parking lot, specifically on the sides that don't already have a landscaping requirement. The petitioner is proposing to provide the following plantings in the perimeter of the property, in addition to what is already required:
    - a. Substitution for Yard Plantings: 32 Deciduous Trees
    - b. Substitution for a Portion of the Foundation Plantings: 14 Ornamental Trees and 6 Deciduous Trees
- 

### **Variance From UDO 5.32 Non-Residential Landscaping Standards**

Finding of Fact #1 – That the approval of the Development Standards Variance will not be injurious to the public health, safety, morals and general welfare of the community.

*The applicant has provided the following response to Finding of Fact #1: "Counting excess trees in the parking lot perimeter towards yard and foundation plantings will not risk health, safety or welfare of the city and community members."*

The planning staff has determined that the requested development standards variances should not be injurious to the public health, safety, morals, and general welfare, if the applicant is able to provide the number of required plantings elsewhere on the site to meet the intent of the ordinance. The intent of the ordinance is to ensure that adequate numbers of plantings are provided across the entire site, and the proposal from the petitioner seems to accomplish this intent.

*Finding #1 has been satisfied by the applicant.*

Finding of Fact #2 – That the use and value of the area adjacent to the subject property seeking a Development Standards Variance will not be affected in a substantially adverse manner.

*The applicant has provided the following response to Finding of Fact #2: "The adjacent property values will not be harmed by a variance in the landscape around the building. Overall the development may improve the value of adjacent properties".*

The planning staff has determined that the requested development standards variance should not have a substantially adverse impact on the use or value of nearby land, if the intent of the ordinance is still

being met by requiring the same number of plantings be placed elsewhere on the site. The plantings the petitioner is proposing across the rear of the property will provide an additional physical and visual buffer, which wouldn't be required otherwise, mitigating any potential for adverse impact to a future development to the west.

*Finding #2 has been satisfied by the applicant.*

**Finding of Fact #3 – That the strict application of the terms of the ordinance will result in practical difficulties in the use of the property. The practical difficulty shall not be self-imposed, nor based on a perceived reduction of, or restriction on, economic gain.**

*The applicant has provided the following response to Finding of Fact #3: "If a variance is not granted, the hotel as shown will not fit on the site due to the space that the yard and foundation landscaping requirements will take".*

The planning staff has determined that, due to the narrow depth of the subject lot, there is not adequate space to locate a landscaping area along the front façade of the building, without negatively impacting the ability to practically develop the lot. This practical difficulty is not self-imposed, nor financial in nature. The intent of the ordinance could still be met if these required plantings are placed elsewhere on the site, and the proposal from the petitioner seems to satisfy this intent.

*Finding #3 has been satisfied by the applicant.*

## **STAFF RECOMMENDATION: APPROVAL W/ THE FOLLOWING CONDITIONS:**

1. The petitioner shall provide, at minimum, the same number of plantings as what would be required by the ordinance, but they can be provided elsewhere on the site and different species can be provided.
2. If any further revisions are needed, those plans shall be submitted to the planning staff for review and approval prior to the issuance of any permits.

**DEVELOPMENT STANDARDS VARIANCE: BZA 2023-10: Marketplace Development, Hotel (Block A); DSV**

**FINDINGS OF FACT BY THE SHELBYVILLE BOARD OF ZONING APPEALS**

**Staff Prepared**

Motion:

(I) would like to make a motion to approve the requested development standard variance from UDO 5.32 to modify the Non-Residential Landscaping Standards for the retail center in accordance with the plans submitted, including the proposed conditions, pursuant to the findings of fact presented in the planning staff's report.

- 1.  The approval of the Development Standards Variance **will not** be injurious to the public health, safety, morals and general welfare of the community.
- The approval of the Development Standards Variance **will** be injurious to the public health, safety, morals and general welfare of the community.
- 2.  The use and value of the area adjacent to the subject property seeking a Development Standards Variance **will not** be affected in a substantially adverse manner.
- The use and value of the area adjacent to the subject property seeking a Development Standards Variance **will** be affected in a substantially adverse manner.
- 3.  The strict application of the terms of the ordinance **will** result in practical difficulties in the use of the property. The practical difficulty shall not be self-imposed, nor based on a perceived reduction of, or restriction on, economic gain.
- The strict application of the terms of the ordinance **will not** result in practical difficulties in the use of the property. The practical difficulty shall not be self-imposed, nor based on a perceived reduction of, or restriction on, economic gain.

Additional conditions imposed by the Board of Zoning Appeals:

- 1.
- 2.
- 3.

Shelbyville Board of Zoning Appeals

By: \_\_\_\_\_

Chairperson

Attest: \_\_\_\_\_

Secretary, Adam M. Rude



# DEVELOPMENT STANDARDS VARIANCE APPLICATION

Shelbyville Planning & Building Department  
44 West Washington Street  
Shelbyville, IN 46176  
P: 317.392.5102

<i>For Office Use Only:</i>	
Case #: BZA _____	_____
Hearing Date: _____	_____
Fees Paid: \$ _____	_____
Final Decision:	
Approved _____	Denied _____

1.  
**Applicant**  
 Name: Himan Garg, GSSR Investments  
 Address: 580 E. Carmel Drive Suite 100  
Carmel, IN 46032  
 Phone Number: [REDACTED]  
 Fax Number: [REDACTED]  
 Email: [REDACTED]

**Property Owners Information (if different than Applicant)**  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

2.  
**Applicant's Attorney/Representative**  
 Name: Himan Garg, GSSR Investments  
 Address: 580 E. Carmel Drive Suite 100  
Carmel, IN 46032  
 Phone Number: [REDACTED]  
 Fax Number: [REDACTED]  
 Email: [REDACTED]

**Project Engineer**  
 Name: Weihe Engineers  
 Address: 10505 N. College Ave  
Indianapolis, IN 46280  
 Phone Number: [REDACTED]  
 Fax Number: [REDACTED]  
 Email: [REDACTED]

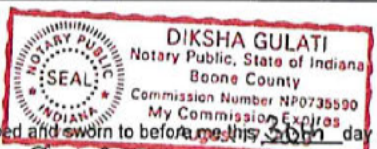
3. **Project Information:**  
 General Location of Property (and address is applicable): 2235 Marketplace Blvd, Shelbyville, IN 46176  
Block A of the Proposed Subdivision  
 Current Zoning Classification: business highway Existing Use: undeveloped  
 Number of Requested Variances: 1 Proposed Use: Hotel

Section(s) of the Ordinance Requesting Variance(s) from; including Article, Section, Subsection, and Page Number: \_\_\_\_\_  
5.32 A-1.a Non Residential Landscaping Standards, page 5-39

4. **Attachments**
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Affidavit and Consent of Property Owner (if applicable) | <input checked="" type="checkbox"/> Vicinity Map     |
| <input checked="" type="checkbox"/> Proof of Ownership (copy of deed, recent property card) | <input checked="" type="checkbox"/> Findings of Fact |
| <input checked="" type="checkbox"/> Letter of Intent  | <input checked="" type="checkbox"/> Application Fee  |
| <input checked="" type="checkbox"/> Supporting Documents and Exhibits (Optional)            |  |

The undersigned states the above information is true and correct as s/he is informed and believes.  
 Applicant: [Signature] Date: 3/30/23

State of INDIANA  
 County of BOONE SS.



Subscribed and sworn to before me this 30th day of MARCH 2023.  
[Signature] / DIKSHA GULATI  
 Notary Public Printed

Residing in BOONE County. My Commission Expires: AUG. 17, 2029

**AFFIDAVIT & CONSENT OF PROPERTY OWNER  
APPLICATION TO THE SHELBYVILLE BOARD OF ZONING APPEALS**

State of Indiana )  
County of Shelby ) SS:

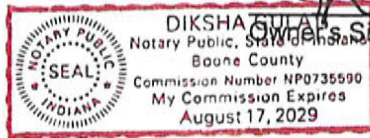
I, Himanshu Garg, AFTER BEING DULY SWORN, DEPOSE AND SAY  
(Name of property owner)

THE FOLLOWING:

1. That I am the owner of real estate located at 2235 Marketplace Blvd, Shelbyville, IN 46176  
(Address of affected property)
2. That I have read and examined the Application made to the Shelbyville Board of Zoning Appeals by: Hima GSSR Investments LLC  
(Name of applicant)
3. That I have no objections to and consent to the request(s) described in the Application made to the Shelbyville Board of Zoning Appeals.

Himanshu Garg  
Owner's Name (Please print)

[Signature]  
Owner's Signature



State of Indiana )  
County of ~~Shelby~~ Boone ) SS:

Subscribed and sworn to before me this 30th day of MARCH, 2023

[Signature]  
Notary Public

DIKSHA GULATI  
Printed

Residing in Boone County.

My Commission Expires: AUG. 17, 2029







## DEVELOPMENT STANDARDS VARIANCE FINDINGS OF FACT

Petitioner's Name: GSSR Investments  
Location: 2235 Marketplace Blvd, Block A of Shelbyville Marketplace  
Variance for: Non-residential landscape standards.

The Shelbyville Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standard Variance. Using the lines provided, please explain how your request meets each of these criteria.

1. **General Welfare:** Explain why granting the request for a development standard variance will not be harmful to the public health, safety and general welfare of the City of Shelbyville.

Counting excess trees in the parking lot perimeter towards yard and foundation plantings will not risk health, safety or welfare of the city and community members.

2. **Adjacent Property:** Explain why the development standard variance request will not affect the use and the value of adjacent properties.

The adjacent property values will not be harmed by a variance in the landscape around the building. Overall the development may improve the value of adjacent properties.

3. **Practical Difficulty:** Please state the difficulties that will be faced if the project is not granted the requested development standard variance.

If a variance is not granted, the hotel as shown will not fit on the site due to the space that the yard and foundation landscaping requirements will take.

*Note: For petitions with multiple requested variances, please submit one completed "Findings of Fact" for each requested variance.*







**GENERAL NOTES**

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY FOR ALL PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
- SUBMIT A LIST OF NURSERY SOURCES FOR ALL SPECIFIED PLANT MATERIAL INDICATING THE SIZE, GENUS, SPECIES AND VARIETY. INCLUDE THE QUANTITY OF PLANT MATERIAL TO BE PROCURED FROM EACH NURSERY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1) REMOVED, 2) SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
- CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
- PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS SHALL BE TAGGED SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT THE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVE OR REJECT PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
- COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS, BIOSOLIDS (TREATED SEWAGE SLUDGE), YARD TRIMMINGS, SOURCE SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODOORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
- SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE BUT NOT LIMITED TO, WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

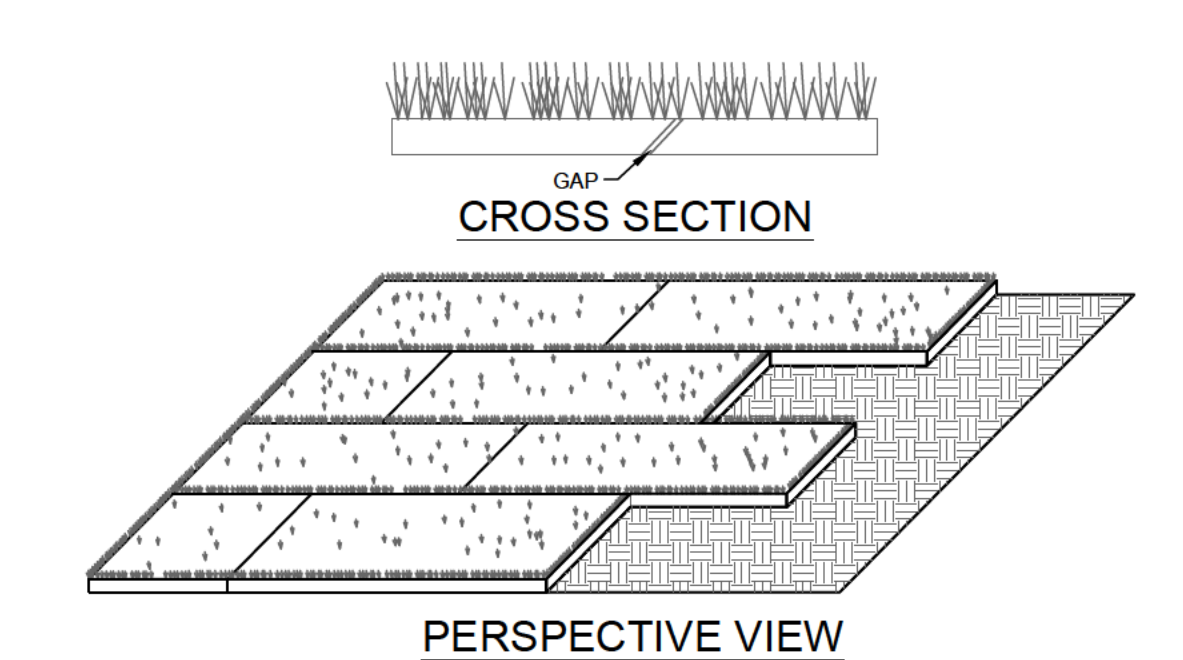
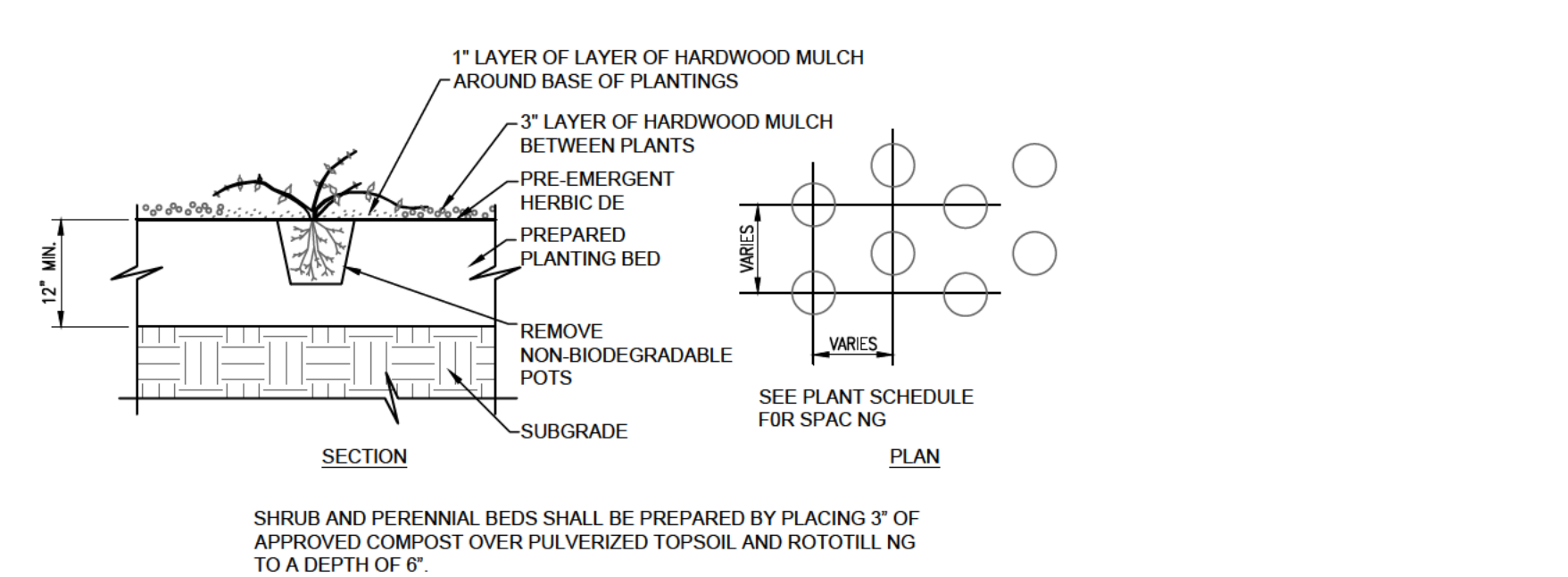
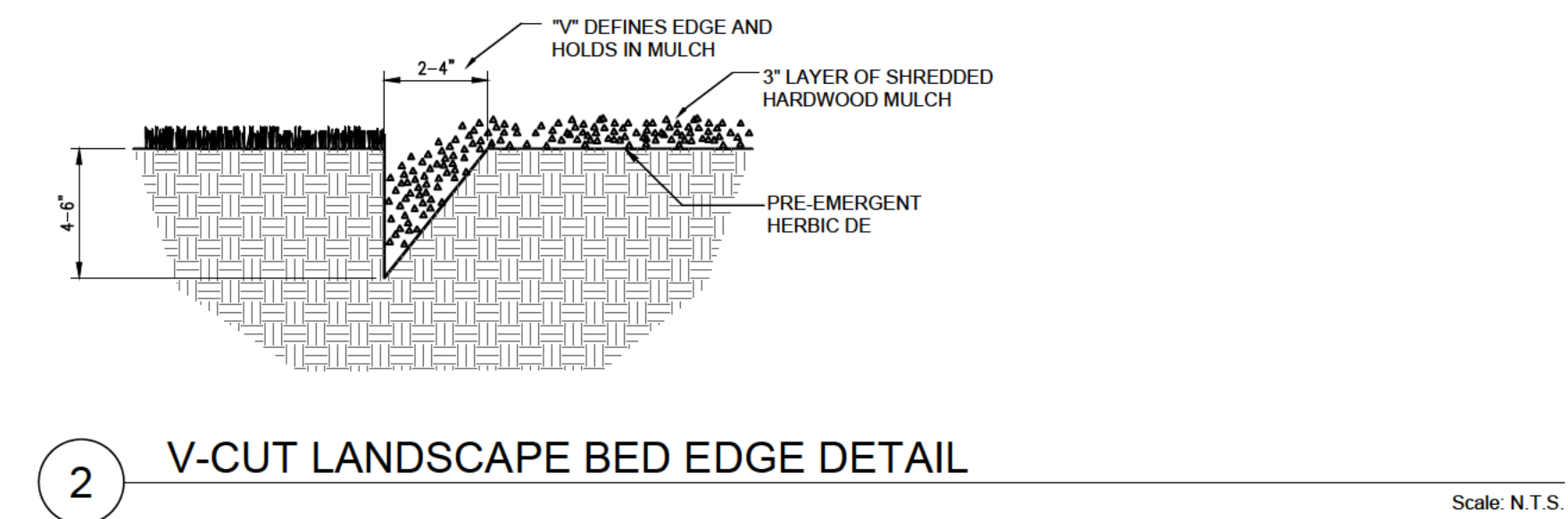
SUN & SHADE SEED MIXTURE	
APPLICATION RATE: 3-4 lb./1,000 sq. ft.	
TURF-TYPE PERENNIAL RYEGRASS	34%
FINE FESCUE	33%
SHAMROCK KBG	33%

\*\*\*Sun & Shade Park Mix forms a durable turf for general use areas. Sun & Shade Park Mix will do well under a wide range of maintenance levels and can be established in full sun to partially shaded conditions. Sun & Shade Park Mix will provide turf with a fine texture, good mowing quality, and withstand moderate traffic. Sun & Shade Park Mix will establish quickly for maximum competition against annual weeds.\*\*\*

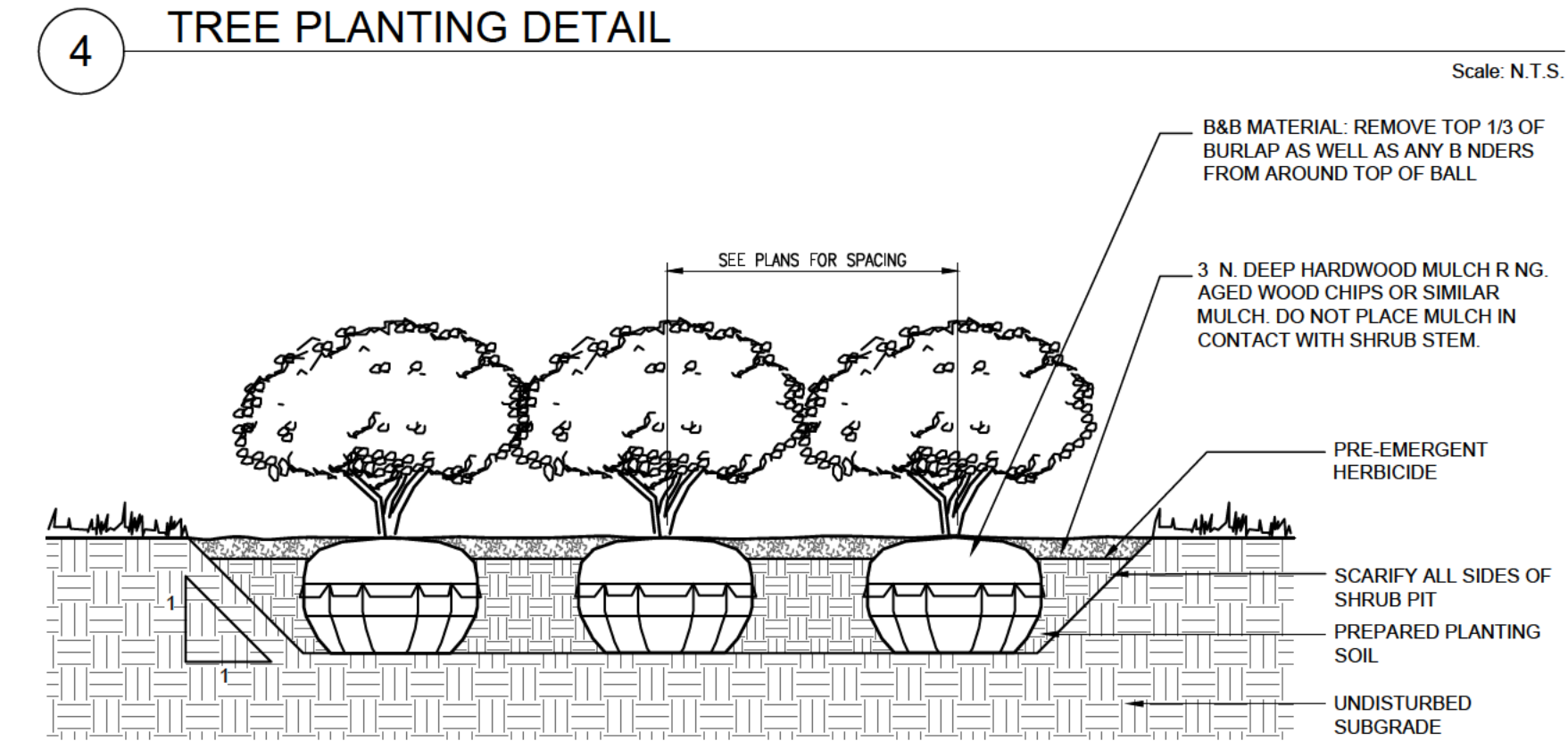
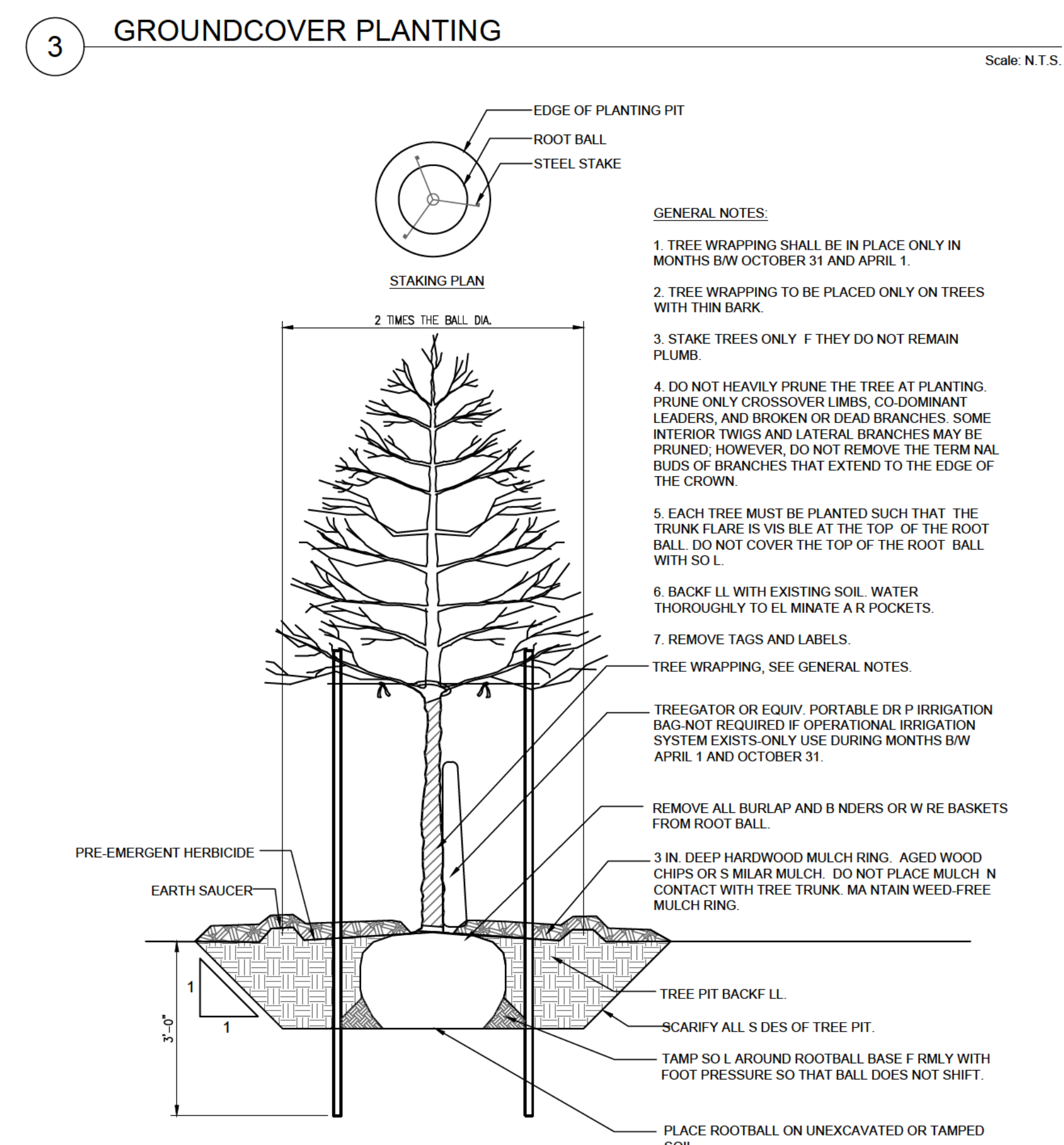
FESCUE LAWN SEED MIX		
BOTANICAL NAME	COMMON NAME	OZ./ACRE
<b>NOTES:</b>		
LAWN SEED SHALL BE FRESH, CLEAN, DRY NEW - CROP COMPOSED OF VARIETIES, MIXED PROPORTIONS, AND TESTED FOR MINIMUM PERCENTAGES OF PURITY AND AS SPECIFIED AS FOLLOWS:		
<b>PERMANENT COVER:</b>		
FESTUCA COMMUTATE	LONGFELLOW II CHEWINGS FESCUE	25.00%
FESTUCA OVINA	SHEEPS FESCUE	25.00%
FESTUCA BREVIPILA	CHARIOT HARD FESCUE	13.00%
FESTUCA RUBRA	SHORELINE SLENDER CREEPING RED FESCUE	12.00%
FESTUCA RUBRA SUBSPECIES RUBRA	SR 5250 CREEPING RED FESCUE	13.00%
FESTUCA BREVIPILA	GOHAM HARD FESCUE	12.00%
SEEDING RATE FOR MIX:		250 LBS/ACRE

**PERMANENT SEEDING NOTES**

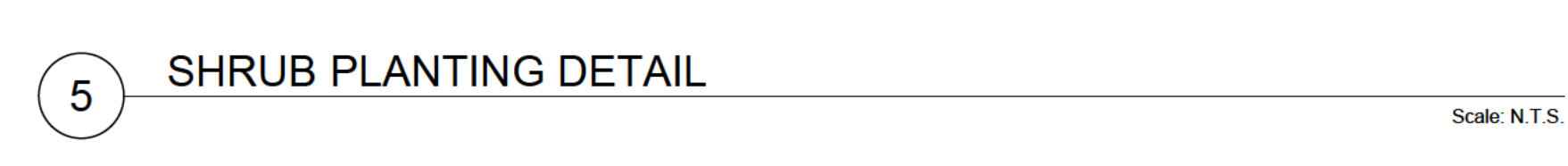
- GRADING**  
1. GRADE THE SITE TO ACHIEVE PROPOSED GRADES AND POSITIVE DRAINAGE.  
2. ADD TOPSOIL TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION.
- SEEDBED PREPARATION**  
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.  
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TEST NG IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.  
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.
- SEEDING**  
OPTIMUM SEEDING DATES: **MARCH 1 TO MAY 10 OR AUGUST 10 TO SEPTEMBER 30**
- PERMANENT SEEDING DONE BETWEEN MAY 10 TO AUGUST 10 - SHALL BE IRRIGATED. SEEDING DONE OUTSIDE OF BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING SHALL BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.**
- APPLY SEED UNIFORMLY WITH A DRILL OR CULT PACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULT PACKER AFTER COMPLETING SEEDING OPERATIONS. (F SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
  - MULCH ALL SEEDING AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. USE EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.
- MAINTENANCE**  
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.  
2. CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLuishGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.  
3. CHECK FOR EROSION OR MOVEMENT OF MULCH AT THE CONTRACTOR'S EXPENSE.  
4. REPAIR DAMAGED, BARE, GULLED, OR SPARSELY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.  
5. IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION. REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDBED AREAS.  
6. IF VEGETATION FAILS TO GROW, TEST SOIL TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)  
7. IF ADDITIONAL FERTILIZATION OR SOIL AMENDMENTS ARE NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.  
8. ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.  
9. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.



- SOD NOTES**
- INSTALLATION**  
SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO SEPTEMBER 1. TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.
- SITE PREPARATION**  
1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.  
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.  
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.
- SOD BED PREPARATION**  
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.  
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.  
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.  
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.  
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULT/PACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.
- LAYING THE SOD**  
1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.  
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.  
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)  
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.  
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.  
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.  
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.
- SLOPE APPLICATION**  
1. INSTALL ALL SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.  
2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.
- CHANNEL APPLICATION**  
(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)  
1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.  
2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.  
3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.  
4. STAPLE, NUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.
- MAINTENANCE**  
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.  
2. KEEP SOD MOIST UNTIL FULLY ROOTED.  
3. AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.  
4. TIME MOWING TO AVOID RUTS IN TURF.  
5. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MIDDLE SUMMER.



- GENERAL NOTES**
- APPLY SEED UNIFORMLY WITH A DRILL OR CULT PACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULT PACKER AFTER COMPLETING SEEDING OPERATIONS. (F SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
  - MULCH ALL SEEDING AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. USE EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.



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PROJECT NO.	W22.0478
DWG NAME	L100 - Landscape Plan
DESCRIPTION	RESUBMIT
DRAWN BY	MESBAQ
CHECKED BY	EAC
DATE	03/09/2023
REVISIONS AND ISSUES	
DATE	

APPROVAL PENDING  
NOT FOR CONSTRUCTION

**SHELBYVILLE MARKETPLACE - HOTEL**  
2235 MARKETPLACE BOULEVARD, SHELBYVILLE, IN 46176  
LANDSCAPE DETAILS  
Block A in Shelbyville Marketplace. Part of the NE1/4 of Section 04, Township 12 North, Range 7 East, Addition Township, Shelby County, Indiana

PREPARED FOR:  
**L101**  
PROJECT NO:  
W22.0478