

Adam M. Rude Director

#### Allan Henderson Deputy Director

## BOARD OF ZONING APPEALS

MEETING DATE: 4/11/2	MEETING DATE: 4/11/2023						
Case #:	BZA 2023-08: Market	BZA 2023-08: Marketplace Development, Retail (Block B); DSV					
Petitioner's Name:	GSSR Investments						
Owner's Name:	GSSR Investments						
Petitioner's	Himan Garg, GSSR In	vestments					
Representative:	Eric Carter, Weihe Eng	gineering					
Address of Property:	Approx. 375' south of	the intersection of Ma	rketplace Blvd and Prog	gress Road			
Subject Property	BH – Business Highwa						
Zoning Classification:	0	ay					
Future Land use:	Gateway/Mixed Use						
	North	East	South	West			
Surrounding Properties'	BH – Business	RM – Multiple-	BH – Business	BH – Business			
Zoning Classifications:	Highway	family Residential	Highway	Highway			
Surrounding Properties'	Gateway/ Mixed	Gateway/ Mixed	Gateway/ Mixed	Gateway/ Mixed			
Future Land Use	Use	Use	Use	Üse			
History:	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.						
Vicinity Map:							
Action Requested:	A request for one Development Standards Variances from UDO 5.32 Non-Residential Landscaping Standards						

- 1. The petitioner is proposing to develop a multi-tenant retail center, approximately 19,478 ft<sup>2</sup> in size.
- 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: 7 Canopy Trees
  - b. Front Foundation: 32 Ornamental Trees and 20 Shrubs
  - c. Side & Rear Facades: 22 Ornamental Trees and 14 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: 30 Deciduous Trees
  - b. Substitution for a Portion of the Foundation Plantings: 5 Ornamental Trees, 13 Deciduous Trees, and 116 Shrubs

### Variance From UDO 5.08(A)(4) Business Architectural Standards, Long Facades

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 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 retail building 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 2023-08: Marketplace Development, Retail (Block B); DSV

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

#### **Staff Prepared**

#### Motion:

(I) would like to make a motion to <u>approve</u> 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 <u>will not</u> 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 <u>will</u> 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

Ву: \_\_\_\_\_

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

Chairperson

Secretary, Adam M. Rude

For Office Use Only:			
	Hearing Date:		
Hearing Date:			
Fees Paid: 5			
Final Decision:			
Approved	enied		
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	_		
Email:	_		
Project Engineer			
Name: Weihe Engineers	_		
Address: 10505 N. College Ave	-		
Indianapolis, IN 46280	-		
	-		
Existing Use: undeveloped			
Proposed Use: Retail	_		
ng Article, Section, Subsection, and Page Number: ds, page 5-39	-		
	_		
Vicinity Map			
	-		
Findings of Fact			
Application Fee	-		
-			
-			
Application Fee			
Papplication Fee and correct as s/he is informed and believes. CSHA GULAII Public, State of Indiana			
Application Fee and correct as s/he is informed and belleves. CSHA GULAII Public, State of Indiana Boone County sion Rumber NP0735590 commission Expires August 17, 2029			
Application Fee and correct as s/he is informed and belleves. Date: <u>2/20/23</u> Boone County sion Number NP073590 commission Expires			
Application Fee and correct as s/he is informed and belleves. CSHA GULAII Public, State of Indiana Boone County sion Rumber NP0735590 commission Expires August 17, 2029	-		
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DApplication Fee and correct as s/he is informed and believes. Date: <u>3/20/23</u> Date: <u>3/20/23</u> Date: <u>3/20/23</u> Date: <u>3/20/23</u> Date: <u>3/20/23</u> Date: <u>30/20</u> Date: <u>3/20/23</u>	-		
	Fees Paid: \$		

30.41

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AFFIDAVIT &	CONSENT OF	PROPERTY	OWNER
APPLICATION TO THE	SHELBYVILLE	BOARD OF Z	ONING APPEALS

State of Indiana ) County of Shelby ) SS:

1. Himmen Gorg , 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: <u>GSSR Truestments UC</u> (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 Gurg/ Owner's Name (Please print)			
State of Indiana County of Shelby	) ) SS:	DIKSDWGGL STSIgnature Notary Public, State of Indiana Boone County SEAL Commission Number NP0735590 My Commission Expires			
Subscribed	and sworn to	before me this <u>304</u> day of <u>MARCH</u> , <u>2023</u>			
	Notary Pu	blic / DIKSHA GUIATI			
Residing in <u>Boor</u>	0 <u>6       </u> C	ounty. My Commission Expires: <u>AUG. 17-2029</u>			



LETTER OF INTENT BOARD OF ZONING APPEALS

Please write a brief summary the case you are presenting to the Board of Zoning Appeals. You may submit on this form or on your own letterhead.

The minimum number of foundation plantings is not currently being met. We request a variance to allow excess

parking lot perimeter plantings count towards this requirement. The perimeter parking lot requirements only apply to the

eastern side of the parking lot, so the other 3 sides could be utilized to offset the foundation plantings.

The rear facade of the building does not meet the long facade requirement of having projections break up the facade with

depths of at least 3% of the building length. A projection of that size on this building would block access around the

building. We propose to break up the long facade with material and color changes and request a variance on the projections.



**DEVELOPMENT STANDARDS VARIANCE** 

FINDINGS OF FACT

Petitioner's Name: GSSR Investments

Location: 2235 Marketplace Blvd, Block B of Shelbyville Marketplace	
Variance for: Non-residential landscape standards, 5.32A-1-a	

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 foundation plantings will

not risk health, safety or welfare of the city and community members.

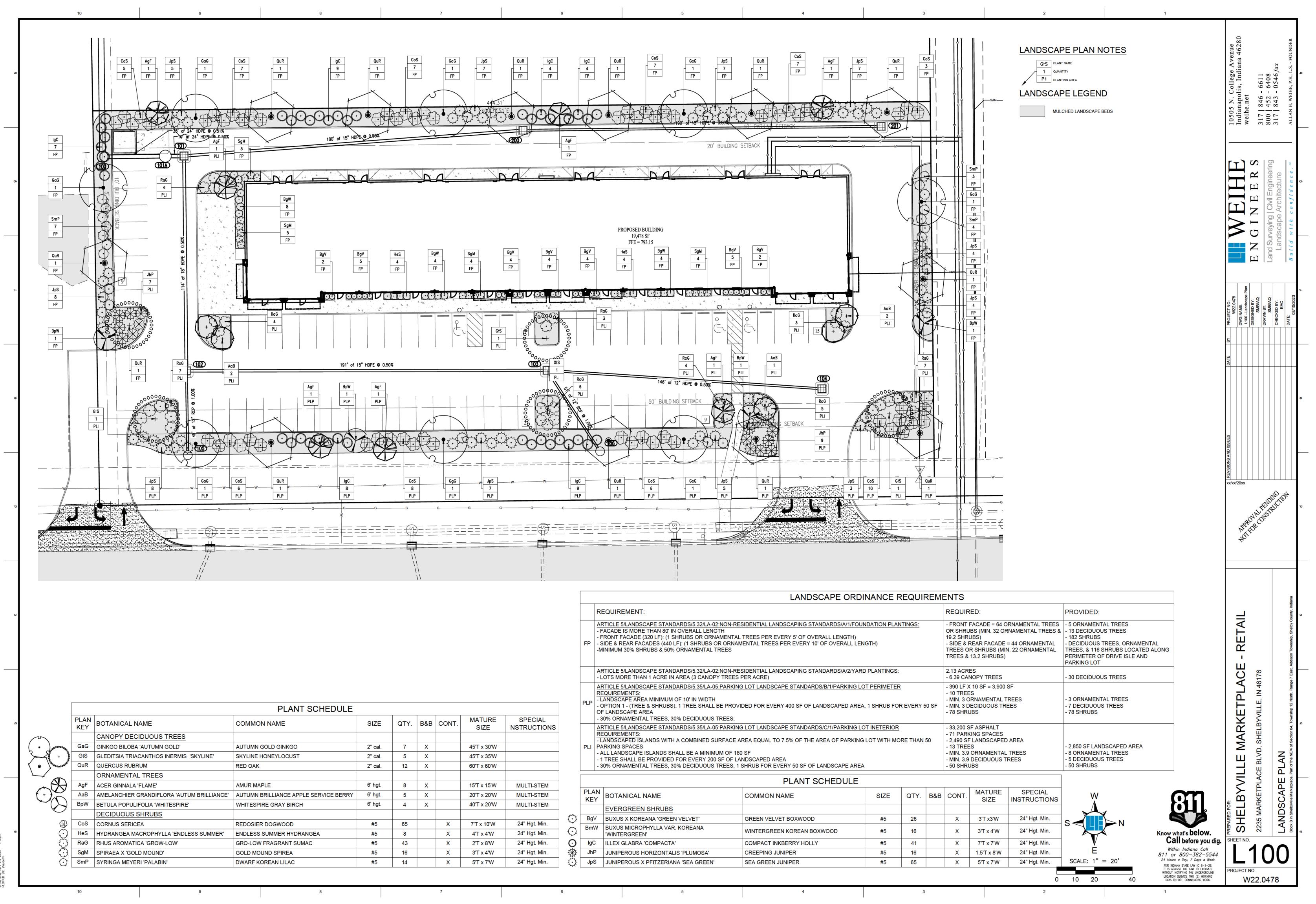
 Adjacent Property: Explain why the development standard variance request will not affect the use and the value of adjacent properties. <u>The adjacent property values will not be harmed by a variance in the landscape around the</u>

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 retail building 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.



NI: H:\2022\W220478\Engineering\design\conset\Block B\L100 - Landscape Plc : L100 NI: Ani: 04 2023 - 1:40mm

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					6. ANY EXISTING REMOVED SH/ TREE(S) AND/0 RELOCATED.	G TREE(S) AND/OR PLANTINGS THA ALL BE PROTECTED AND BROUGH OR PLANTINGS SHOULD BE 1)REM	NT MAY REQUIRE REMOVAL BU T TO THE ATTENTION OF THE I OVED, 2)SAVED AND INTEGRA	T ARE NOT SHOWN ON THE LANDSCAPE ARCHITECT TO TED NTO THE LANDSCAPE	PLAN AS BE NG DETERM NE IF DESIGN, OR 3)
					8. PLANT NG BEI CHANGES OR LANDSCAPE A	R TO REVIEW THE SWPPP SERIES I DS AND PLANT MATERIAL SHALL B CONDITIONS REQU RE MOD FICAT RCHITECT AS TO PROPOSED MOE UST PLANT LOCATIONS ON SITE II	E LOCATED AS INDICATED ON TION TO THE LANDSCAPE DESI DIFICATIONS PRIOR TO PLANTI	LANDSCAPE PLAN. IN THE IGN, THE CONTRACTOR SH	EVENT FIELD ALL CONSULT
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					NOT CONFLIC 16. COMPOST SH/ AGRICULTURA SOURCE-SEP/ BE REASONAE	OTHER LANDSCAPE MATERIALS TO T WITH CONSTRUCTION OPERATIO ALL BE A WELL DECOMPOSED, ST AL, FOOD, OR INDUSTRIAL RESIDU ARATED OR MIXED SOLID WASTE. BLY FREE (< 1% BY DRY WEIGHT) (	ONS. ABLE, WEED FREE ORGANIC M ALS; BIOSOL DS (TREATED SEV THE PRODUCT SHALL CONTAIL OF MAN-MADE FOREIGN MATTE	ATTER SOURCE. IT SHALL I WAGE SLUDGE); YARD TRIM N NO SUBSTANCES TOXIC ER. THE COMPOST W LL PO	BE DERIVED FROM: IMINGS; TO PLANTS AND SHALL SSESS NO
					17. SHRUB AND P ROTOTILL NG 18. PRE-EMERGEI SPECIFIED BY	BLE ODORS AND SHALL NOT RESE ERENNIAL BEDS SHALL BE PREPA TO A DEPTH OF 6". NT HERBICIDE SHALL BE APPLIED MANUFACTURER FOR EACH VARI	RED BY PLAC NG 3" OF APPRO IN ALL PLANTING AND GROUN IETY OF PLANT. PRE-EMERGEN	VED COMPOST OVER PULV D COVER BEDS PRIOR TO N	ERIZED TOPSOIL AND
f					19. All tree and ground cov by the lands soil and for	RCHITECT PRIOR TO APPLICATION SHRUB PLANT NG AREAS TO BE ER BEDS SHALL BE COVERED WIT SCAPE ARCHITECT AND SHALL BE REIGN MATERIAL. NO UTILITY MUL SHALL MA NTAIN ALL LAWN AREA	COVERED WITH 3" THICK LAYE 'H 1" SHREDDED HARDWOOD E UNIFORM IN TEXTURE AND CO CH OR PROCESSED TREE TRIM	BARK MULCH. BARK MULCH DLOR AND SHALL BE FREE ( MM NGS W LL BE ALLOWED	I SHALL BE APPROVED OF STICKS, LEAVES,
					AND WRITTEN AFTER EACH F INSECT CONTI PROCEDURE ( 21. ALL NEW LAND	I FINAL ACCEPTANCE BY THE LANI PLANT IS INSTALLED AND SHALL IN ROL, MOWING, RESETTING OF PLA CONSISTENT WITH GOOD HORTICI DSCAPE PLANT NGS SHALL BE GU	DSCAPE ARCHITECT OR OWNE NCLUDE BUT NOT L MITED TO, ANTS TO PROPER GRADES OR ULTURAL PRACTICES. ARANTEED FOR A PERIOD OF	R. MAINTENANCE SHALL BI WATERING, WEEDING, PRU UPRIGHT POSITION, AND A ONE YEAR FOLLOWING F N	EGIN IMMEDIATELY N NG, DISEASE AND NY OTHER AL ACCEPTANCE AS
						BY LANDSCAPE ARCHITECT OR O ATISFACTORY BY LANDSCAPE AR A			
							SHADE SEED MI		
θ						TURF-TYPE PERENNIAL RY	,	34%	
				FINE FESCUE SHAMROCK KBG		33% 33%			
					wide range of	ade Park Mix forms a durable t f maintenance levels and can b ovide turf with a fine texture, g Mix will establish quickly f	be established in full sun to	partially shaded condition the traffic to the traff	ons. Sun & Shade
						FESC	UE LAWN SEED	MIX	
					BOTANICAL	NAME	COMMON NAME		OZ./ACRE
q						HALL BE FRESH, CLEAN, DF S, AND TESTED FOR MINIMI			
					PERMANEN FESTUCA CON		LONGFELLOW II CHEW	INGS FESCUE	25.00%
					FESTUCA OVI	NA	SHEEPS FESCUE		25.00%
					FESTUCA BRE	VIPILA	CHARIOT HARD FESCU		13.00%
					FESTUCA RUE	BRA	SHORELINE SLENDER FESCUE	CREEPING RED	12.00%
					FESTUCA RUE	BRA SUBSPECIES RUBRA	SR 5250 CREEPING RE	D FESCUE	13.00%
					FESTUCA BRE	VIPILA	GOTHAM HARD FESCU		12.00%
C							SEE	DING RATE FOR MIX:	250 LBS/ACRE
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## PERMANENT SEEDING NOTES

1. GRADE THE SITE TO ACH EVE PROPOSED GRADES AND POSITIVE DRAINAGE. ADD TOPSO L TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION.

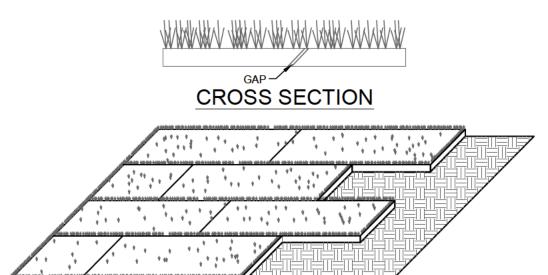
## SEEDBED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS. 2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SO L TEST AND WORK INTO THE UPPER TWO TO
- FOUR NCHES OF SO L. 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 OBTA N A UN FORM 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.

OPTIMUM SEED NG DATES: MARCH 1 TO MAY 10 OR AUGUST 10 TO SEPTEMBER 30

PERMANENT SEED NG DONE BETWEEN MAY 10 TO AUGUST 10 - SHALL BE IRRIGATED. SEED NG OUTSIDE OR BEYOND OPTIMUM SEED NG DATES IS STILL POSS BLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEED NG SHALL BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEED NG CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH

- 1. APPLY SEED UNIFORMLY WITH A DRILL OR CULT PACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULT PACKER AFTER COMPLET NG SEEDING OPERATIONS. (F SEEDING IS DONE WITH A
- HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED N A SLURRY MIXTURE.) 2. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH N PLACE. USE EROSION CONTROL BLANKETS ON SLOP NG AREAS AND CONVEYANCE CHANNELS
- MAINTENANCE NSPECT 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 NCLUDE VIGOROUS DARK GREEN OR BLUISHGREEN
- SEEDL NGS WITH A UN FORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE. 3. CHECK FOR EROSION OR MOVEMENT OF MULCH.
- REPAIR DAMAGED, BARE, GULLIED, OR SPARSELY VEGETATED AREAS AND THEN FERT LIZE, RESEED, AND APPLY AND ANCHOR MULCH.
- 5. F PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPA R AFFECTED AREAS EITHER BY OVERSEEDING OR PREPAR NG A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDED AREAS
- 6. F VEGETATION FAILS TO GROW. TEST SOIL TO DETERM NE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
- F ADDITIONAL FERTILIZATION OR SOIL AMENDMENTS ARE NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS. ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERT LIZE ACCORD NG TO SOIL TEST
- RECOMMENDATIONS 9. FERT LIZE TURF AREAS ANNUALLY. APPLY FERT LIZER IN A SPLIT APPLICATION. FOR COOL-SEASON
- GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPR NG AND ONE HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPR NG, ONE-TH RD IN LATE SPR NG, AND THE REMAINING ONE-TH RD IN M DDLE SUMMER.



PERSPECTIVE VIEW

SOD APPLICATION DETAIL

Scale: N.T.S.

## SOD NOTES

NSTALLATION

SITE PREPARATION

SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SO L, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTIC DE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR 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.

APPLY TOPSO L IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISH NG VEGETATION.

GRADE THE SITE TO ACHIEVE POSITIVE DRA NAGE AND CREATE A SMOOTH, FIRM SO L SURFACE. 3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SO LS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION 1. TEST SOIL TO DETERM NE PH AND NUTR ENT LEVELS.

- 2. IF SO L PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORD NG TO SO L TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
- 3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. F 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 ACH EVE A SMOOTH F NAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

LAYING THE SOD 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 SO L SURFACE TO BREAK ANY CRUST. (IF THE
- WEATHER IS HOT, LIGHTLY RRIGATE THE SOIL SURFACE PRIOR TO LAY NG THE SOD.) 4. LAY SOD STRIPS IN A BRICK-L KE PATTERN.
- 5. BUTT ALL JO NTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), US NG A KN FE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS. 6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE F RM CONTACT BETWEEN THE SOD AND SOIL. 7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLY NG SO L IS WET TO A DEPTH OF FOUR NCHES,

AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT. SLOPE APPLICATION INSTALL THE SOD STR PS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.

. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDI F

CHANNEL APPLICATION (SODDING PROV DES 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 STR PS 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 JUTE 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 UNT L 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.

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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 FERT LIZER 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 N MID-SUMMER.

