



2021 Street & Utility Improvements Construction Newsletter – Tree / Sod

May 12, 2023

Construction:

- Watermain and service lines
- Sanitary sewer mains and service lines
- Storm sewer
- Street construction
- Sidewalk construction
- Driveway and turf restoration

Construction schedule:

Start: April 25, 2022
Finish: June 2023

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Project Website

<https://clients.bolton-menk.com/wells2021/>

Sod Care

This is a friendly reminder to review the caring for your new sod document attached. This document can also be found on the project website. All sod placed on the project was reviewed after its 30-day warranty period of placement and approved. Please note that all maintenance requirements by the contractor are complete and the responsibility for proper sod care is up to the homeowner. We have noticed a handful of property owners mowing their sod shorter than desired. Mowing your grass too short can shock the new sod and kill it.

Sod conditions can change quickly with the warm and dry weather during the summer months. To keep your sod healthy, it is important to mow your grass high and keep watering.

There will be some locations that need to be addressed due to settlement. These areas will be filled in with topsoil and seeded. After seed has been placed, please water these locations to ensure proper growth.

Project Status

A punchlist has been put together for the Contractor to work on. This punchlist consists of minor defects or uncompleted tasks that still need to be completed. The contractor is planning to start this work on May 12th and will finish the week of May 15th.

The contractor is anticipating paving the final layer of bituminous on all streets around May 18th. This is weather dependent, and we will send out an update once we learn more about the schedule. When paving occurs, please have your vehicles out of your driveway by 7:00 a.m. to avoid the street prep work that happens before placing the bituminous. Once the bituminous is placed and compacted, please allow a few hours before driving on it so it can cool down.

New trees through the project contract will be marked with wood stakes and installed yet this Spring.

We appreciate everyone's patience and look forward to finishing this project! Please contact Ben Rosol or Irene Aguilar with any questions or concerns.

NEWLY SODDED LAWNS MANAGEMENT



Your new lawn needs proper maintenance to ensure success; particularly in the first several weeks. Please follow the watering and care instructions below to ensure successful establishment.

- You may walk on the lawn to move sprinklers, but keep non-essential foot traffic to a minimum during the initial establishment period.
- You are not applying enough water if the edges between the sod pull apart or are separating.
- Do not water at night or late in the evenings. New seedlings are susceptible to disease; encouraged by prolonged periods of being wet.
- Water along pavement surfaces when temperatures are warmer, as the hot surface will bake the sod.

MAINTENANCE PRACTICES (0-10 DAYS):

- Water each day for at least 15 to 20 minutes in each area of lawn (according to how much water your sprinkler emits).
- Watering a second time each day is recommended when sunny and temperatures are over 65°.
- It is important to saturate the sod so water permeates into the soil. Check to make sure you are watering enough by gently pulling back the corner of the sod in several places throughout the lawn to make sure the soil underneath is moist
- Do not fertilize or mow the lawn!

MAINTENANCE PRACTICES (11-21 DAYS):

- Water every other day for approximately 30 minutes. (Watering for longer periods of time, encourages deeper root growth.)
- Check to make sure you are watering enough by pulling back the corner of the sod in several places throughout the lawn to make sure the soil underneath is moist. The sod should be difficult to pull up. Do not force it! The root system is establishing, and should not be pulled from the soil. Just tug lightly to ensure good rooting. If the lawn is not rooting, you may not be watering enough.
- Cut the grass before watering the lawn. Do not remove more than a third of the grass at one time. (If the grass is 5" tall, do not cut below 3.5" in height.) In general, keep the lawn between 2.75" to 3.5" during establishment. If the lawn is too wet to cut, wait one more day before cutting.
- Do not apply fertilizer!

MAINTENANCE PRACTICES (3 WEEKS AND BEYOND):

- You may begin to cut the lawn more regularly. Do not remove more than a third of the grass at one time. In general, keep the lawn between 2.75" to 3.5" during establishment. The lawn should be fairly well rooted and can take normal wear and tear. Water the lawn approximately 2 times per week, making sure to apply 1" of water each week. Use a pie tin or similar container to measure your irrigation by placing it in the path of the sprinkler. Multiply the amount of water in inches by the number of times you water each week to total 1" per week.
- You may apply a balanced turf fertilizer 6 weeks after installation. Your lawn care company will apply a fertilizer or you may use a consumer product. It is recommended that you use a rotary spreader as opposed to a drop spreader. Look for a fertilizer that has a nutrient ratio of 3:1:2, which indicates the amount of nitrogen, phosphorus and potassium (NPK).
- Avoid applying herbicides during hot and dry conditions. Herbicides should be applied during cooler weather.

GENERAL CARE FOR NEWLY SODDED LAWNS

	Water	Mowing	Supplemental Fertilizer	Other Application	Other Cultural Practice
0-10 days	15-20 minutes per day per area	No	No	No	No
10-21 days	30 Minutes every other day per area	First cut after 12 to 14 days	No	No	No
3-6 weeks	1" of water per week	Cut to height of 2.75" to 3.5"	Fertilize at rate of 3/4 lb. slow release nitrogen per 1,000 sq. ft.	No	No
22-28 days	1" a week	Cut to height of 2.75" to 3.5"	No	No	No
6 weeks and beyond	1" a week	Cut to height of 2.75" to 3.5"	No	No	No
7-10 weeks	1" a week	Cut to height of 2.75" to 3.5"	Next regular application	First pesticide application	No
3 months	1" a week	Cut to height of 2.75" to 3.5"			No
6 months	1" a week	Cut to height of 2.75" to 3.5"			Aerate
1 year	1" a week	Cut to height of 2.75" to 3.5"			Dethatch/ Verti-cut
Notes	Sod lawn installation requires diligent watering for longer periods of time to encourage establishment. If water is running out from under the sod, the soil is saturated.	Do not water the lawn 1-2 days preceding mowing. Continue watering cycle after first cut.	Apply fertilizer at half the normal rate in shady areas.	Make spot weed control applications as needed, <u>no sooner than</u> 10 weeks from installation date. Use pesticides sparingly, and only as needed	Aerating at least once per year is advisable. Dethatching is necessary in sunnier lawn areas and may not be necessary in shady areas.

Adapted from http://www.lawnlad.com/upload/learning_center/NewSodLawnCare.pdf