

# CONGRATS ON YOUR NEW SANITARY SEWER LATERAL!

## What's next?

It is Lower Paxton Township's goal to return your property as close as possible to its previous condition. This document outlines the work that was completed by Lower Paxton Township or its Contractor, along with the next steps for proper lawn care. Please be reminded that the Private Sewer Agreement states that your property will be seeded one time. The property owner takes possession of the lawn after the first seeding is completed. Lower Paxton Township specifies only quality materials and grass seed is to be used in order to re-establish a healthy lawn. The property owner is responsible for maintaining the lawn. Lower Paxton Township will not repair areas of a lawn damaged due to a lack of proper care by the Owner. If the initial work was determined to be defective or settling occurs on your property, Lower Paxton Township will review and repair these areas as necessary.

## Work Completed

The sewer trench was backfilled and compacted, and a layer of screened topsoil was placed over the disturbed area. Since the topsoil was screened, it should not contain large roots, stones, or other extraneous materials that could affect plant growth. After the screened topsoil was installed, the lawn was seeded with the specified seed mixture contained in table 1 (see below). Lower Paxton Township will randomly collect samples of the topsoil used by our Contractor in your neighborhood in order to verify that it meets certain minimum specifications.

The seed is traditionally applied by a seed spreader or by an alternative method called hydroseeding. The traditional method of seeding is performed by mixing grass seed, fertilizer, and lime together and broadcast spreading or using a drop seeder. Hydroseeding is a planting process in which seed, fertilizer, lime and water are mixed with cellulose mulch into a semi liquid mixture and sprayed onto the newly topsoiled area to sow the seed and help prevent erosion. Depending on the nature of your property and the seed mix used, a plain straw, straw matting, or cellulose mulch has been used to protect the seed and prevent erosion of the new topsoil.

SPECIES	MIN PERCENT BY WEIGHT	MIN PERCENT PURITY	MIN PERCENT GERMINATION	MAX PERCENT WEED SEED	SEEDING RATE LBS/ACRE
Annual Ryegrass	25	98	90	0.15	196
Kentucky Bluegrass	40	85	80	0.2	
Perennial Ryegrass	35	90	90	0.15	

**Note:** While this is our standard seed mix, Lower Paxton Township will occasionally use an alternate mix for areas with extensive tree cover. Contact the Township for more information on the mix used on your property.

## Caring for a Newly Seeded Lawn

The health of your newly seeded lawn is dependent on the following:

- Adequate Topsoil Installation
- Feeding the Lawn
- Overseeding the lawn
- Seed Installation
- Regular Irrigation
- Aeration (after seedlings mature)
- Weed Control
- Regular Mowing

See Reverse Side for More Details





### **Care Instructions (continued) Weeks 1 - 5**

The disturbed portion of the property has been graded and the seed, fertilizer, lime has been applied. The Owner's care of the lawn begins immediately by keeping people and pets off the newly seeded areas until the grass is 2-3 inches tall. You should irrigate the seeded areas as described below and add fertilizer every 30 to 60 days through the first growing season.

### **Months 1 - 5**

Lawn mowing can begin as soon as the grass is 4-5 inches tall. Mowing the lawn regularly encourages denser grass growth that will crowd out weeds. The fertilizer that was applied has a high nitrogen and phosphorus content. The nitrogen produces top growth, while the phosphorus helps the establishment of a vigorous root system. These fertilizers include a slow release agent so that 40 - 50% of the value is available for up to 60 days. We encourage you to feed the lawn every 30 - 60 days through the first growing season.

### **Additional Tips**

#### **Irrigation (Watering)**

The purpose of irrigation prior to seed germination is to keep the seed moist and encourage germination. Irrigation should be completed 2 - 3 times a day for 15 - 25 minutes each time until germination occurs. After germination occurs, irrigation should be adjusted to 2 to 3 times a week for longer periods of time (30 - 45 minutes). The purpose of irrigation after germination is to promote growth of the root system. Owners should follow the sprinkler manufacturer's recommendations to achieve the desired results on a newly seeded lawn.

#### **Weed Control**

Weed control is a delicate process and essential to a newly established lawn. If your lawn was seeded in the spring, crabgrass will be the primary concern through the summer and fall. Owners should continue to follow these guidelines and consider the use of a pre-emergent herbicide the following spring in order to stop crabgrass growth which can choke out the grass.

#### **Straw Matting**

The straw matting that may have been used on your property or is in the swales or waterways, is a bio-degradable product. It has a life expectancy of 6 - 18 months. It is designed to stay in the grass and not be pulled up. However, there are times when you may feel as though it is no longer needed or it is not aesthetically pleasing, and you may want to pull it up and discard it. Please note that there are steel staples that anchor the straw to the soil that should be collected if you are pulling up the matting. The mulch used as part of the hydroseeding process is bio-degradable and does not need to be removed by the property owner.