

ARTIFICIAL TURF CARE STANDARDS

1. Remove organic material from the surface with a leaf blower or rake.
2. If you have animals that will use the turf, remove the animal feces on a frequent basis, and wash the area. Urine should flow through the turf like rainwater.
3. Artificial turf should be cleaned and the pile fluffed periodically to maintain its appearance.

MATERIALS TO BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL

All artificial landscape projects, new or rehabilitated shall submit the following:

1. A sample of the turf to be installed
2. A scaled site plan which shall include the following:
 - a. Dimensions of the entire yard.
 - b. Dimensions and percentage of the area being covered with artificial turf (80% maximum).
 - c. Location and identification of natural vegetation (20% minimum).
 - d. Location and identification of hardscape material, including driveways and walkways (50% maximum).
3. The type of irrigation system.
4. Contact information and license number for the company installing the artificial turf.
5. Artificial turf installed in the parkway shall also require Public Works approval.

New landscapes over 500 square feet and rehabilitated landscapes over 2,500 square feet shall submit a Landscape Documentation Package or comply with the Prescriptive Compliance Option per the Model Water Efficient Landscape Ordinance Guidelines

***See Model Water Efficient Landscape Ordinance Guidelines for additional information and requirements.**

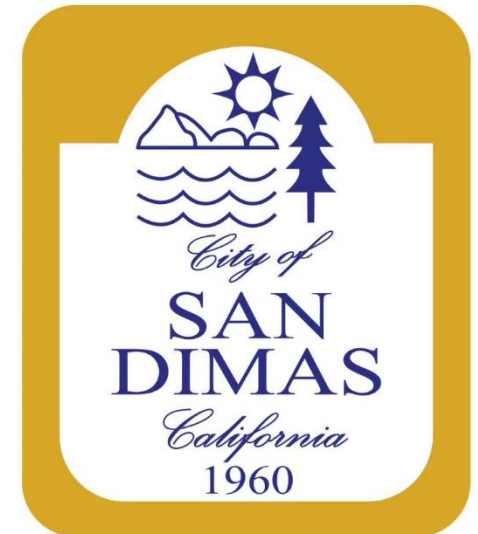


Example of installed artificial turf



Examples of acceptable artificial turf

Residential Artificial Turf Standards



Community Development Department

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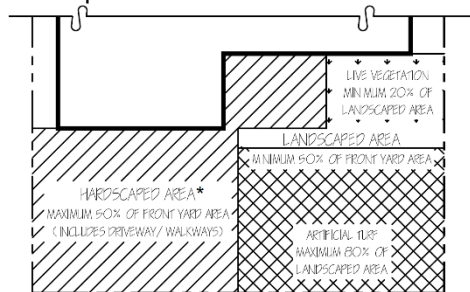
Artificial or synthetic turf is an appropriate substitute, in some cases, for natural turf for the purposes of water conservation. The use and maintenance of artificial turf shall be governed by Chapter 18.14.070 of the San Dimas Municipal Code and the Water Efficient Landscape Ordinance Standards.

The City of San Dimas reserves the right to require removal and/or replacement of any area of artificial turf which does not meet the standards set forth by these standards.



ARTIFICIAL TURF STANDARDS

1. Artificial turf may be installed in the front yard landscaped area and in visible street-side yards, not to exceed 80% coverage. Front Yard Landscaped Area means 50% of the front yard area that requires to be landscaped.



2. Artificial turf may cover 100% of the parkway, however in no instance shall existing trees be removed. Installation

*The 50% hardscape coverage is subject to compliance with City Standards and is not automatic. City approval is required.

shall require Public Works approval.

3. Artificial turf shall be installed in combination with only natural plant materials (i.e. trees, shrubs or groundcover) to enhance the overall landscaping design.
4. Artificial turf must be natural in appearance and color.
5. Pile height must be at least 1 ¾ inches and must be installed in a manner where top of piles are not flush with adjacent surfaces and are a minimum of ½" above adjacent surfaces.
6. Artificial turf must be professionally installed by a licensed company.
7. Artificial turf must be installed in a manner where there are no visible seams, patterns or change in color. Seams shall be installed per manufacturer's standards which may include glue, sod-staples or other methods of attachment to prevent future separation.
8. A weed barrier must be installed to protect against weeds.
9. Artificial turf shall be prepared in a manner that allows water to permeate and pass through the turf so as not to cause runoff onto adjacent properties, flooding, or pooling of water.
10. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn.
11. Artificial turf shall not be installed directly on top of existing grass, dirt or paved surfaces.
12. Artificial turf uniformity must be maintained for all areas that are visibly linked.

13. Artificial turf should have two colors of blades.
14. Artificial turf should have a UV protection.
15. The use of indoor or outdoor plastic or nylon carpeting for installation or as a replacement for artificial turf or natural turf shall be prohibited.
16. Artificial turf area shall be kept free of weeds, debris, tears, stains, holes, mildew and impressions.
17. When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.
18. **Inspection by City Staff is required upon installation to ensure compliance with standards.**

RECOMMENDED ARTIFICIAL TURF STANDARDS

1. A sub-base of infill of three inches of compacted aggregate material should be installed under the artificial surface.
2. Artificial turf should be concealed by a hard edge material.
3. Artificial turf should not be installed within 48 inches of trees or 36 inches of any native shrubs.
4. Artificial turf should not contain lead or any substance with the potential to leach elements and/or compounds that could come in contact with groundwater or any other ecologically sensitive area.
5. Pile weight should be at least 40 ounces per square yard.
6. Artificial turf should not have a felt backing.
7. Artificial turf should have a minimum of an eight year product warranty.
8. Artificial turf should have a minimum one year installation/workmanship warranty.
9. Artificial turf edges should be finished.