



PLANNING DIVISION ARTIFICIAL/SYNTHETIC TURF REVIEW CHECKLIST

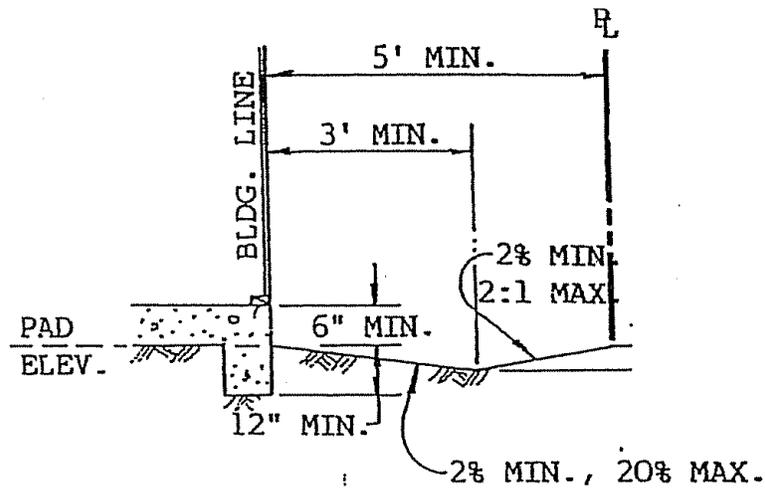
Community Development Department ~ 21825 Copley Drive ~ Diamond Bar, CA 91765 ~ (909) 839-7030 ~ www.cityofdiamondbar.com

Standards and requirements for the installation of artificial/synthetic turf on residential properties shall meet the following conditions:

Submittal Requirements

Submit a Plot Plan application and provide the following:

1. Detailed site plan showing the location of the proposed artificial/synthetic turf with percentage calculations of the proposed artificial/synthetic turf area, and all landscaped and hardscaped/concrete areas showing other live ground covers, shrubs, and trees to complement the overall landscaping design of the property.
2. Sample of the synthetic turf a minimum of 4"x4" in size and turf specifications (i.e. Fiber Thickness, Pile Height, Color Fastness, UV Stability).
3. Installation specifications.
4. Details on proposed drainage system to be installed under the proposed turf. Drainage shall meet the following requirements:
 - Flow lines on concrete surfaces shall have a minimum 1% slope and landscape surfaces shall have a minimum 2% slope;
 - Concrete and landscaped areas adjacent to the building shall be at a 2% minimum slope and maximum 20% slope draining away from the building;
 - Sheet flow on concrete surface shall have a minimum slope of 1% and on landscape surface shall have a minimum slope of 2%;
 - Flow line shall be located at a minimum 3 feet from the side of the building and minimum 5 feet from the back of the building;
 - Drainage onto adjacent property is not permitted; and
 - Concentrated flow through a pipe draining out to the public sidewalk is not permitted. Separate curb core permits may be required from the Public Works/Engineering Department.



Design Requirements/Standards

1. Shall consist of lifelike blades of grass that emulate real grass in look and color with a minimum pile height of 1 ¾ inch.
2. Shall be used in combination with other live groundcovers, shrubs, and trees to complement the overall landscaping design of the property.
3. Shall be properly installed and provide for adequate site drainage consistent with the manufacturer’s specifications and have proper subgrade and drainage systems underneath the turf to prevent excessive run-off or pooling of water.
4. Shall not use indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf.
5. Shall not park a vehicle or place other storage materials on artificial turf.
6. May be counted towards the maximum 40 percent turf area landscaping requirement.
7. Shall not be counted as part of the landscape area when calculating the Maximum annual Applied Water Allowance (MAWA) as part of the Water Conservation Landscaping Ordinance.
8. Shall be properly maintained, cleaned and repaired as necessary to simulate the appearance of a well maintained lawn consistent with the City’s property maintenance standards. Worn or faded artificial turf shall be replaced.
9. Street tree shall be irrigated, preferably with a bubbler or drip irrigation.