

SYNTHETIC TURF

Synthetic turf for front and rear yard use will be reviewed on an individual basis and in accordance with the following requirements or equal application:

a) Rear and Side Yard Applications:

Acceptable applications include rear or side yard putting greens, dog runs, sport court surfacing and residential lawn areas. Where rear or side yard property line fencing (neighbor-to-neighbor) is transparent (tubular steel facing the glass), a three (3) foot minimum width planting buffer of shrubs shall be constructed against the property line fence.

b) Front Yard Applications:

Front yard applications may be acceptable if designed in a manner so as not to preclude all other landscape requirements contained in these Guidelines.

1. A two (2) foot minimum width setback shall be provided against the house wall for shrub foundation planting.
2. A three (3) foot minimum width setback shall be provided from back of sidewalk, back of the street curb, or side yard property line at neighboring front yards for shrubs and trees as transition landscape buffer.
3. Surface gradient shall not exceed three (3) foot horizontal to one (1) foot vertical.

c) Acceptable Materials:

All synthetic turf shall be of the "infield" type (excluding rear or side yard putting greens, dog runs and sport court surfacing).

1. Color shall be dark green.
2. UV-stabilized polyethylene or polypropylene fiber blades in piles of 1.5 inches to 2.5 inches or higher.
3. The blades shall be tufted and a base layer of silica sand followed by an infill of rubber bits ranging in diameter from 0.5 to 1.5 millimeters. After the base and infill layer is applied, the blades shall stand $\frac{3}{4}$ inch to 1 inch.
4. A 12" x 12" sample of the proposed synthetic turf must be submitted for approval with the above specifications.

d) Installation:

Synthetic turf must be installed per the manufacturer's recommendations over a compacted sub-base and aggregate base. Surface shall be graded to drain as natural grass lawn with smooth transitions to area drains or paved surfaces.

e) Maintenance:

The synthetic turf must be maintained per the manufacturer's recommendations so as to replicate natural grass. The synthetic turf shall have a minimum eight (8) year limited warranty. Should the synthetic turf become deteriorated, the homeowner will be required to replace it.

f) Application must provide information from the manufacturer that the states their product has been tested for lead and no lead is in the product.

g) Application must provide information for the manufacturer that their product does not use crumb rubber infill.