



CITY OF NEWPORT BEACH Artificial Turf Agreement

Artificial Turf – Maintenance Standards and Installation Guidelines Council Policy L-6 Private Encroachments in Public Rights-Of-Way

The use of artificial turf shall be governed by the following standards:

(1) Materials Minimum Specifications.

- a. Artificial turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane meshed or hole-punched backing.
- b. Hole-punched backings shall have holes spaced in a uniform grid pattern with spacing not to exceed four inches by six inches on center.
- c. Soil stabilizing filter fabrics shall be rated to perform for a minimum of 15 years.
- d. See detailed specifications at www.asgi.us

(2) Installation.

Site preparation is extensive for artificial grass and should be done by a professional installer. Pursuant to the Contractor's State License Board, synthetic grass installers must have a classification "A" (General Engineering), "B" (General Contractor), C-27 (Landscaping), or C-61/0-12 (Synthetic Products) Contractor's License.

Artificial turf shall be installed in accordance with the manufacturer's specifications and in accordance with the Association of Synthetic Grass Installers (ASGI) guidelines. Artificial turf shall be maintained in a manner to mimic healthy living turf, including the following:

- a. Sod or existing groundcover shall be removed prior to installation of any artificial turf.
- b. Artificial turf shall be installed over a compacted and porous road base material that is a minimum of two inches deep.
- c. Underlayment fabric shall be no less than 4 ounces per sq. ft.
- d. Artificial turf shall be anchored at all edges and seams.
- e. All artificial turf seams shall be glued and not sewn.
 - Artificial turf shall be maintained by the property owner in a fashion as to mimic the appearance of a flourishing, maintained lawn without any of the following:
 - fading
 - visible seams
 - gashes, dents or ruts
 - damaged areas or stains
 - worn-out unnatural appearance

- odors or matted in appearance

f. All parkway trees, new and existing, shall have the artificial turf cut and anchored a distance no less than 24 inches around the tree base. A layer of mulch shall be placed and maintained to cover the base of all parkway tree(s). All parkway tree(s) shall be provided irrigation or hand watered during the tree(s) establishment period and/or if the tree(s) are in need of watering. It is the homeowner's responsibility to maintain a sufficient watering schedule to maintain the health of the tree(s).

(3) Maintenance.

Do: Clean, sanitize, brush, and remove debris.

- a. Cleaning shall be done with non-toxic, biodegradable products. Any discharge of wash/waste water or cleaning materials shall be prevented from entering the gutter and storm drain system.
- b. Hand rake worn turf areas.
- c. Repair depressions to maintain an even visual surface.
- d. Brush back any loose infill that has been washed or moved off the turf.
- e. Eliminate any odors, flat or matted areas, weeds, loosened edges at seams or elsewhere.
- f. Replace artificial turf when maintenance or repair is unable to simulate a healthy living turf.

Do Not: Install indoor/outdoor carpet or allow runoff or weeds

- a. Wash down artificial turf area as to allow runoff.
- b. Install artificial turf up to the base of the parkway tree(s) less than 24 inches diameter around tree base.
- c. Allow weeds to grow along perimeter or through any seem.
- d. Install "indoor/outdoor" carpeting type material in lieu of artificial turf as setforth in the Association of Synthetic Grass Installers (ASGI) guidelines.

References:

Landscape architects and installers: www.clca.org

Artificial turf installation guidelines: www.asgi.us

Landscape rebates: www.watersmartnewport.org

I understand the information provided me and my responsibility as a homeowner to install and maintain the parkway and tree(s) if any existing or future plantings in a manner as written above and abides by council Policy L-6.

Property Address: _____ Date: _____

Homeowner Signature: _____

Print Name: _____