

# Artificial Turf

## SCLH ARC Application and Checklist 04

### Artificial Turf

### Checklist 04

Artificial turf or synthetic grass may be installed as a substitute for natural turf lawns in all yards. Putting greens and bocce courts may be installed in rear and interior side yards only. **The installation of artificial turf on hardscape or over existing grass is prohibited.**

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

Owner's Name(s): \_\_\_\_\_ # Years Resident: \_\_\_\_\_

Property Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Type:  Golf Course Lot  Open Space Lot  Interior Lot  Corner Lot

**PLEASE READ BEFORE SIGNING:** The undersigned acknowledges that if any work performed does not conform to the CC&Rs or the Design Guidelines, they will be liable for all costs to bring the work into compliance. When the work is completed, a "Notice of Completion" form, with photographs of the completed project will be submitted to the ARC.

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

\_\_\_\_\_  
DATE

**This checklist must be completed and signed by the Owner, submitted with (2) copies of all documents, including Plot Plan showing the area of work and current color photo of the home's front elevation and areas of work**

#### FOR USE BY ARCHITECTURAL REVIEW COMMITTEE (ARC) ONLY

- APPROVED:** as noted in comments below and/or on the accompanying drawings and documents.
- INCOMPLETE:** is lacking details or important information and reapplication is required before starting any work.
- DISAPPROVED:** does not conform to the CC&Rs or Design Guidelines and NO WORK MAY BEGIN.\*

ARC Comments: \_\_\_\_\_

\_\_\_\_\_  
Date Reviewed: \_\_\_\_\_

ARC Signature: \_\_\_\_\_ ARC Signature: \_\_\_\_\_

**ARC approval of proposed changes is valid for one (1) year as stated in the SCLHCA CC&Rs Section 5.05.**

\*Note: Reasons for denial must be specifically stated. If a proposed change is disapproved, the applicant is entitled to reconsideration by the association's board of directors at an open meeting of the board as stated in Civil Code §1378.

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OWNER CHECKBOXES (Must be filled in or noted N/A)

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**Brief Project Description** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Documents and Sample**

- A detailed plan, drawn as a minimum scale of 1/8" = 1'0" showing the yard dimensions and the size of the area to receive artificial turf. Include calculations showing the maximum allowed coverage of 50% of the yard's landscaped area has not been exceeded
- Drawing showing the cross section through the base construction, clearly identifying material and dimensions
- A 6" x 6" sample of the turf with product information
- Complete manufacturer's information indicating the composition of all materials including soil stabilizing fabric, artificial turf materials and infill (top dressing)
- Copy of required Warranty
- Artificial turf is limited to fifty percent (50%) of the landscaped areas in front and rear yards
- Artificial turf meets all of the minimum specifications as stated in the Design Guidelines Section 6.8.2
- No cement or impervious materials are used in the base (only new material)
- Only materials allowing vertical drainage to an adequate drainage system will be used
- Surface drainage will be either existing or modified to accommodate the new layout
- Artificial turf will be maintained in accordance with manufacturer's recommended practices, kept free of trash and organic debris, kept free of invasive grasses or weeds, and treated to sanitize and eliminate pet waste and odors
- The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires.

Planned Completion Date: \_\_\_\_\_

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<b>ARTIFICIAL TURF SAMPLE INFORMATION</b>	
In an effort to avoid any confusion or mistakes in reviewing artificial turf samples, the following information is required	
Owner's Name:	
Address:	
Contractor:	
Turf Manufacturer:	
Turf Style Name:	
Face Weight:	
Pile Height:	
Color Description:	

## Artificial Turf Calculation **Summary Sheet**

The following Artificial Turf Calculation Summary Sheet shall be used with all Artificial Turf Applications  
Refer to Site and Yard Area Definition Diagram for yard area identification

<b>Front Yard - Area A</b>		
Yard Area (YA)		sq ft
Subtract Area of Hardscape (HA)		sq ft
Landscape Area (LA)		sq ft
Area of Artificial Turf - Max 50% of (LA)		sq ft

<b>Front Yard - Area B</b>		
Yard Area (YA)		sq ft
Subtract Area of Hardscape (HA)		sq ft
Landscape Area (LA)		sq ft
Area of Artificial Turf - Max 50% of (LA)		sq ft

<b>Corner Lot Street Side Yard - Area C</b>		
Yard Area (YA)		sq ft
Subtract Area of Hardscape (HA)		sq ft
Landscape Area (LA)		sq ft
Area of Artificial Turf - Max 50% of (LA)		sq ft

<b>Rear Yard - Area E</b>		
Yard Area (YA)		sq ft
Subtract Area of Hardscape (HA)		sq ft
Landscape Area (LA)		sq ft
Area of Artificial Turf - Max 50% of (LA)		sq ft

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