



PLAYGROUND PLAN INFORMATION SHEET

INTENT: Playgrounds must undergo additional review from the City to ensure that play equipment and playground design conform to State of California health and safety regulations and the City Park Standards Manual and to ensure that play elements provide a meaningful variety of play options and experiences. The intent of this information sheet is to note the requirements for review.

WHEN REQUIRED: This type of development case is required by Chapter VII-31 of the Park Standards Manual.

WHO APPROVES: Playground plans are approved by Community Services staff.

COST/TIME FRAME: Playground plans may be submitted as an independent case application or in conjunction with a CNEW or similar building plan package. The cost of processing your playground plan will be billed on an hourly basis. Staff time is charged according to the hours spent by staff in checking plans and, if required, conducting site visits. If filed as an independent case file, your deposit check creates a Developer Deposit account to which processing time is charged. You will receive a monthly statement of your account, and at the close of your case, any remaining funds will be returned to you. The estimated time frame for playground plans approved by staff is approximately 8-12 weeks. Please expect a three to four week turnaround time once the application is deemed complete for the first set of staff comments and, if needed, one week turnaround review and comment for subsequent submittals. However, total cost and time needed to process a playground plan may vary widely according to the size and complexity of the project. At the City's sole discretion, your application may be processed by a planning consultant.

SUBMITTAL REQUIREMENTS: Please use this information sheet as a checklist to assemble the materials required for your playground plan, and bring it with you when you submit your application. Be sure all letters and forms have been signed by the appropriate person. If you have any questions about the items requested or if you wish to obtain additional information, please call Community Services at (949) 724-6641.

SECTION A - City Documents

1. Playground Plan submitted with a CNEW and/or other building permit application

See CNEW and/or building permit application submittal requirements. Please note, although playground plan review charges will be charged to the associated CNEW or building permit account, a separate Playground Plan (PPA) case number may be assigned for record-keeping purposes. The information outlined

in Section D – Playground Plans below must be shown on the CNEW submitted to adequately review the playground plan.

2. Separate Playground Plan Submittal

Development Case Application

Developer Deposit Case Set-up Form

\$1,500 deposit per playground plan (for additional information, see Section C below)

SECTION B - Deposit Check payable to the City of Irvine

1. Playground Plan submitted with building permit applications

If submitted concurrently with a CNEW or other building permit, staff will charge to that account and no other deposit is needed.

2. Separate playground plan submittal

A deposit of \$1,500 per playground plan is required.

SECTION C – Playground Plans

Playground Plans must be legible and drawn to scale to clearly illustrate components of the project. If the plans are not legible, or do not contain the information listed below, your application will be returned for correction prior to processing. Submit 3 sets of plans, folded to approximately 8-1/2" x 14". Use the following checklist to ensure your plans include the following required elements.

- Label the plan specifically as a "Playground Plan"
- Do not include construction/structural specifications for any amenities other than those for the playground
- Dimension minimum safety fall zones for each piece of play equipment (Note: swings and slides require larger than typical fall zones)
- Delineate safety surfacing materials on site plan by labeling and shading
- Provide all applicable construction specifications
- Provide name, address, phone number of equipment manufacturers
- Provide name, address, phone number of surfacing manufacturers
- Label model numbers and names of all equipment components
- Provide an accessibility matrix showing the number of accessible play components required and the number proposed in each category: ground level, transfer platforms, or ramp accessible
- Label designated age group
- Label equipment deck, step, transfer platform heights for every elevated surface
- If decks have other decks or play equipment underneath them (multiple levels), specify the underlying components on the site plan
- Provide section view details (including drainage) showing construction materials and surfacing depths for each type of safety surfacing material and specify "surfacing will be installed per manufacturer specifications."

- Please note that metal slides are not allowed and no slides should face south.
- Label roof structures and/or shade structures over the play equipment. The City requires shades structures over play equipment at Public Parks, and for at least one private park in each residential village. All playgrounds are encouraged to provide some type of shade structure for relief from the sun
- Location of any trees or landscaping within the safety surfacing area.
- Location of nearby benches to accommodate adult supervision of the playground
- Add the following note to the plans:

Prior to the issuance of Certificate of Use and Occupancy for of the playground, the applicant shall submit to the Chief Building Official a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Health Code, Title 22, Division 4, Chapter 22 "Safety Regulations for Playgrounds," Articles 1-4.).

SECTION D - Additional Materials

The Director of Community Services may require additional materials to determine that your application is complete.