



June 24, 2026

Mr. Kory Lynch
Five Points Community Management, Inc.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

Sent via email

Subject: Approval of Park Design 00982755-PPD for Private Neighborhood Park 3 of Vesting Tentative Tract Map (VTTM) 19403 within District 2 of Great Park Neighborhoods in Planning Area 51 (Great Park)

Dear Mr. Lynch:

Staff reviewed the proposed park design for private park facilities within private neighborhood Park 3 located within the northeast portion of VTTM 19403 in District 2 of the Great Park Neighborhoods for consistency with approved Park Plan 00956398-PPP.

On November 6, 2025, the Planning Commission approved VTTM 19403 (File No. 00956308-PTT), Master Plan 00956311-PMP, and Park Plan 00956398-PPP allowing the subdivision of 56.6-gross-acres into 21 lots for 474 residential condominium units and 28 lots for private neighborhood parks, common area landscape/open space, and private streets. The approved park plan identified 3.72-acres of required private park land within three neighborhood parks. The proposed park design is for private neighborhood Park 3, which accounts for 1.36-acres of the 3.72-acres provided in the approved park plan.

Per the approved park plan, Park 3 is 1.36-acres, located within the northern portion of the site. The park will feature natural turf areas, two shade structures, a tot lot/playground area, and an off-street parking lot.

The proposed park design exceeds the required acreage and amenities provided in the approved park plan. Park 3 is 1.41-acres and includes the following amenities:

- Two shade structures;
- Three natural turf areas;
- Tot lot/playground area;
- One bicycle rack;
- One barbeque area;
- Multiple drinking fountains;
- Six seating areas;
- Multiple trash and recycling receptacles; and
- On-site parking lot containing five parking spaces.

The proposed amenities are intended exclusively for Great Park Neighborhoods residents and their guests. All private neighborhood parks will be owned, operated, and maintained by the applicable homeowner's association.

The findings to approve Park Design 00982755-PPD, per Section 2-22-7.B of the Irvine Zoning Ordinance, are hereby made as follows:

- A. The proposed park design is consistent with the approved park plan.

The proposed park design is consistent with approved Park Plan 00956398-PPP as it exceeds the minimum park acreage requirement while providing enhanced recreational amenities. The applicant is satisfying the neighborhood park obligation through land dedication but will also provide amenities for Park 3. These amenities are in addition to the previously approved park plan and are not required to satisfy neighborhood park requirements. The approved park plan required 1.36-acres for Park 3 and the proposed park design provides 1.41-acres, which amounts to a 0.05-acre surplus of parkland.

Additionally, the proposed amenities are consistent with the approved park plan. Park 3 provides two shade structures, three natural turf areas, one tot-lot/playground area, six seating areas, and one off-street parking lot. Therefore, the proposed private neighborhood park within the park design is consistent with the approved park plan.

- B. For parks receiving park dedication credit, the proposed Park Design is consistent with the Park/Public Facility Standards.

The Irvine Parks and Park Facilities Standards Manual establishes design criteria for a variety of improvements for which park dedication amenity credit is granted. The applicant has not requested park dedication credits for any of the proposed amenities in Park 3. The proposed park amenities are not required to be consistent with the standards set forth in the Manual; however, the proposed private neighborhood park, while not receiving park amenity credit, must still meet applicable accessibility requirements. Accessibility requirements shall be reviewed during the building permit phase for the project.

- C. The proposed Park Design is in the best interests of public health, safety, and welfare.

The proposed park design and resulting recreation areas are in the best interests of public health, safety, and welfare as they provide diverse recreation opportunities within a walkable distance of the residential units they serve. The proposed park design supports active and passive recreation, and socialization among residents within the future residential neighborhood of Vesting Tentative

Tract Map 19403. Design of all improvements and facilities within proposed Park 3 will be in accordance with applicable building and safety codes and subject to City inspection. Therefore, it has been determined that the park design is in the best interests of public health, safety, and welfare.

Based on the findings above, Park Design 00982755-PPD, as depicted on the plan set enclosed with this letter, is hereby approved, subject to the following conditions:

PRIOR TO ISSUANCE OF GRADING PERMITS

Standard Condition 2.19

PARK PLAYGROUND

Prior to issuance of the first precise grading plan for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development for private parks. The playground plan shall include all information specified in Section VII-B.3.4 of the Irvine Parks and Park Facilities Standards Manual. The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detailed information to demonstrate compliance with the accessibility standards of the California Building Code.

Condition 2.39

PARK DESIGN FEATURES

Prior to issuance of the first precise grading plan for any park that includes a playground within the boundaries of VTTM No. 19403, the applicant or responsible party shall incorporate the following design features into the Playground Plan: 1) resilient surfacing suitable for tot-lot/playground areas; 2) increased shade coverage for tot-lot/playground areas; and 3) eco-friendly materials for tot-lot/playground equipment (no steel).

PRIOR TO ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit an Electrical (Photometric) Plan to the Irvine Police Department to demonstrate compliance with the Irvine Uniform Security Code requirements for lighting (Title 5, Division 9, Chapter 5 of the Irvine Municipal Code). This plan shall show light fixture locations, type of light fixture, height of light fixture, electrical service, lighting ratio, and point-by-point photometric lighting analysis (in foot-candle values) overlaid onto a tree landscape plan with a legend. Trees and landscaping shall not be planted to obscure required light levels. The photometric plan needs only to show those fixtures used to meet Irvine Uniform Security Code requirements.

Standard Condition 3.11

PARK DESIGN CONSISTENCY

Prior to the issuance of the first building permit for any park, the applicant shall demonstrate that all related construction plans are consistent with approved Park Design 00982755-PPD.

Standard Condition 3.12

PRIVATE PARK RESERVATION

Prior to the issuance of the first building permit on land required as a private park by local and/or state development standards, the applicant shall submit, and the Directors of Community Development and Community & Library Services shall have approved, an instrument reserving such required park land in perpetuity.

Standard Condition 3.17

EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Sections 5-9-519, 5-9-520, and 5-9-523 of the Irvine Municipal Code), regarding Knox Boxes, Knox key switches, and Click2Enter radio access control by submitting an Emergency Access Plan to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Standard Condition 3.36

PRIVATE PARK IDENTIFICATION

Prior to the issuance of the first building permit for a private park, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-520, Special Recreational Spaces Provisions), regarding private park identification signage by showing the sign design on the building permit plans submitted for the park.

Condition 3.49

PARK PLAN PHASING

Consistent with Planning Commission Resolution 25-4047, unless modified by Condition 6.40 (Modification of Park Phasing) below, the development shall have the following park phasing schedule:

- A. Construction of Private Park 3 shall commence prior to the issuance of the first residential building permit, except for model homes, east of Marine Way, within the boundaries of VTTM No. 19403.

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.2

PLAYGROUND INSPECTION

Prior to authorization to use, occupy, and/or operate 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 minimum playground safety regulations, adopted by the State of California (CA Code of Regulations, Title 22, Division 4, Chapter 22, Article 1-4).

Standard Condition 4.9

EMERGENCY ACCESS INSPECTION

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and pass an inspection, to be performed by the Irvine Police Department and the Orange County Fire Authority, to ensure compliance with Emergency Access Plan requirements and to ensure that the access devices are operational.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for a private park, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 5.4

PRIVATE PARK RESERVATION

Prior to the exoneration of any security for a private park, the applicant shall submit to the Director of Community Development a copy of the recorded instrument reserving in perpetuity any private park.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay

all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2A

LEGAL ACTION – HOLD HARMLESS

In the event of any Third-Party Legal Challenge to this map or its associated environmental approvals (“Third-Party Legal Challenge”), City shall have the right, but not the obligation, to defend such Third-Party Legal Challenge and Heritage Fields shall be responsible for the legal expenses incurred by City in connection therewith. Heritage Fields also shall have the right but not the obligation to defend any Third-Party Legal Challenge. If Heritage Fields defends any such Third-Party Legal Challenge, so long as Heritage Fields is not in default under the Amended and Restated Development Agreement (ARDA), City shall not allow any default or judgment to be taken against it or compromise the defense of the action without Heritage Field’s prior written approval. The Parties shall act jointly in filing motions, briefs, trial statements, and other appropriate court documents, and in approving settlement of such action. Nothing herein shall obligate the City or Heritage Fields to settle such Third-Party Legal Challenge on terms that would constitute an amendment or modification of the ARDA, or which would materially impact the beneficial uses of that party’s property.

In the event City elects to defend the Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities, including any award of attorneys’ fees against the City, assessed or awarded against City by way of judgment, settlement or stipulation. If Heritage Fields defends any such Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities assessed or awarded, including any award of attorneys’ fees, against City by way of judgment, settlement or stipulation.

Condition 6.40

MODIFICATION OF PARK PHASING

Phasing for parks, as set forth in Condition 3.49 of this resolution, may be modified at the applicant’s request, subject to the written approval of the Director of Community Development.

Unless an appeal is filed prior to the five-business day appeal period ending at 5:30 p.m. on Wednesday, July 1, 2026, this approval shall become effective Thursday, July 2, 2026.

The stamped-approved plans for Park Design 00982755-PPD are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full. Please contact Senior Planner Hernan DeSantos at 949-724-6441, or via email at hdesantos@cityofirvine.org if you have any questions.

Mr. Kory Lynch
June 24, 2026
Page 7 of 7

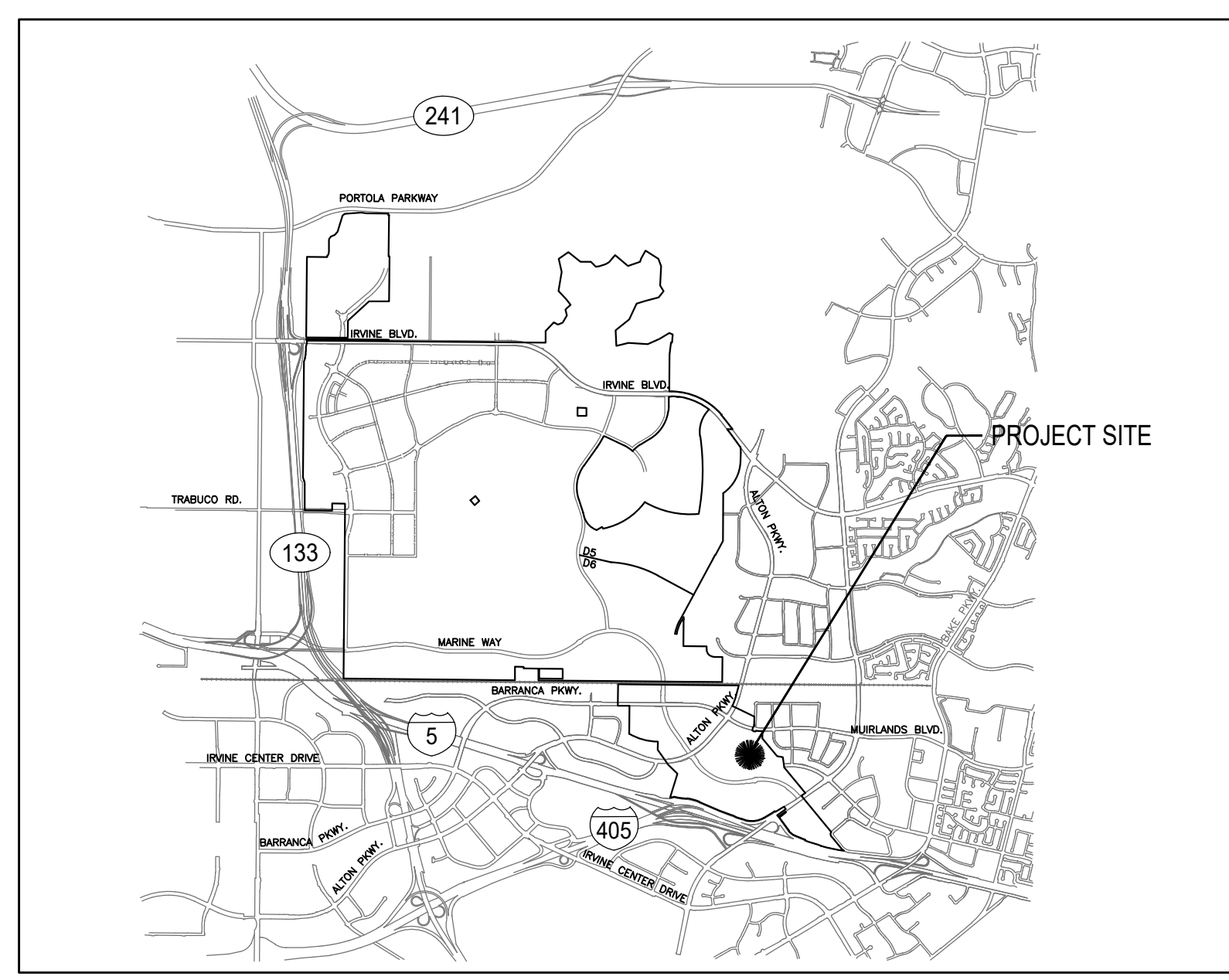
Sincerely,

A handwritten signature in cursive script that reads "Stephanie Frady".

Stephanie Frady, AICP
Director of Community Development

Enclosure: Approved and Stamped Park Design 00982755-PPD for Private
Neighborhood Park 3 in Vesting Tentative Tract Map 19403.

ec: Bill Patterson, Hunsaker & Associates
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00982755-PPD; 00956398-PPP

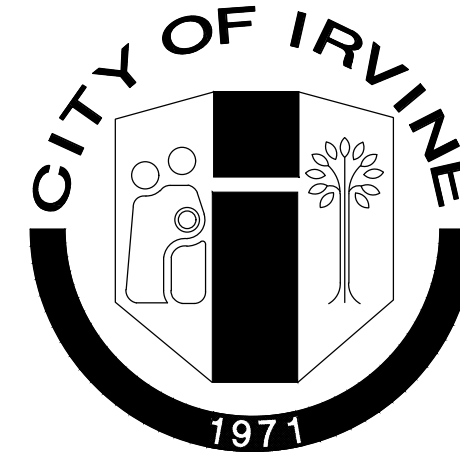


VICINITY MAP

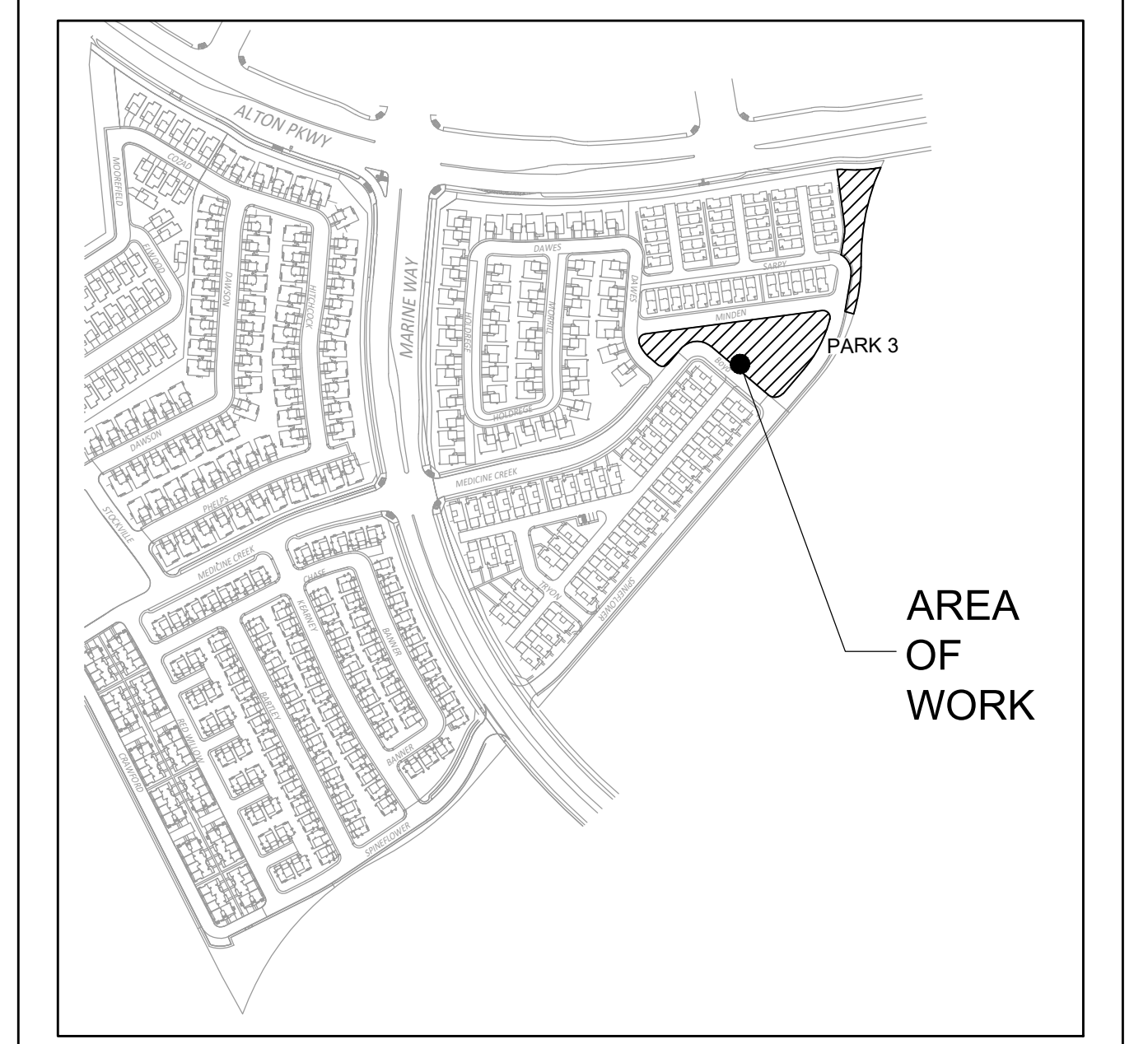


NOT TO SCALE

THE CITY OF IRVINE



HERITAGE FIELDS EL TORO, LLC PLANNING AREA 51 - DISTRICT 2 NORTH PRIVATE PARK NEIGHBORHOOD - PARK 3 VTTM 19403, LOT 24 & 25 IRVINE, CALIFORNIA



LOCATION MAP



NOT TO SCALE

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION:
PARK 3 : BETWEEN MINDEN, BOYD AND SPINEFLOWER

LEGAL DESCRIPTION FOR NEW TRACTS: **DISTRICT 2 - PLANNING AREA 51
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403, LOTS 24 & 25**

PARK 3 PARKING SUMMARY CHART

LOT 24 & 25 ITEM	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1. PARK ACREAGE REQUIREMENT (5+1/4ACRE OVER 2 ACRES)	5 (1.36 ACRE)	5 (1.41 ACRE)
	5	5
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	4	4
• ON-STREET	0	0
• ADA OFF-STREET	1	1
	5	5

PARK 3 PROGRAM SUMMARY CHART

SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1	SHADE STRUCTURE	2	2
2	NATURAL TURF	3	3
3	TOT LOT / PLAY AREA	1	1
4	SEATING AREA	2	6
5	ON-SITE PARKING LOT	1	1

PARK INFORMATION

- PARK NET ACREAGE: 1.41 ACRES
 - PRIVATE RECREATION AREA
 - MAINTAINED BY: MASTER HOA
- TRACT NUMBER: 19403
5. LOT NUMBERS: 24 & 25
- LOCATION: IRVINE, CALIFORNIA
PARK 3 : BETWEEN MINDEN, BOYD AND SPINEFLOWER

PREVIOUS APPROVALS

CITY APPROVED PARK PLAN : 00956398-PPP

PLAN INDEX

INDEX OF DRAWINGS

SHEET	DESCRIPTION
PPD-00	COVER SHEET
PPD-01	SITE PLAN
PPD-02	LANDSCAPE PLAN
PPD-03	SITE ELEVATIONS
PPD-04	SITE DETAILS
PPD-05	SHADE STRUCTURE - PARK 3
PPD-06	PARK 3 PARKING PLAN

CONSULTANTS

LANDSCAPE ARCHITECT
LANDSCAPE CRAFT STUDIO
17853 SANTIAGO BLVD. STE. 107-483
VILLA PARK, CA 92861-4199
(949) 514-7906
CONTACT: JERICHO FARFAN
JERICHO.FARFAN@LANDSCAPECRAFTSTUDIO.COM

ARCHITECT
CGA STUDIO
(714) 357-6649
CONTACT: CRAIG GAMBILL

CIVIL ENGINEER
PROACTIVE ENGINEERING CONSULTANTS
27042 TOWNE CENTRE DRIVE, SUITE 100
FOOTHILL RANCH, CA 92610
(949) 716-7460
CONTACT: JEFF LANGDON

DEVELOPER

HERITAGE FIELDS EL TORO, LLC
2000 FIVEPOINT
IRVINE, CA 92656
(949) 349-1000
CONTACT: KORY LYNCH

GENERAL NOTES

- PARK HOURS OF OPERATION SHALL BE DETERMINED BY THE GREAT PARK NEIGHBORHOODS COMMUNITY ASSOCIATION. ALL PRIVATE PARKS WILL BE AVAILABLE TO ALL MEMBERS OF THE ASSOCIATION.
- DISTRICT 5 AND 6 ARE TO BE CONSTRUCTED BY HERITAGE FIELDS LLC. AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION (HOA).
- SHADE COVERAGE WILL BE A MINIMUM OF 50%. THE AREA OF THE SHADE STRUCTURE SHALL BE MEASURED TO EXTERIOR FACES OF THE SUPPORT BEAMS. SHADE COVERAGE SHALL BE CALCULATED BASED ON A PLAN VIEW WITH THE SUN AT MAXIMUM EXPOSURE. AREAS THAT PROVIDE LESS THAN 50% COVERAGE WILL NOT BE INCLUDED IN THE CALCULATION OF SQUARE FOOTAGE AS REQUIRED TO MEET THE PARK CREDIT.
- 50% OF THE PICNIC TABLES WILL BE HANDICAP ACCESSIBLE AND MEET TITLE 24/ADA HEIGHT AND CLEARANCE REQUIREMENTS.
- 50% OF THE BENCHES SHALL HAVE WHEELCHAIR COMPANION SEATING SPACE (MINIMUM 4' WIDE BY 5' DEEP PAD).
- ALL SURFACES WITHIN ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH TITLE 24/ADA REQUIREMENTS AND CITY OF IRVINE STANDARDS.
- THE PROPOSED PRIVATE PARK SHALL COMPLY WITH APPLICABLE IRVINE SECURITY CODE, SECTION 5-9-520 REQUIREMENTS.
- ALL SIDEWALKS SHALL BE IN COMPLIANCE WITH CITY OF IRVINE STANDARD PLAN NO. 201. ALL CURB RETURNS AND RAMPS SHALL BE IN COMPLIANCE WITH CITY OF IRVINE STANDARD PLAN NO. 202. THE MAXIMUM SLOPE OF A HANDICAP LANDING SHALL BE 2%. ALL SIDEWALKS, RAMPS AND CURB RETURNS SHALL CONFORM TO TITLE 24/ADA REQUIREMENTS. ALL SURFACES WITHIN THE ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH ADA AND CITY OF IRVINE STANDARDS.
- A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNS AND SHALL BE SUBJECT TO THE APPLICABLE GREAT PARK NEIGHBORHOODS SIGN PROGRAM (00634744-PPS) REQUIREMENTS.
- THE PARK SIGN SPECIFICATION SHALL COMPLY WITH IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520.E
- A PUBLIC EASEMENT IS PROVIDED TO THE CITY OF IRVINE SIDEWALK AND ACCESS RAMPS OUTSIDE THE PUBLIC RIGHT OF WAY BY SEPARATE DOCUMENT.
- PARKING STALLS SHALL COMPLY WITH THE CITY OF IRVINE STANDARDS, PLAN #411.
- THERE SHALL BE A MINIMUM OF 15 FEET CLEAR OF PARALLEL PARKING ON BOTH SIDES OF FIRE HYDRANTS.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT TO THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL, A PLAYGROUND PLAN THAT INCLUDES DETAILED PLAYGROUND SPECIFICATIONS WITH MANUFACTURED PLAY EQUIPMENT. THE PLAN SHALL DEPICT SAFETY FALL ZONES, SAFETY SURFACING MATERIALS AND CONSTRUCTION SPECIFICATIONS, MANUFACTURER AND MODEL NUMBERS OF EQUIPMENT AND EQUIPMENT DECK HEIGHTS.
- KNOX BOXES ARE TO BE DUEL-KEYED TO THE POLICE AND FIRE DEPARTMENTS.
- AMENITIES PROVIDED IN ADDITION TO THE AMOUNT REQUIRED PER THE APPROVED PARK PLAN MODIFICATION ARE NOT CONSIDERED COMPONENTS NECESSARY TO SATISFY CITY OF IRVINE NEIGHBORHOOD PARK REQUIREMENTS. THESE ADDITIONS MAY BE ADJUSTED IF NECESSARY. FURTHERMORE, THE ADDITION OF THESE AMENITIES IS UNIQUE TO THIS PARK AND SHOULD NOT BE ASSUMED FOR ANY OTHER NEIGHBORHOOD PARK WITHIN THE GREAT PARK NEIGHBORHOODS.
- THE PROVIDED ADA PARKING STALL WILL BE MAINTAINED BY THE HOA
- THE NUMBER OF EXITS AND SIZE OF EXITS SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS.
- RESTROOM FIXTURES AND CLEARANCES SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS.

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00982755-PPD

DATE 6/24/2026

NO.	DATE	REVISIONS	APP.	DATE
5				
4				
3				
2				
1				

PLANS PREPARED BY: LANDSCAPE CRAFT STUDIO inc. 17853 SANTIAGO BLVD. STE. 107-483 VILLA PARK, CA 92861-4199	DRAWN BY: KY DATE: 04/20/26	APPROVED BY: CITY OF IRVINE	APPROVED BY:
DESIGNED BY: JF DATE: 04/20/26	LIC. NO. LIC. EXP. DATE DATE	APPROVED BY:	DATE
CHECKED BY: RECOMMENDED BY:	DATE:	APPROVED BY:	DATE

PLANNING AREA- 51 - DISTRICT 2 NORTH PRIVATE NEIGHBORHOOD - PARK 3 VTTM 19403 LOT 24 & 25	PARK PLAN #00956398-PPP PARK DESIGN #00982755-PPD
PPD-00	JOB NO. 202504B

ENCLOSURE

CASE # 00982755-PPD
Plan Set: A
Date: 05/19/2026
PLAN CONTROL

PAVING LEGEND			
SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	HARDSCAPE PAVING-VARYING WIDTHS (ADA ACCESSIBLE)	-
	P-02	RESILIENT SURFACING	-
	P-03	NATURAL TURF	-
WALL LEGEND			
SYMBOL	CODE	DESCRIPTION	DETAIL
	W-01	PARK MONUMENT SIGNAGE WALL	A PPD-04
	W-02	HEDGE BARRIER	-
SITE ELEMENT LEGEND			
SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BBQ	-
	S-02	DRINKING FOUNTAIN	-
	S-03	HANDICAP PARKING - OFF STREET	SHEET PPD-06
	S-04	TRASH AND RECYCLING RECEPTACLE	-
	S-05	BIKE RACK	-

PARK 3 PROGRAM SUMMARY CHART			
SYMBOL	AMENITY	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1	SHADE STRUCTURE	2	2
2	NATURAL TURF	3	3
3	TOT LOT / PLAY AREA	1	1
4	SEATING AREA	2	6
5	ON-SITE PARKING LOT	1	1

PLANTING NOTE	
ABBREVIATION	DESCRIPTION
PA	PLANTING AREA

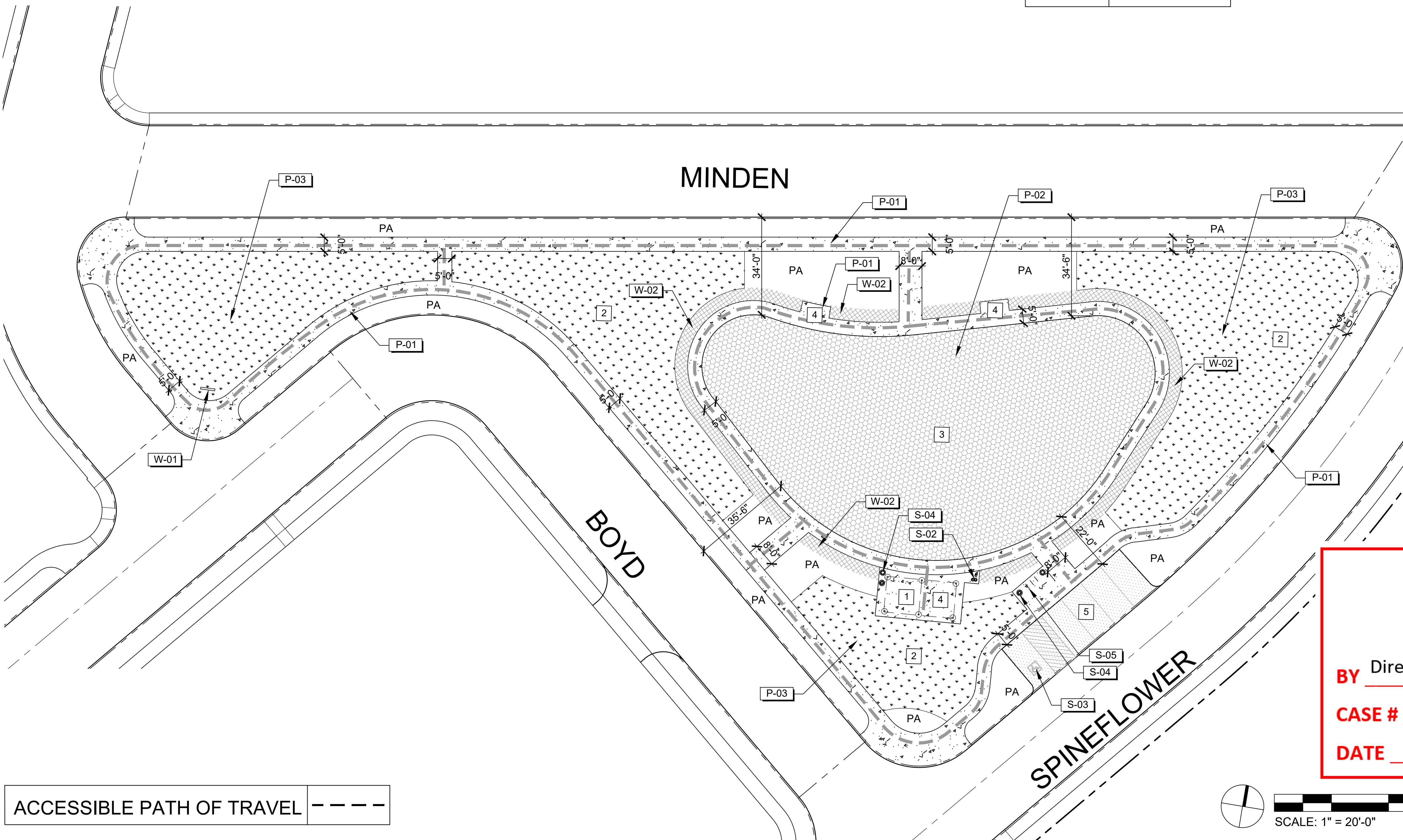
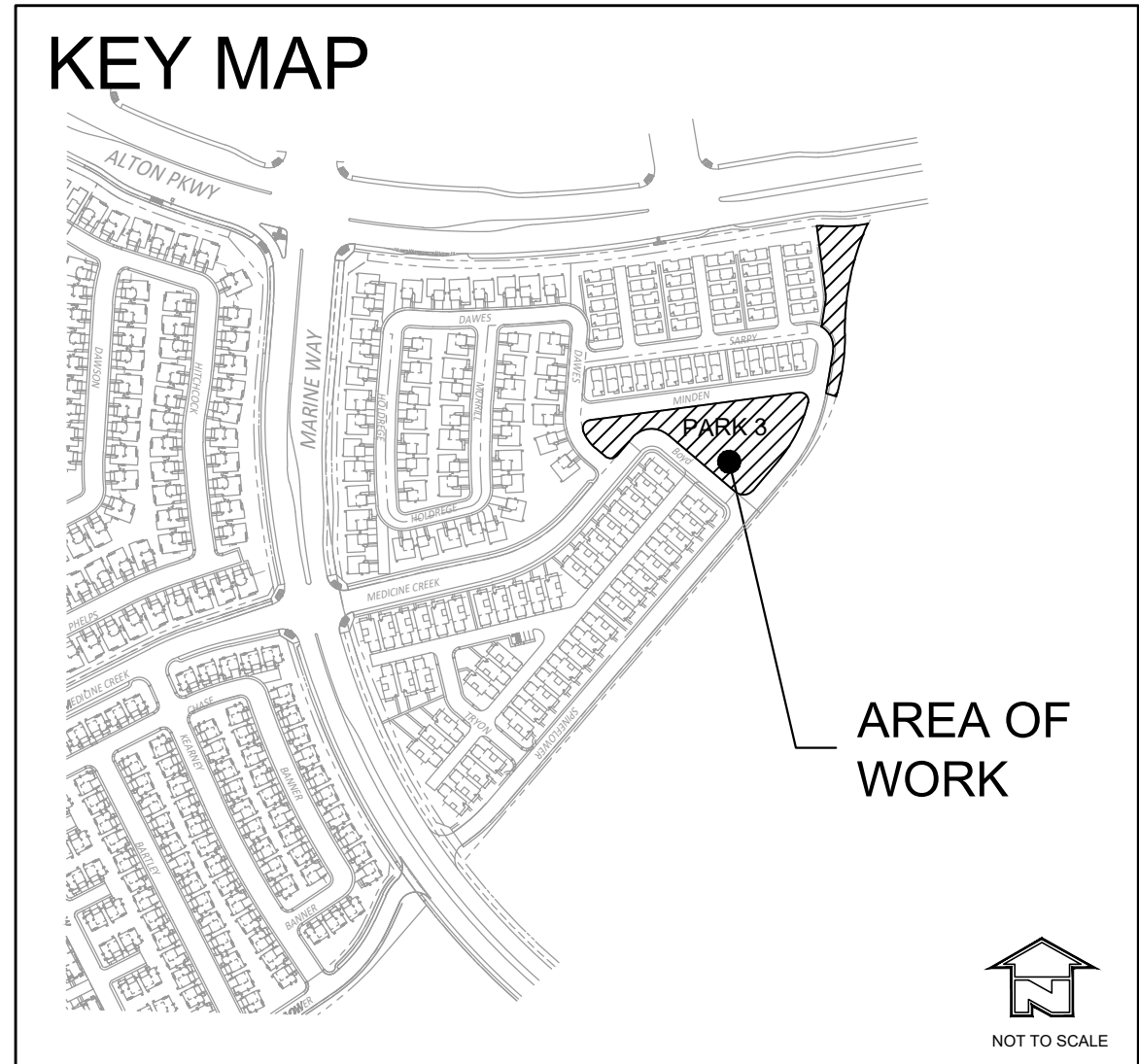
- NOTES:**
- ALL PARKING WILL BE PER CITY STANDARD PLANS 104 & 411.
 - REFER TO ARCHITECTURAL SHEETS FOR BUILDING / STRUCTURE SQUARE FOOTAGE, FLOOR PLAN & ELEVATION.
 - DRIVEWAYS SHALL CONFORM TO CITY STANDARD 204 PER CIVIL ENGINEER PLANS.
 - DISTRICT 5 SHALL BE MAINTAINED BY MASTER HOMEOWNER ASSOCIATION AND SUB ASSOCIATIONS
 - ALL WALKWAYS DO NOT EXCEED MAXIMUM ALLOWABLE SLOPES.
 - ADA PATH OF TRAVEL TO BE LESS THAN 5% SLOPE AND CROSS PITCH SLOPE NOT TO EXCEED 2%. MIN WIDTH TO BE 4'-0".
 - ADA ACCESSIBLE PARKING STALL WILL BE MAINTAINED BY HOA.
 - THE PLAYGROUND/TOT LOT AREA WILL HAVE AGE-SEPARATED PLAY EQUIPMENT AND SHADE OVER MINIMUM 50% OF PLAY EQUIPMENT. THE PLAYGROUND/TOT LOT WILL BE SUBMITTED WITH THE PLAYGROUND PLANS.
- (1) AMENITIES IN ADDITION TO AMOUNT REQUIRED PER THE APPROVED PARK PLAN MODIFICATION ARE NOT CONSIDERED COMPONENTS NECESSARY TO SATISFY CITY OF IRVINE NEIGHBORHOOD PARK REQUIREMENTS. THESE ADDITIONS MAY BE ADJUSTED IF NECESSARY. FURTHERMORE, THE ADDITION OF THESE AMENITIES IS UNIQUE TO THIS PARK AND SHOULD NOT BE ASSUMED FOR ANY OTHER NEIGHBORHOOD PARK WITHIN GREAT PARK NEIGHBORHOODS.

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00982755-PPD

DATE 6/24/2026



LANDSCAPE CRAFT STUDIO inc.

PLAN REVISION DESCRIPTION

▲	
▲	
▲	
▲	

811 Know what's below. Call 811 before you dig.

SEEKS TO USE SHEET NUMBER ON SHEET TO IDENTIFY EACH COMPLETE LIST OF DRAWINGS.

CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
SHEET TITLE: SITE PLAN

PPD-01

LANDSCAPE CRAFT STUDIO

L:\2025047 GPN P7-PARK1-PARK2-PARK306-CAD\02-PPD\02-SHEETS\C5048-D2P7-PARK3-PPD-01-SITE.DWG

LANDSCAPE CRAFT STUDIO EXPRESSLY DISCLAIMS ITS LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF ANY INFORMATION CONTAINED HEREIN, WHETHER CAUSED BY NEGLIGENCE OR OTHERWISE, AND WHETHER OR NOT SUCH DAMAGE COULD HAVE BEEN REASONABLY ANTICIPATED.

PLAN REVISION DESCRIPTION
△
△
△
△

811
Know what's below.
Call 811 before you dig.

SEEKS TO CLARIFY SHEET NUMBER ON SHEET TO AVOID ERRORS IN COMPLETE LIST OF DRAWINGS.

CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER:	2025048
DRAWN BY:	KCY
PLAN CHECK NO:	00982761-PPD
SHEET TITLE:	LANDSCAPE PLAN
SHEET NUMBER:	PPD-02

AGENCY SUBMITTAL #2 05/18/2026

TREE LEGEND
CANOPY TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
⊗	BRACHYCHITON POPULNEUS KURRAJONG BOTTLE TREE	24" BOX	L	STD
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX	M	STD
	FRAXINUS VELUTINA VELVET ASH	24" BOX	M	STD
	GREVILLEA ROBUSTA SILK OAK	24" BOX	L	STD
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	L	STD
	PLATANUS RACEMOSA WESTERN SYCAMORE	24" BOX	M	STD
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	VL	STD
	QUERCUS ILEX HOLLY OAK	24" BOX	L	STD
	TIPUANA TIPU TIPU TREE	24" BOX	L	STD

EVERGREEN TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
⊕	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	STD
	LAURUS NOBILIS BAY LAUREL	24" BOX	L	STD
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M	STD
	PINUS CANARIENSIS CANARY ISLAND PINE	24" BOX	L	STD
	PINUS ELDARICA MONDELL PINE	24" BOX	L	STD
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	L	STD
	RHUS LANCEA AGRICAN SUMAC	24" BOX	L	STD

ACCENT TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS REGION: 3	FORM
⊕	ACACIA CULTRIFORMIS KNIFE ACACIA	24" BOX	L	STD
	ARBUTUS 'MARINA' STRAWBERRY TREE	24" BOX	L	STD
	CERCIS C. 'FOREST PANSY' FOREST PANSY REDBUD	24" BOX	M	STD
	DRACAENA DRACO DRAGON TREE	24" BOX	VL	STD
	JACARANDA MIMOSIFOLIA JACARANDA	24" BOX	M	STD
	LAGERSTROEMIA I. 'NATCHEZ' CRAPE MYRTLE NATCHEZ	24" BOX	M	STD
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	VL	STD
	PISTACIA C. 'KEITH DAVEY' CHINESE PISTACHE	24" BOX	M	STD
	GINGKO B. 'AUTUMN GOLD' MAIDENHAIR TREE	24" BOX	M	STD

PLANTING LEGEND

SYMBOL	DESCRIPTION
▨	PLANTING AREA - SHRUBS
⋯	NATURAL TURF AREA

GENERAL PLANTING NOTES:

LANDSCAPING SHALL COMPLY WITH THE IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520 (SPECIAL RECREATIONAL SPACES PROVISIONS).

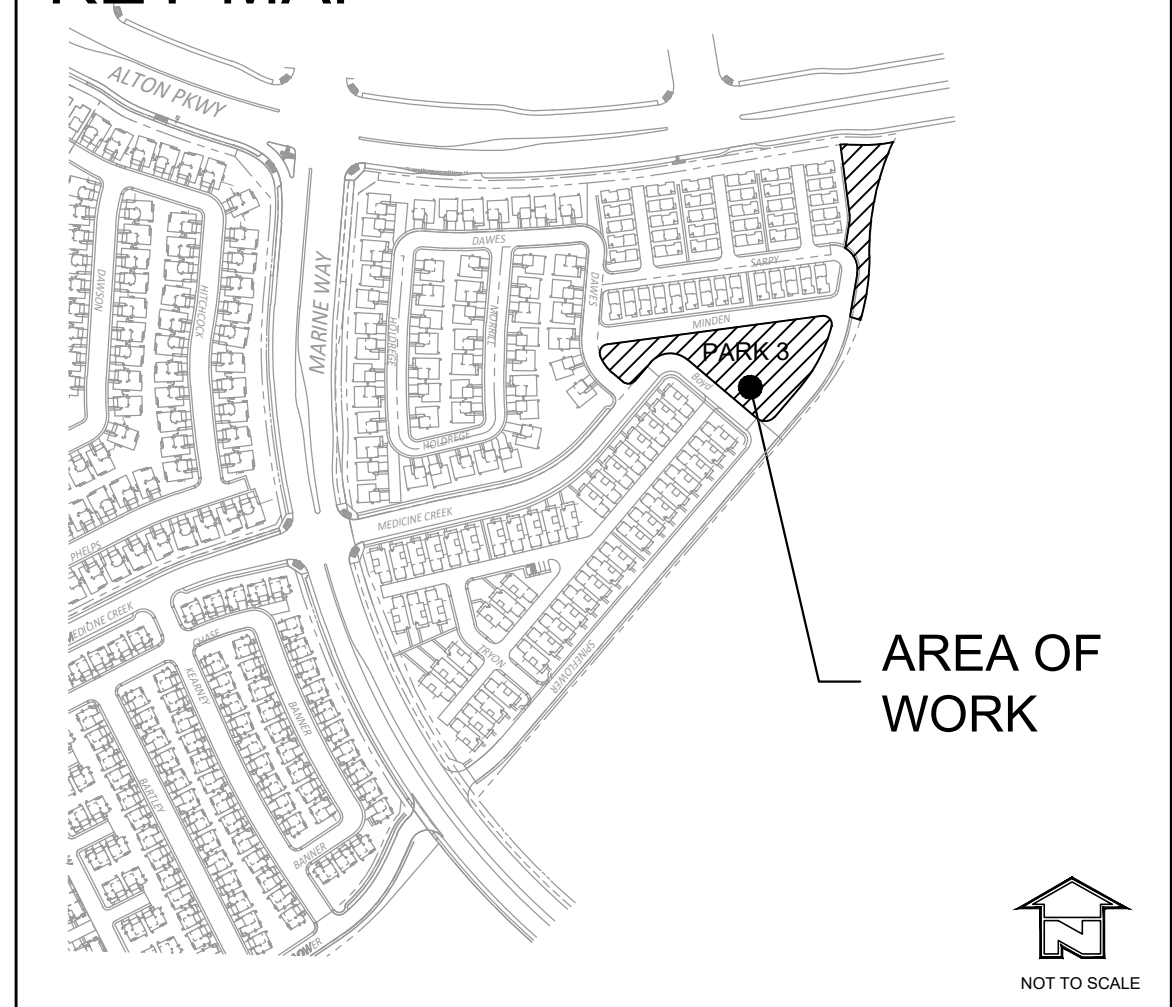
LANDSCAPE GUIDELINES ARE AS FOLLOWS:

A) PLANT MATERIALS UTILIZED SHALL TAKE INTO CONSIDERATION THE NEED FOR USERS OF THE SPACE TO EASILY VIEW THEIR SURROUNDINGS AS WELL AS POLICE PATROLS TO MONITOR THE AREA FROM ADJACENT STREETS.

B) TREES SHALL BE POSITIONED TO AVOID INTERFERING WITH REQUIRED LIGHTING LEVELS AND TAKE INTO CONSIDERATION THE HEIGHT OF CANOPIES FROM GROUND LEVEL REGARDING SURVEILLANCE OPPORTUNITIES BY USERS OF THE SPACE AND POLICE PATROLS.

C) PLANTING OF WIDE HEDGE ROWS AND NARROW VERTICAL PLANTS ADJACENT TO SOLID FENCES IS ENCOURAGED.

KEY MAP

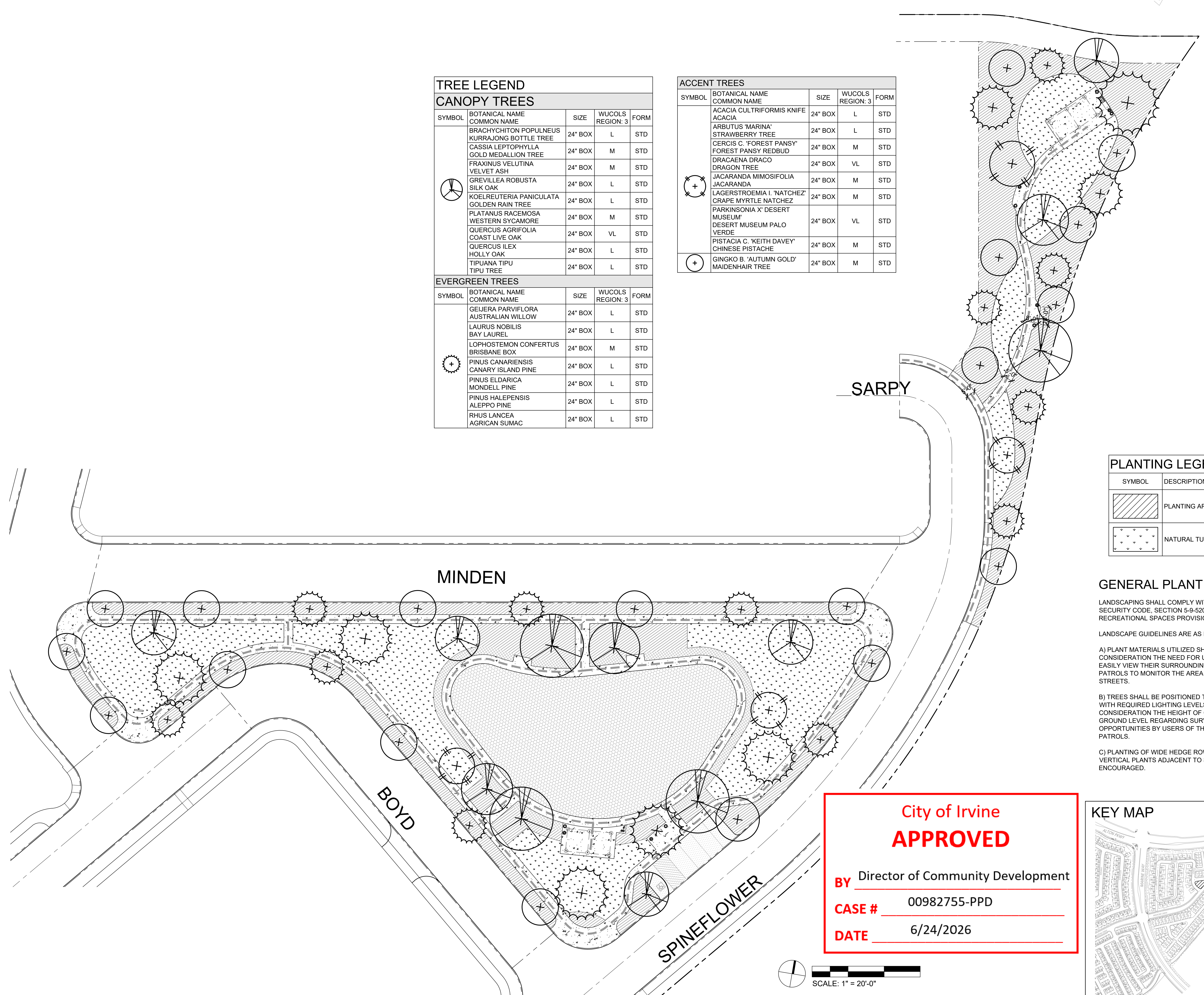
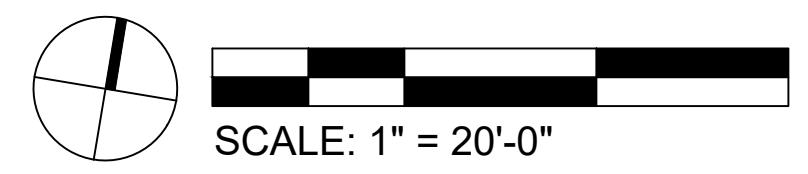


City of Irvine
APPROVED

BY Director of Community Development

CASE # 00982755-PPD

DATE 6/24/2026



PLAN REVISION	DESCRIPTION
△	
△	
△	
△	

811
Know what's below.
Call 811 before you dig.

SEE SHEET INDEX ON SHEET PPD-03 FOR COMPLETE LIST OF DRAWINGS.

LEGEND

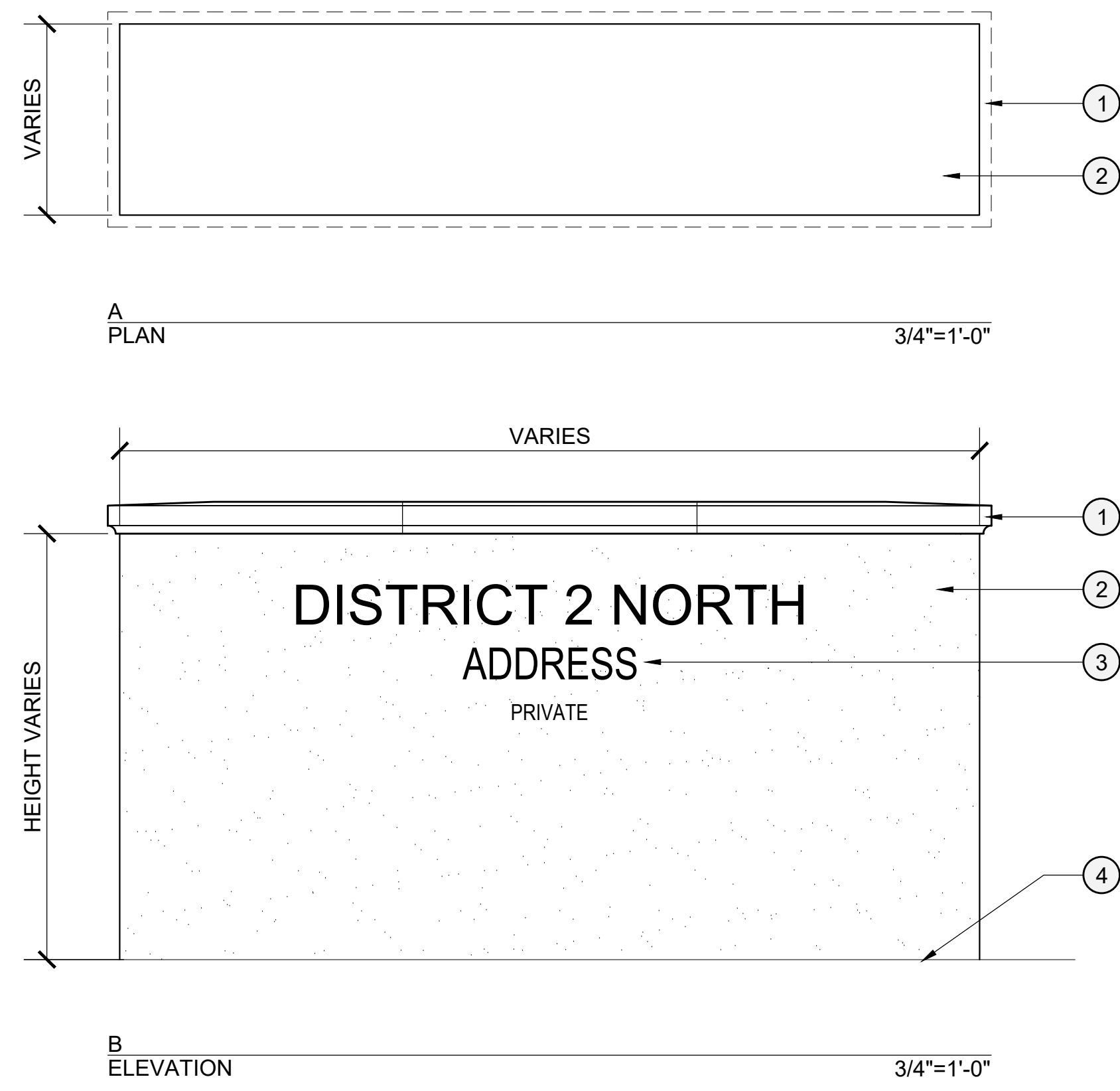
- ① CAP.
- ② SIGNAGE WALL WITH VENEER FINISH. (FINISH TO BE SELECTED)
- ③ SIGNAGE LETTERS PER SIGNAGE CONSULTANT. (TO CONFORM WITH CITY OF IRVINE STANDARDS)
- ④ FINISHED GRADE

NOTES

- A. POUR CONC. FOOTING AGAINST FIRM UNDISTURBED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT.
- B. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNS AND SUBJECT TO GREAT PARK NEIGHBORHOODS SIGN PROGRAM (00634744-PSS)

NOTES:

- 1. THE PARK SIGN SPECIFICATION SHALL COMPLY WITH IRVINE UNIFORM SECURITY CODE, SECTION 5-9-520.E
- 2. ALL SIGNAGE ON PROJECT SITE SHALL REQUIRE SEPARATE SIGNAGE PERMIT.



A PARK MONUMENT SIGNAGE WALL

City of Irvine
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CASE # 00982755-PPD

DATE 6/24/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG

LCS JOB NUMBER: 2025048
DRAWN BY: KY
PLAN CHECK NO: 00982755-PPD
SHEET TITLE: SITE DETAILS
SHEET NUMBER: PPD-04
COPYRIGHT 2026 LANDSCAPE CRAFT STUDIO

CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

PLAN REVISION DESCRIPTION
▲
▲
▲
▲

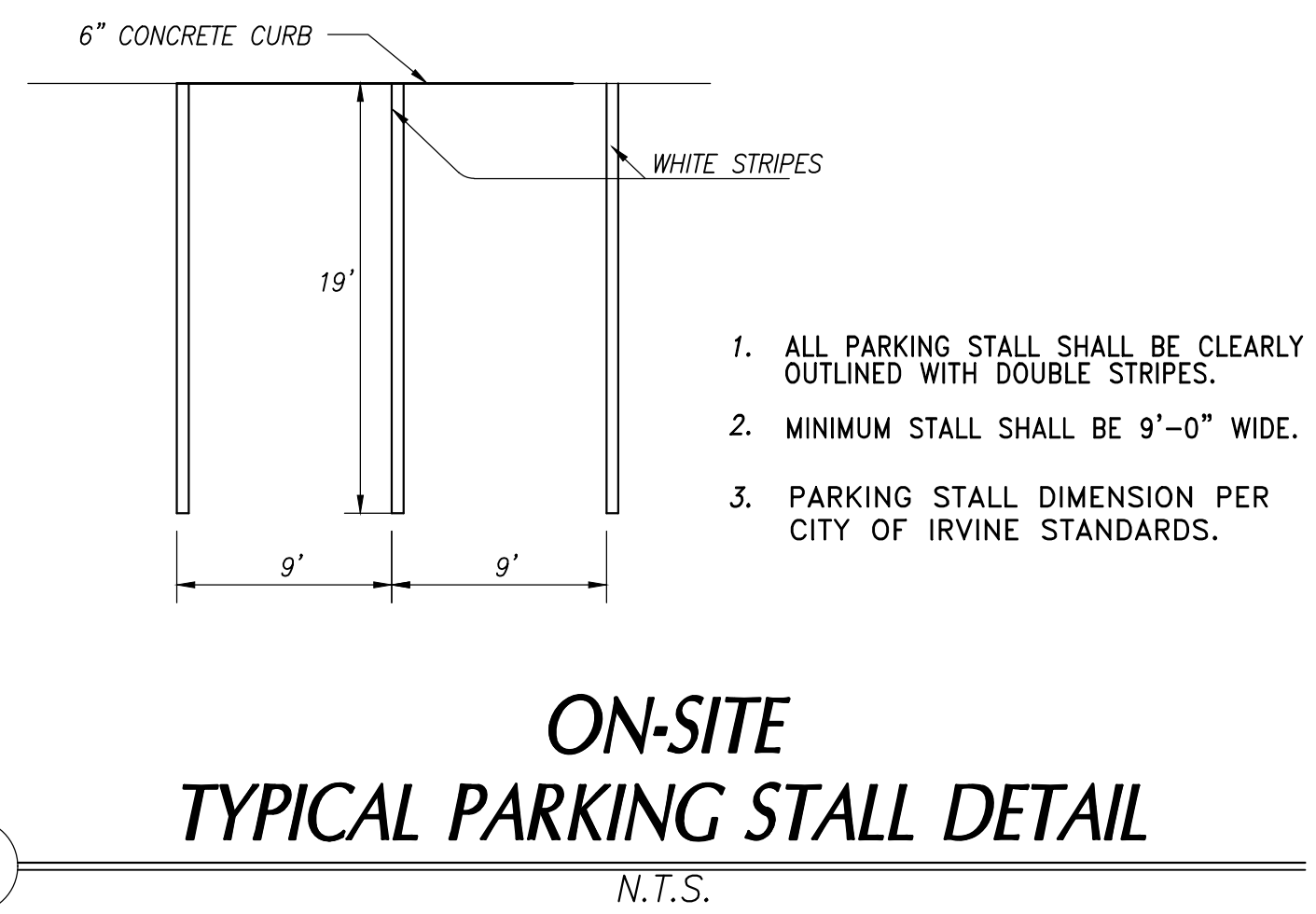
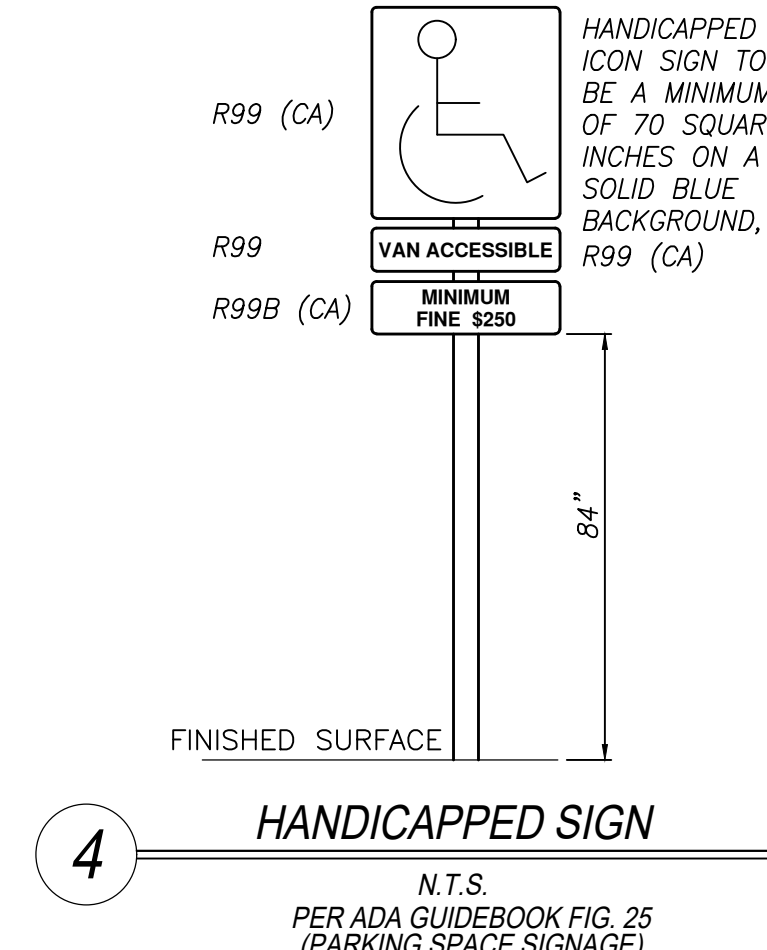
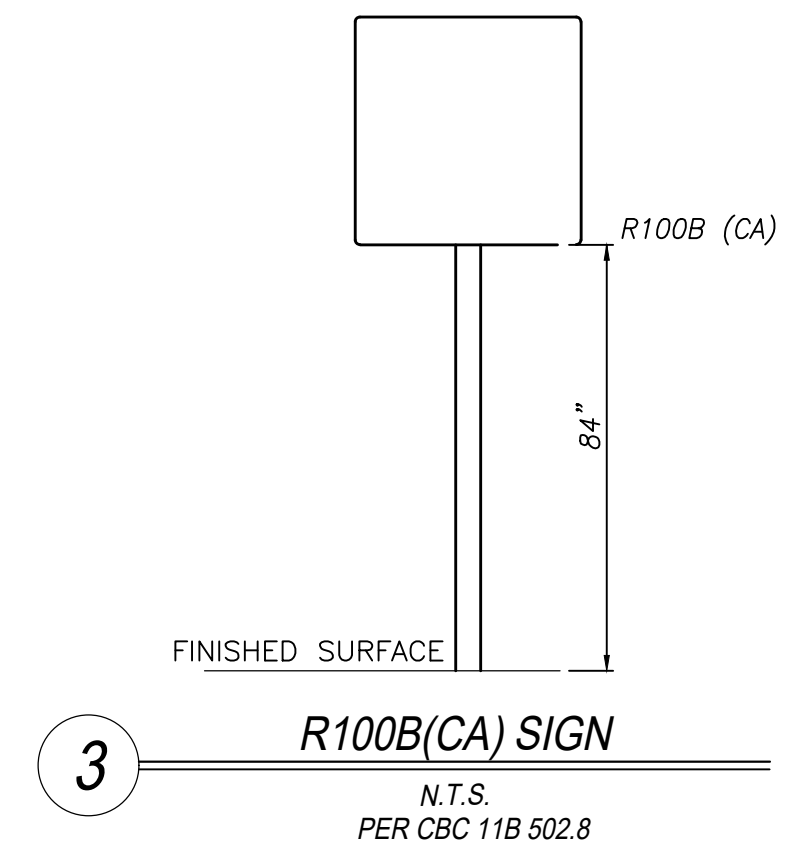
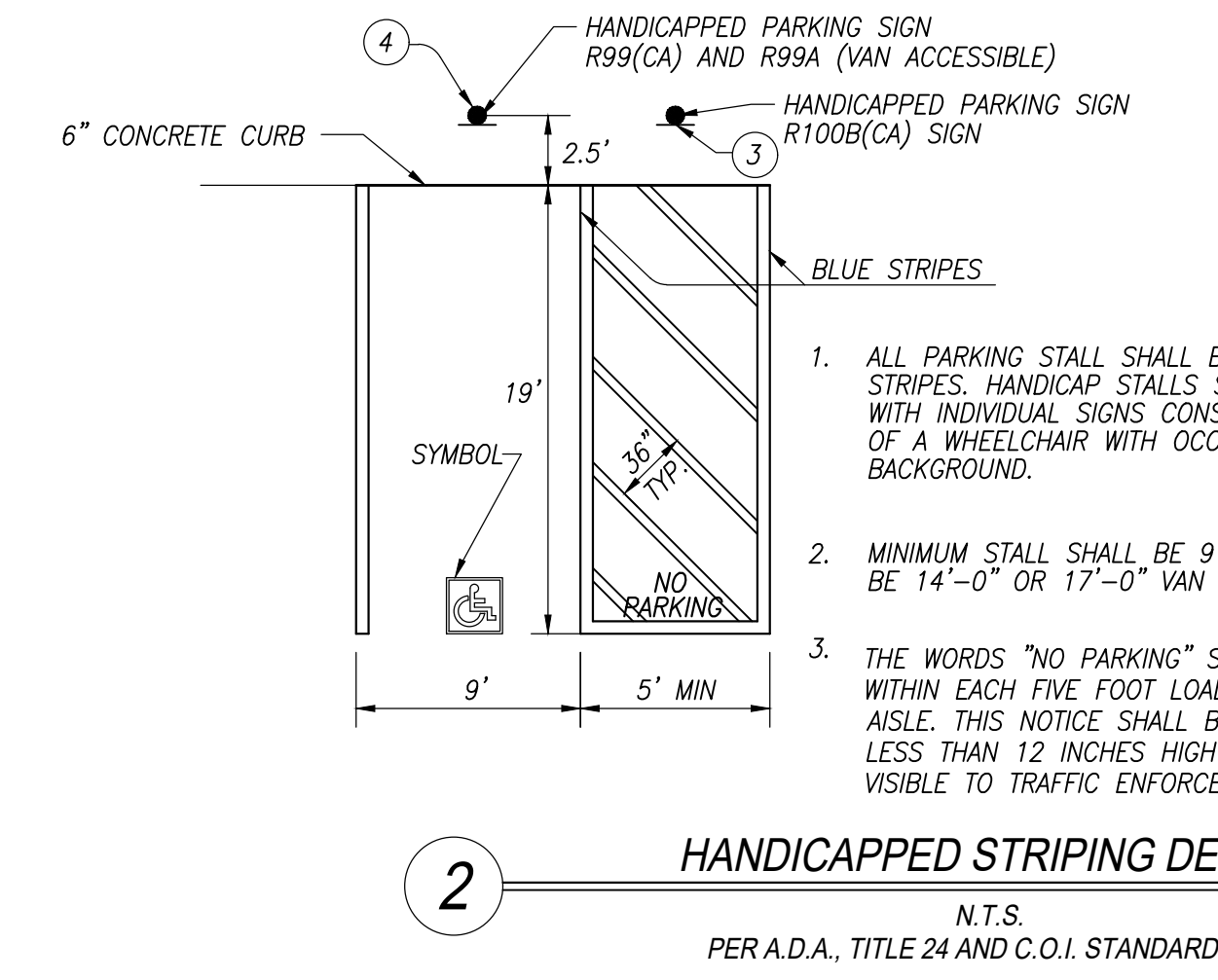
811
Know what's below.
Call 811 before you dig.
SEEKS TO THE SHEET INDEX ON SHEET TO THE EPC COMPLETE LIST OF DRAWINGS.

CASE #00982755-PPD
DISTRICT 2 NORTH
PRIVATE NEIGHBORHOOD - PARK 3
VTTM 19403 LOT 24 & 25
IRVINE, CA
LANDSCAPE DEVELOPMENT PLANS

AGENCY SUBMITTAL #2 05/18/2026

PLAN SET	ISSUE DATE	PROJECT STATUS LOG

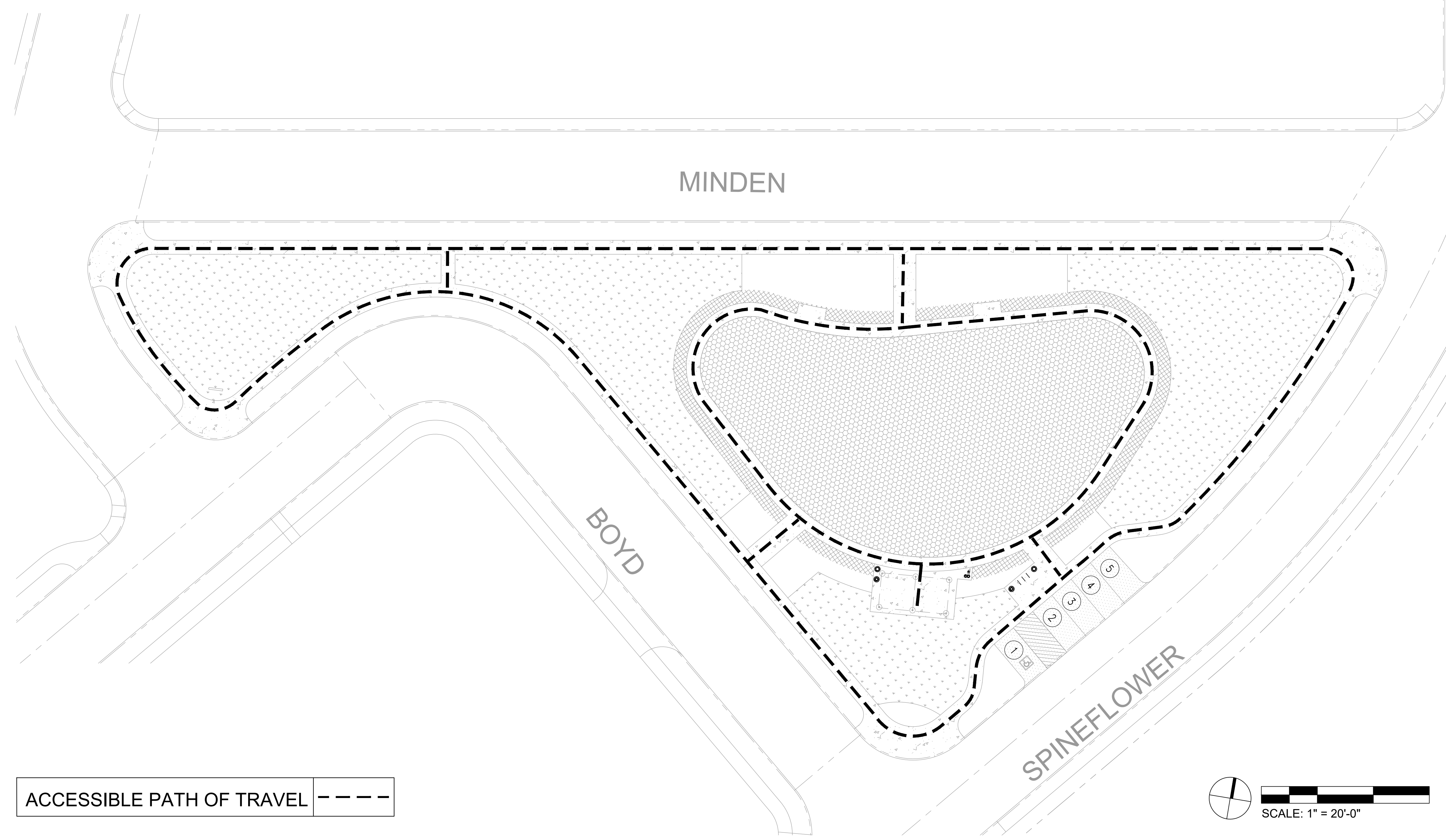
LCS JOB NUMBER:	2025048
DRAWN BY:	KY
PLAN CHECK NO:	00982755-PPD
SHEET TITLE	PARK 3 PARKING PLAN
SHEET NUMBER	PPD-06
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**PARK 3
PARKING SUMMARY CHART**

LOT 24 & 25 ITEM	QUANTITY REQUIRED IN PARK PLAN #00956398-PPP	QUANTITY PROVIDED IN PARK DESIGN 00982755-PPD
1. PARK ACREAGE REQUIREMENT (5+1/4 ACRE OVER 2 ACRES)	5 (1.36 ACRE)	5 (1.41 ACRE)
TOTAL PARKING SPACES	SHOWN IN PPP	PROVIDED IN PPD
• OFF-STREET	4	4
• ON-STREET	0	0
• ADA OFF-STREET	1	1
	5	5

LEGEND
② OFF-STREET PARK PARKING



**City of Irvine
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