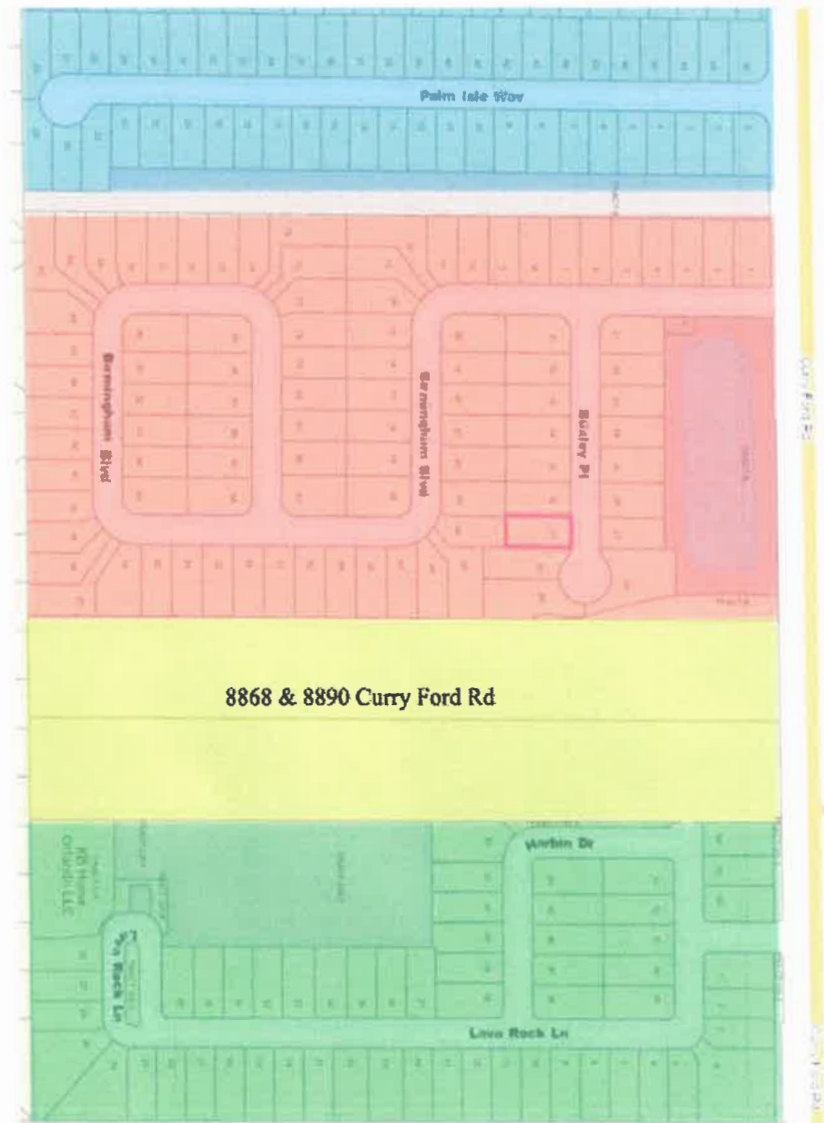
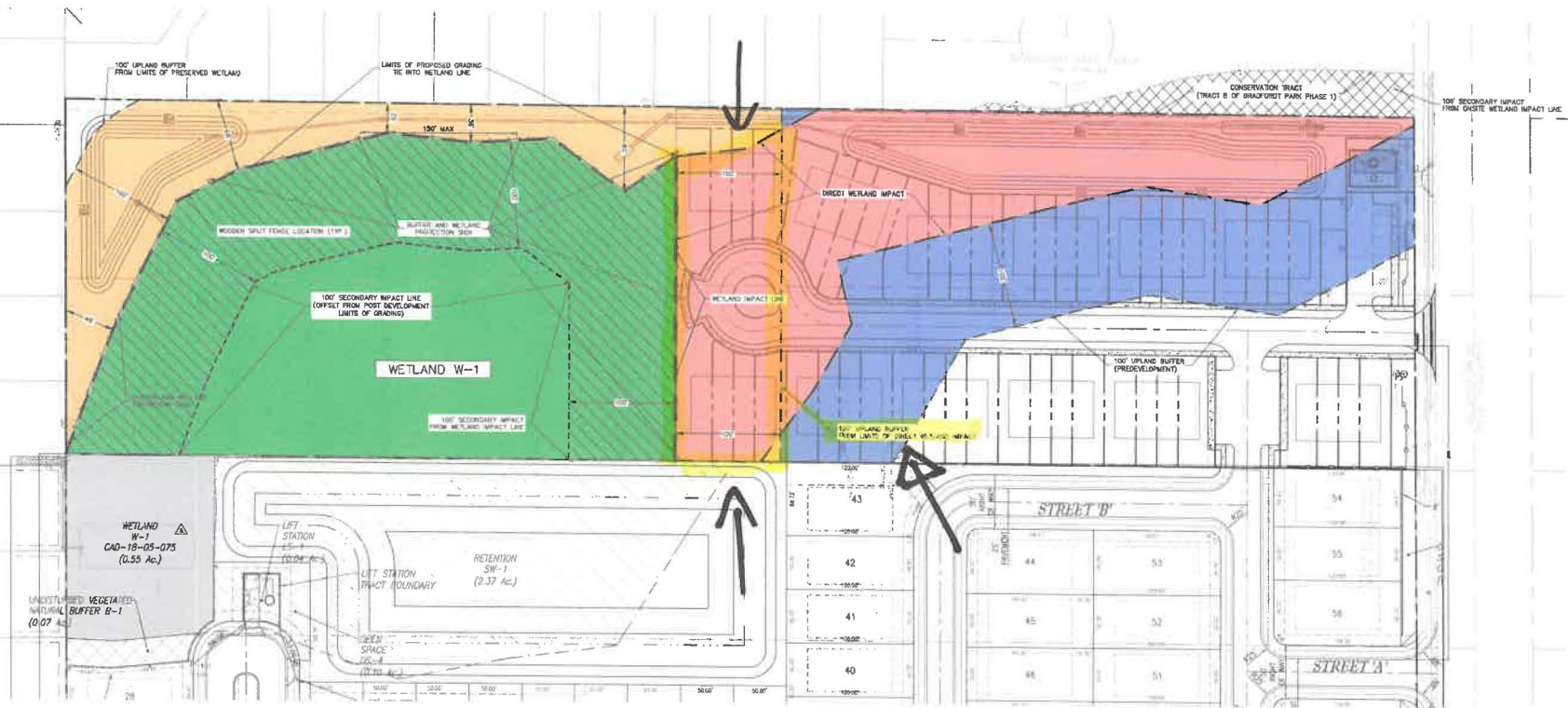


Islands of Curry Ford (R-2)	
Smallest lot size	4935.48 sq/ft
Average lot size	5414.32 sq/ft

Bradfordt Park (R-2)	
Smallest lot size	5595.15 sq/ft
Average lot size	6329.02 sq/ft
Average lot size (excluding over 10k sq/ft)	6278.59 sq/ft

Oasis Reserve (R-1)	
Smallest lot size	5760.12 sq/ft
Average lot size	6680.58 sq/ft
Average lot size (excluding over 10k sq/ft)	6306.63 sq/ft





Approved By: FHS
Orange County
Environmental Protection Division
Date: 3-3-2026
Reviewed: *[Signature]*
SP-24-07-003

received
1-29-2026

DEVELOPMENT AREA SUMMARY

	AREA	DENSITY PERMITTED
PROPERTY AREA	6.728 AC	
WETLAND AREA (CAD-23-10-185)	5.413 AC	
UPLAND AREA (DEVELOPABLE PRIOR TO WETLAND IMPACT)	4.312 AC	43 UNITS (10 DU/AC)
PROPOSED DIRECT WETLAND IMPACT	2.04 AC	
PROPOSED WETLAND (TO REMAIN)	3.373 AC	
PROPOSED DEVELOPABLE AREA (PENDING CMI APPROVAL)	6.332 AC	63 UNITS (10 DU/AC)

WETLAND AREA SUMMARY

	WETLAND REQUIRED	AREA
WETLAND AREA (CAD-23-10-185)	N/A	5.413 AC
PROPOSED DIRECT WETLAND IMPACT		2.04 AC
PROPOSED WETLAND (TO REMAIN)	N/A	3.373 AC
UPLAND BUFFER TO PRESERVED WETLAND		1.07 AC
UPLAND BUFFER TO IMPACTED WETLAND (100' BUFFER FROM ALI-MANING WETLAND)	100'	1.58 AC
SECONDARY IMPACTS TO WETLAND (TO REMAIN)		1.83 AC
SECONDARY IMPACTS TO OFFSITE CONSERVATION TRACT		0.263 AC

LEGEND

---	PROPERTY LINE
---	PREDEVELOPMENT WETLAND LINE (CAD-23-10-185)
---	WETLAND LINE (LIMITS OF DIRECT IMPACT)
---	WETLAND BUFFER LINE
---	SECONDARY IMPACT LINE
---	WOODEN SPLIT FENCE

PRELIMINARY SITE PLAN
8866 & 8990 CURRY FORD ROAD
WETLAND IMPACT EXHIBIT
ORANGE COUNTY

PROJECT NO. 000001
ISSUE DATE 01/13/2024

SHEET
EX1

REVISIONS

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DESCRIPTION

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