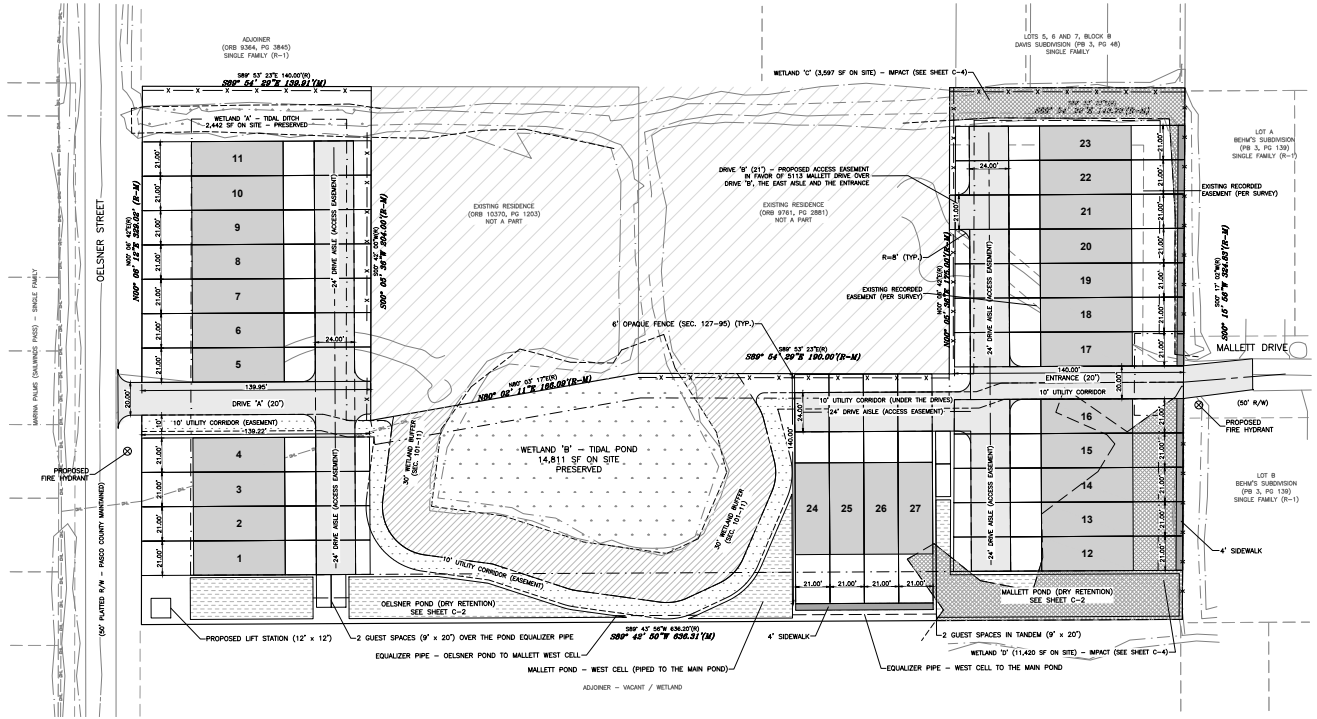


SITE DATA

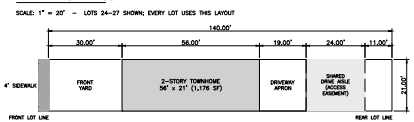
PROJECT	MALLETT & OELSNER COASTAL TOWNHOMES
OWNER / DEVELOPER	WITHHELD
SITE ADDRESS	OELSNER STREET & MALLETT DRIVE, PORT RICHEY, FL 34668
PARCEL ID	WITHHELD (LESS OUT-PARCELS 0020 AND 0030)
JURISDICTION	CITY OF PORT RICHEY, PASCO COUNTY
ZONING	R-3 MULTI-FAMILY (SEC. 127-50)
FLOOD ZONE	AE, BFE 11.0' – MIN. FINISHED FLOOR 12.0'
TOTAL SITE AREA	143,904 SF (3.30 AC)
WETLANDS ON SITE	32,270 SF (0.74 AC): A 2,442, B 14,811, C 3,597, D 11,420 SF
UPLAND AREA	111,634 SF (2.56 AC)
WETLAND IMPACTS	C + D = 15,017 SF (0.34 AC) – SEE SHEET C-4
PROPOSED USE	27 FEE-SIMPLE TOWNHOME LOTS, 2-STORY UNITS
DENSITY	27 DU / 3.30 AC = 8.2 DU/AC (MAX. 15 DU/AC)
SITE AREA REQUIRED	14,500 + 2,900 x 22 = 78,300 SF; PROVIDED 143,904 SF
LOTS	21' x 140' TYPICAL, 2,025 – 2,940 SF (MIN. 2,900 SF)
BUILDING	56' x 21' FOOTPRINT (1,176 SF) PER UNIT, 2-STORY; HEIGHT 32' MAX.
SETBACKS REQUIRED	FRONT 30' / REAR 30' / SIDE 15' MIN., 35' COMBINED (SEC. 127-50)
SETBACKS PROVIDED	FRONT 30.1' / REAR 30.0' / SIDE 23.0' (NORTH LINES), 30.1' (OTHER SIDE LINES)
BUILDING COVERAGE	31,752 SF = 22.1% – BUILDING FOOTPRINTS ONLY (MAX. 40%)
FLATWORK	33,100 SF = 23.0% – PAVEMENT, DRIVEWAY APRONS, WALKS, GUEST SPACES
TOTAL IMPERVIOUS	64,852 SF = 45.1% – BUILDINGS + FLATWORK
PERVIOUS AREA	79,052 SF = 54.9%
PARKING REQUIRED	40 SPACES MIN. (SEC. 127-94)
PARKING PROVIDED	54 GARAGE + 54 DRIVEWAY + 4 GUEST = 112 SPACES
NEIGHBORHOOD PARK	FEE IN LIEU (SEC. 125-14)
STORMWATER	2 DRY RETENTION PONDS JOINED BY AN EQUALIZER PIPE – SEE SHEET C-2

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC AND TREE SURVEY BY THE PROJECT SURVEYOR, DATED 07/02/2026; WETLAND LOCATION SURVEY DATED 07/20/2026.
2. BEARINGS AND COORDINATES ARE FLORIDA STATE PLANE, WEST ZONE (0902), NAD 83 (2011), US SURVEY FEET. ELEVATIONS ARE NAVD 88.
3. DIMENSIONS ARE IN FEET, TO THE PROPERTY LINE, LOT LINE, EDGE OF PAVEMENT OR FACE OF BUILDING AS SHOWN.
4. THE TIDAL POND (WETLAND 'B') AND ITS 30' WETLAND BUFFER (SEC. 101-11) ARE PRESERVED. NO BUILDINGS, PAVEMENT, PARKING, GRADING OR FILL ARE PROPOSED IN THE BUFFER. WETLAND 'A' (TIDAL DITCH) IS PRESERVED.
5. WETLANDS 'C' AND 'D' ARE PROPOSED TO BE IMPACTED; 15,017 SF (0.34 AC) ON SITE. SEE SHEET C-4 (SWFWMD ERP).
6. STORMWATER IS TREATED AND ATTENUATED IN TWO DRY RETENTION PONDS, EACH IN TWO CELLS JOINED BY AN EQUALIZER PIPE. A 50' EQUALIZER PIPE ALONG THE SOUTH LINE JOINS THE TWO PONDS SO THEY WORK AS ONE SYSTEM. SEE SHEET C-2 FOR POND GEOMETRY, CONTROL ELEVATIONS AND FINISHED FLOORS.
7. THE 24' SHARED REAR DRIVE AISLES LIE IN ACCESS EASEMENTS OVER THE REAR OF THE LOTS. NO PARKING IN THE DRIVE AISLES.
8. EACH UNIT HAS A 2-CAR GARAGE AND A 21' x 19' DRIVEWAY APRON. FOUR 9' x 20' GUEST SPACES ARE PROVIDED (THE MALLETT DRIVE PAIR IN TANDEM).
9. A PROPOSED ACCESS EASEMENT IN FAVOR OF 5113 MALLETT DRIVE COVERS DRIVE 'B', THE EAST DRIVE AISLE AND THE MALLETT DRIVE ENTRANCE.
10. A 10' UTILITY CORRIDOR (EASEMENT) RUNS 821' FROM MALLETT DRIVE TO OELSNER STREET: UNDER THE ENTRANCE AND THE DRIVE AISLES, AROUND THE SOUTH SIDE OF THE TIDAL POND ALONG THE OUTSIDE OF THE 30' BUFFER LINE, AND ALONG THE SOUTH EDGE OF DRIVE 'A'. IT CROSSES THE REAR 2.3' OF LOTS 2 AND 3. THE POND EQUALIZER PIPE RUNS INSIDE ITS SOUTH EDGE FOR 31' WHERE IT PASSES CLOSEST TO THE TIDAL POND. UTILITY SIZES AND LOCATIONS WITHIN IT BY THE ENGINEER OF RECORD.
11. OUT-PARCELS 7650 OELSNER STREET (0020) AND 5113 MALLETT DRIVE (0030) ARE NOT PART OF THIS PROJECT.
12. A 6' OPAQUE FENCE IS PROPOSED ALONG THE ADJOINING RESIDENTIAL PROPERTY LINES (SEC. 127-95).
13. THE NEIGHBORHOOD PARK REQUIREMENT (SEC. 125-14) IS MET BY A FEE IN LIEU.

TYPICAL LOT LAYOUT

SCALE: 1" = 20' – LOTS 24-27 SHOWN; EVERY LOT USES THIS LAYOUT



ROW	FRONT YARD	REAR STRIP
LOTS 1–11 (OELSNER)	30.1'–31.8'	8.9'–10.7'
LOTS 12–23 (EAST ROW)	30.1'–32.5'	8.3'–10.7'
LOTS 24–27	30.0'	11.0'

LOT AREAS

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	2,834	10	2,938	19	2,940
2	2,851	11	2,938	20	2,940
3	2,928	12	2,940	21	2,940
4	2,925	13	2,940	22	2,940
5	2,939	14	2,940	23	2,940
6	2,939	15	2,940	24	2,940
7	2,939	16	2,940	25	2,940
8	2,939	17	2,940	26	2,940
9	2,939	18	2,940	27	2,940

INDEX OF SHEETS

C-1	SITE LAYOUT PLAN
C-2	GRADING & DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	WETLAND IMPACT & BUFFER PLAN

OWNER / DEVELOPER:

PROJECT:

MALLETT & OELSNER COASTAL TOWNHOMES

OELSNER STREET & MALLETT DRIVE
PORT RICHEY, FLORIDA 34668
PASCO COUNTY

PARCEL ID: WITHHELD
SEC. 32, TWP. 25 S, RGE. 16 E

REVISIONS

NO.	DATE	DESCRIPTION
1	10/22/26	SITE DATA: COVERAGE SPLIT
2	10/28/26	EQUALIZER PIPE BETWEEN PONDS

SHEET TITLE:

SITE LAYOUT PLAN

DATE: 10/05/2026

SCALE: 1" = 30'

OWNER / DEVELOPER:

PARCEL ID:

WITHHELD

SHEET:

C-1

SHEET 1 OF 4