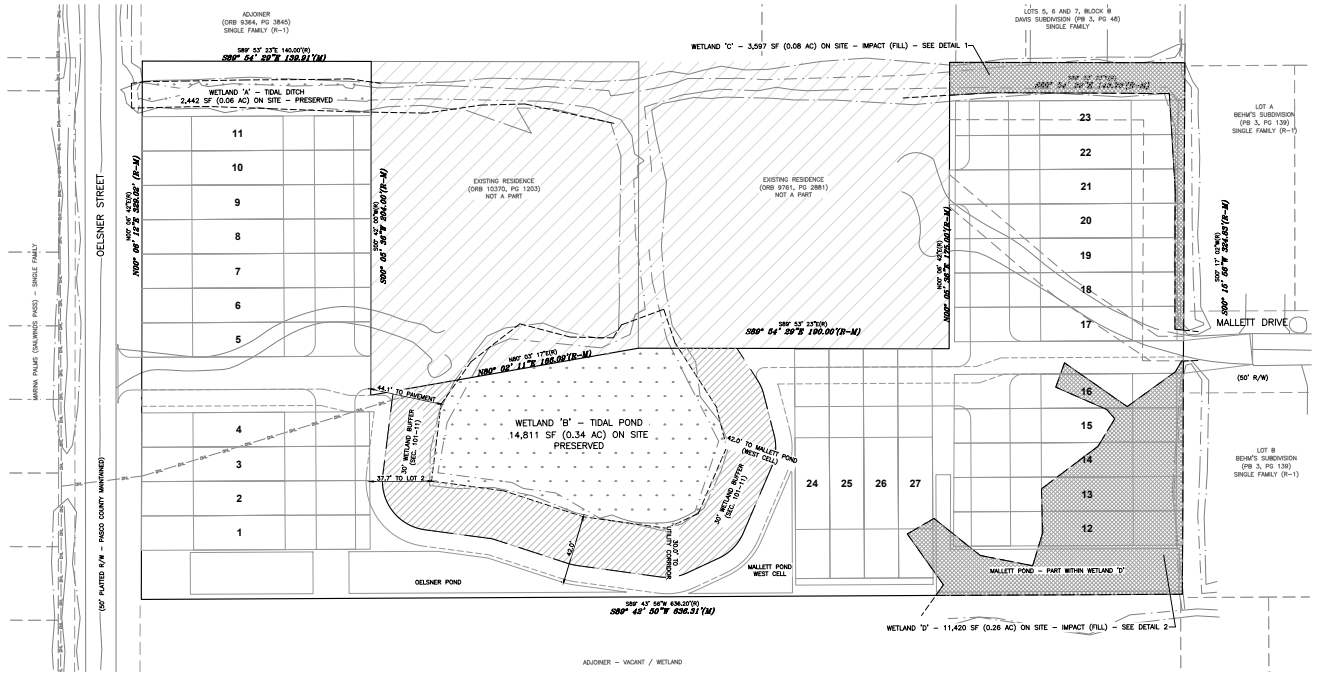




LOCATION MAP
SCALE: 1" = 1,000'

N

0 15 30 45 60
SCALE: 1" = 30' (IN FEET)

LEGEND

- PROPERTY BOUNDARY
- WETLAND LINE (PER SURVEY)
- WETLAND FLAG (PER SURVEY)
- WETLAND - PRESERVED (A, B)
- WETLAND IMPACT - FILL (C, D)
- 30' WETLAND BUFFER (TIDAL POND)
- PROPOSED IMPROVEMENTS (SCREENED)
- EXISTING FEATURES (PER SURVEY)
- ADJACENT PARCEL LINE (COUNTY GIS)

WETLAND NOTES

1. WETLAND LINES AS FIELD VERIFIED BY SWFWMD ON 05/28/2026 AND LOCATED BY THE PROJECT SURVEYOR (WETLAND LOCATION SURVEY, DATED 07/20/2026). AREAS ARE THE ON-SITE PORTIONS; WETLANDS 'A', 'C' AND 'D' CONTINUE OFF SITE.
2. WETLANDS 'C' AND 'D' ARE PROPOSED TO BE IMPACTED (FILLED): 15,017 SF (0.34 AC) ON SITE, SUBJECT TO THE SWFWMD ENVIRONMENTAL RESOURCE PERMIT (ERP). SEE DETAILS 1 AND 2.
3. WETLANDS 'A' (TIDAL DITCH) AND 'B' (TIDAL POND) ARE PRESERVED: 17,253 SF (0.40 AC) ON SITE.
4. THE 30' WETLAND BUFFER (SEC. 101-11) IS MEASURED FROM THE TIDAL POND (WETLAND 'B') LINE: 11,597 SF ON SITE. NO BUILDINGS, PARKING, CIRCULATION, GRADING OR FILL ARE PROPOSED IN THE BUFFER. THE 10' UTILITY CORRIDOR RUNS ALONG THE OUTSIDE OF THE BUFFER LINE (SEE SHEET C-1).
5. IMPACTS BY LOT AND TRACT ARE COMPUTED FROM THE SURVEYED WETLAND LINES AND THE PROPOSED LOT AND TRACT LINES, TO THE NEAREST SQUARE FOOT. THE TOTALS ARE THE SURVEYED WETLAND AREAS.
6. WETLAND FLAGS AND THEIR LABELS ARE AS SHOWN ON THE WETLAND LOCATION SURVEY.
7. PROPOSED LOTS, BUILDINGS, PAVEMENT AND PONDS ARE SHOWN SCREENED FOR REFERENCE. SEE SHEET C-1 FOR THE SITE LAYOUT.

WETLAND SUMMARY

WETLAND	DESCRIPTION	ON SITE	IMPACT (FILL)	PRESERVED	NOTES
A	TIDAL DITCH	2,442 SF (0.06 AC)	–	2,442 SF (0.06 AC)	–
B	TIDAL POND	14,811 SF (0.34 AC)	–	14,811 SF (0.34 AC)	30' BUFFER: 11,597 SF ON SITE
C	DITCH – NORTH AND EAST LINES	3,597 SF (0.08 AC)	3,597 SF (0.08 AC)	–	SEE DETAIL 1
D	SOUTHEAST CORNER	11,420 SF (0.26 AC)	11,420 SF (0.26 AC)	–	SEE DETAIL 2
TOTAL		32,270 SF (0.74 AC)	15,017 SF (0.34 AC)	17,253 SF (0.40 AC)	

WETLAND IMPACTS BY LOT AND TRACT

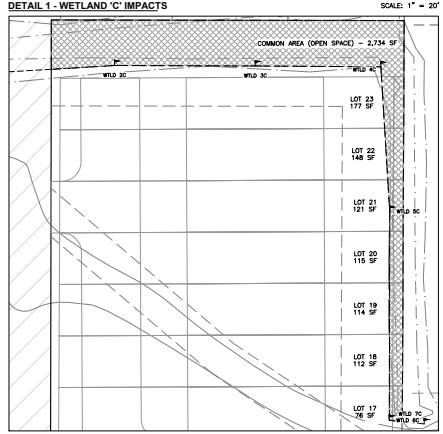
LOT / TRACT	WETLAND 'C' (SF)	WETLAND 'D' (SF)	TOTAL (SF)	IN THE IMPACT AREA
LOT 12	–	1,843	1,843	BUILDING (1,169 SF), DRIVEWAY APRON (6 SF), YARD
LOT 13	–	1,777	1,777	BUILDING (1,139 SF), YARD
LOT 14	–	1,321	1,321	BUILDING (679 SF), YARD
LOT 15	–	960	960	BUILDING (313 SF), YARD
LOT 16	–	862	862	BUILDING (433 SF), YARD
LOT 17	76	–	76	FRONT YARD
LOT 18	112	–	112	FRONT YARD
LOT 19	114	–	114	FRONT YARD
LOT 20	115	–	115	FRONT YARD
LOT 21	121	–	121	FRONT YARD
LOT 22	148	–	148	FRONT YARD
LOT 23	177	–	177	FRONT YARD
LOT 27	–	243	243	BUILDING (30 SF), YARD
MALLETT POND	–	3,713	3,713	DRY RETENTION POND
ENTRANCE PAVEMENT	–	65	65	ENTRANCE (MALLETT DRIVE)
COMMON AREA	2,734	635	3,369	OPEN SPACE: NORTH STRIP ('C'); 2' STRIPS AROUND THE MALLETT POND ('D')
TOTAL	3,597	11,420	15,017	0.34 AC

TIDAL POND CLEARANCES

FROM THE TIDAL POND (WETLAND 'B') LINE TO	DISTANCE
30' BUFFER LINE	30.0'
NEAREST LOT LINE (LOT 2)	37.7'
NEAREST BUILDING (LOT 24)	41.8'
NEAREST PAVEMENT	44.1'
OELSNER POND (TOP OF BANK)	42.0'
MALLETT POND (TOP OF BANK, WEST CELL)	42.0'
10' UTILITY CORRIDOR (EDGE)	30.0'

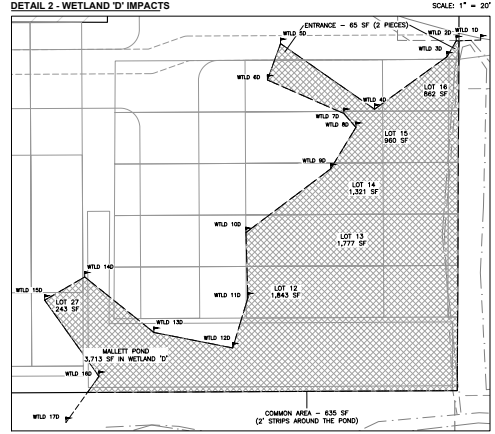
DETAIL 1 - WETLAND 'C' IMPACTS

SCALE: 1" = 20'



DETAIL 2 - WETLAND 'D' IMPACTS

SCALE: 1" = 20'



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

SHEET TITLE:

WETLAND IMPACT & BUFFER PLAN

DATE:	SCALE:
10/05/2026	AS SHOWN
OWNER / DEVELOPER:	PARCEL ID:
	WITHHELD

SHEET:

C-4

SHEET 4 OF 4