The Level
Townhomes by Porchlight

915 S. Smith Road
General Plan
Residential Densities
APT'S

CONDO's/
APT'S

TOWNHOMES

SF

290-ft. Wide

840-ft. Deep

Site has a 2.9 to 1 Depth to Width Ratio

INDUSTRIAL/
OFFICES/RETAIL

INDUSTRIAL/
OFFICES/RETAIL

TESLA

CONDO's/
APT’S

DUPLEXES
Colored Site Plan

33 New Interior Trees
- Evergreen Elm
- Chaste Tree
- Cathedral Oak
- Red Pistache
- Crape Myrtle
- Rio Grand Ash
- Date Palm
- Willow Acacia

104 New Perimeter Trees

University

City Pump Station

Exit Only
Site and Immediately Surrounding Land Uses

Industrial Buildings to the North

Sonterra Apt.’s on the West

City Water Pump Station

SF to the South

Rio Ventana to the East
Simulated View Looking SE at the University Frontage
Simulated View Looking at the Smith Road Entrance
Simulated View of the Interior Private Driveway
Vignette of University Frontage
Except for Bus Shelter Pad, 18-30 FT. of Excess Right-of-Way

- 6’ Sidewalk
- 2’8” Excess R/W
- 4’ Setback to 4’/2’ Wall/Metal Rail
- 10’ Setback to House
- 12’8” Total Distance to 4’ Wall/2’ Metal Rail

Trees Being Used
Evergreen Elm
Chaste Tree – Approximately 16-Ft. Tall
Trees Being Used
Cathedral Oak

Cathedral Oak™ - Tree selection - Land...
Environmental Horticulture - University of Florida
Cathedral Oak™

Related images:
Trees Being Used

Red push pistache | Backyard
Pinterest
Red push pistache
Trees Being Used
Crape Myrtle
Trees Being Used
Rio Grand Ash

Golden Fan Tex Rio Grand Ash tree gro...
Gardening in Hot Dry Climates
Fax tex ash tree

Related images:
Trees Being Used

Date Palm Trees, Palms Plants

IndiaMART

Date Palm Trees
Colored Site Plan

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104 New Perimeter Trees

Exit Only
Neighborhood Outreach

No Comments To Date

Subject Site

HOA Support

No Comments To Date

Light Green = Support
Light Purple = Not Home
Thank You
Trash Receptacle Location in Garage Location on Trash Pick-Up Day
University Frontage

- 6’ Sidewalk
- 2’8” Excess R/W
- 4’ Setback to 4’/2’ Wall/Metal Rail
- 10’ Setback to House
- 12’8” Total Distance to 4’ Wall/2’ Metal Rail

- 40’ Setback to Wall
- 20’ Setback of Pedestrian Gate to 8’ Sidewalk
- Bus Shelter
- Gated Exit 10’ Setback
- 40’-0” B.S.
- 65’ from University Curb to House
- 64’ from University Curb to House
- Red Line = 6’ High Masonry Wall that is generally setback 16’
Trees Being Used

A Wonderful Dilemma.
AZ Plant Lady
Willow Acacia

Related images:
Simulated View Looking SE at the Smith Road Frontage