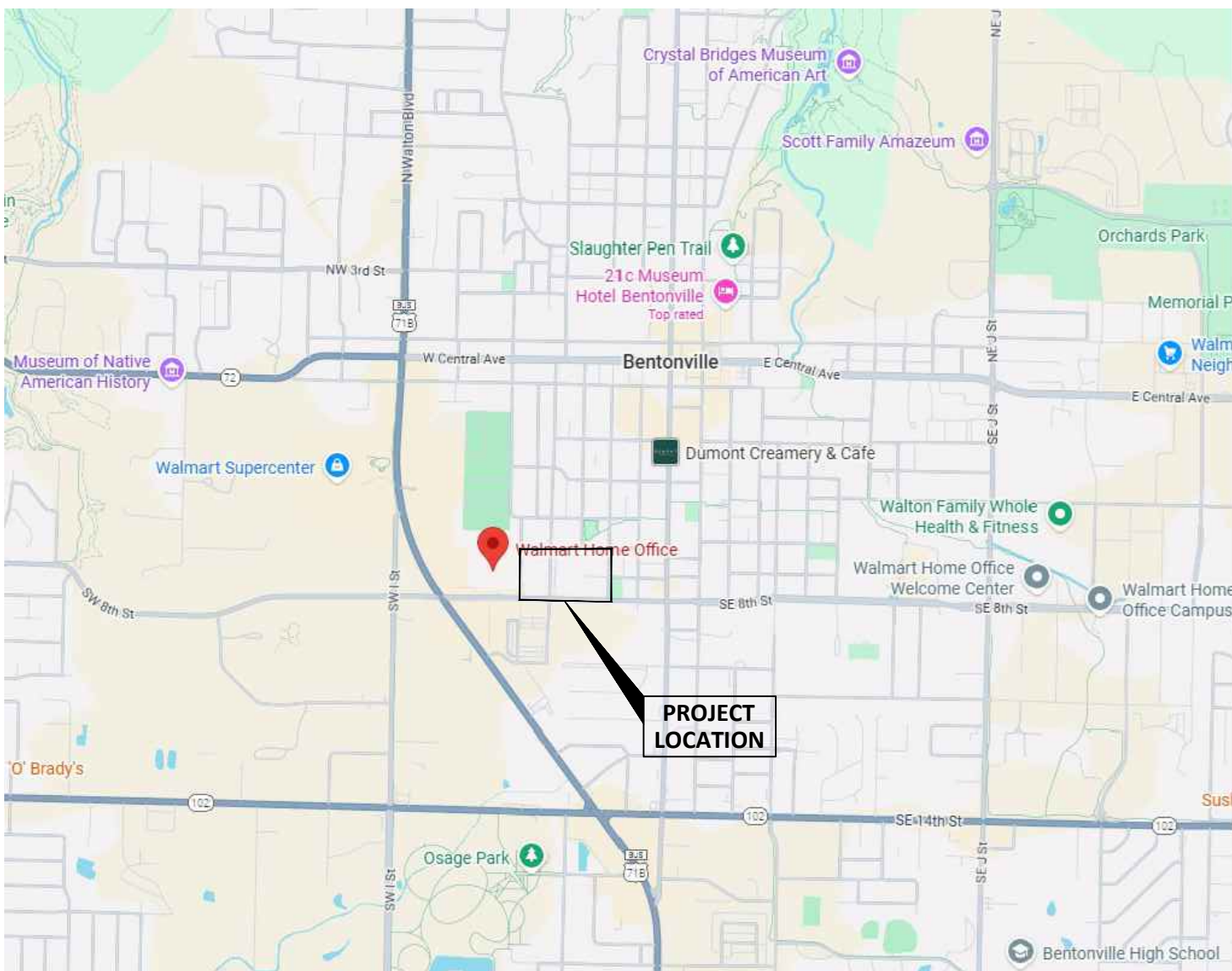
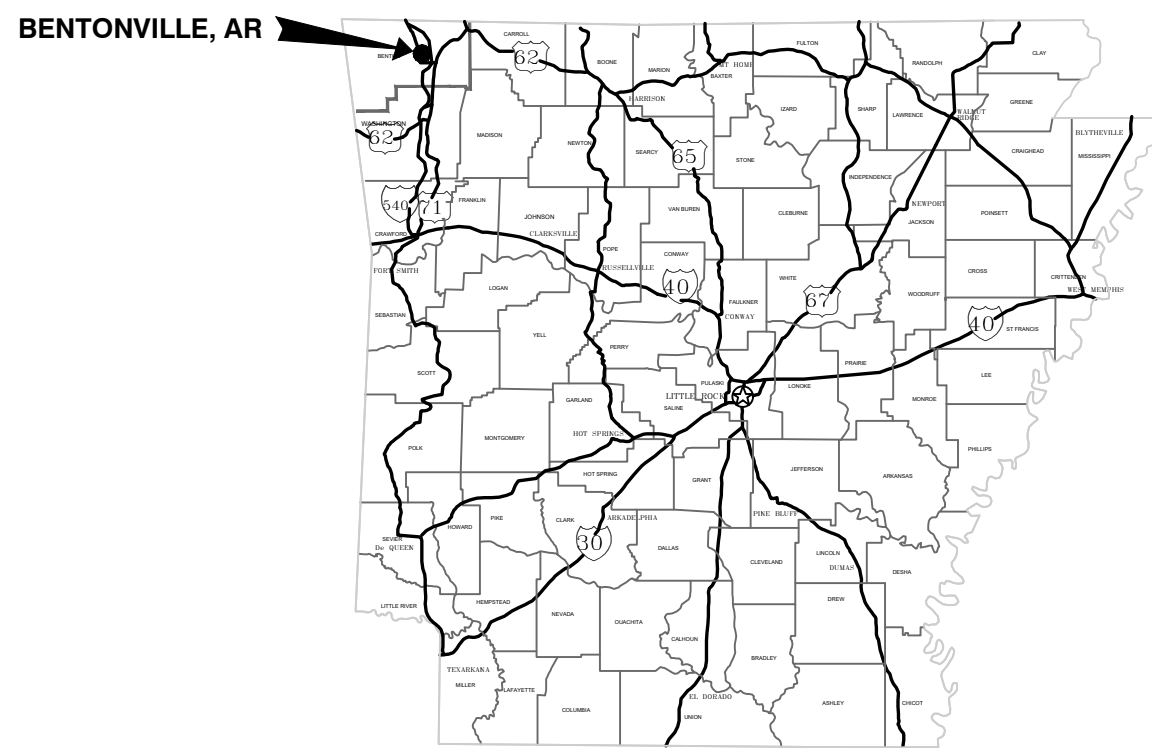


STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

508 SW 8TH ST, BENTONVILLE, ARKANSAS



VICINITY MAP
N.T.S.



ZIP CODE: 72712

FLOOD INSURANCE RATE MAP

PANEL NO.: 255 OF 560
MAP NO.: 05007C0255K
REVISED: JUNE 5, 2012
ZONE: X

VARIANCES

THERE ARE NO WAIVERS OR
VARIANCES AT THE TIME OF
PREPARING THIS PLAN

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NOTES:

1. LANDSCAPING AND ARCHITECTURE WILL BE APPROVED WITH THE LSD
2. THERE IS NO FREE STANDING SIGNAGE KNOWN AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
3. THERE IS NO PROPOSED FENCING KNOWN AT THIS TIME. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT
4. THIS PROJECT IS WITHIN ZONE A (1) RUNWAY PROTECTION ZONE (RPZ) AND MEETS THE REQUIREMENTS
5. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION

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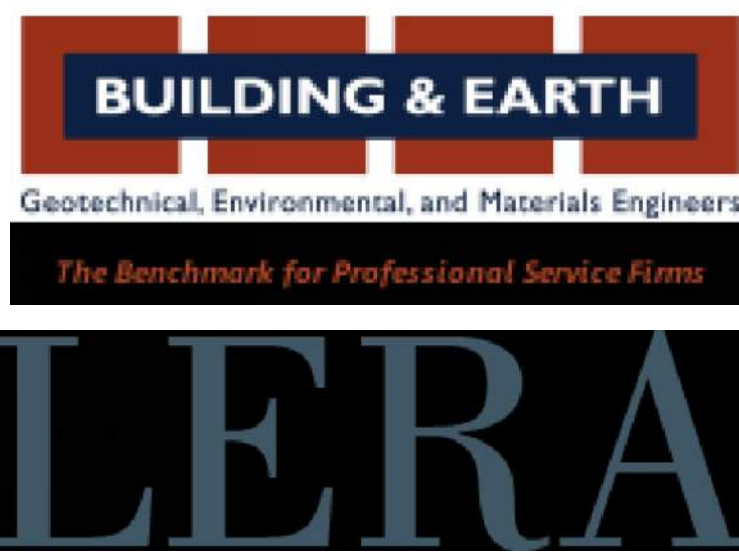
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INTERIM REVIEW ONLY
Document Incomplete: Not intended
for permit or construction.
Engineer: JED T. YUONG, P.E.
P.E. Serial No.: 18208
Date: 07/17/2026
ASBL COA NO. 719

REVISIONS

NO.	DATE	ISSUE
1.	06/17/2026	100% CD
2.	07/17/2026	100% CD 2ND SUBMISSION



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COVER

C0.010

WRITTEN DESCRIPTION OF CAMPUS DEVELOPMENT STANDARDS

STEM UNIVERSITY Campus Development Standards

This submittal is provided in coordination with the Large Scale Development (LSD) application for the STEM University and includes the Campus Development Plan (CDP) submitted under the adopted Unified Development Code (UDC) and Campus Development Standards (CDS).

The STEM University is envisioned as a large-scale, mission-driven health care and wellness campus anchored by institutional medical uses and supported by complementary, campus-serving functions. The project is intentionally planned as a cohesive, integrated campus, leveraging the CDS framework to coordinate land use, circulation, utilities, stormwater management, open space, parking, and phasing at a campus-wide scale rather than on a parcel-by-parcel basis.

The STEM University is under single, unified ownership. As such, this submittal demonstrates full compliance with the CDS unified ownership and control requirements. The Owner retains sole authority and responsibility for implementing and enforcing the approved Campus Development Plan, coordinating all City submittals and approvals, delivering and maintaining campus-wide infrastructure and parking systems, administering development phasing and delivery triggers, and ensuring long-term compliance with all CDS conditions.

50-507. Campus Development Standards

50-507(a) Purpose and intent

The project intends to utilize the CDS framework to:

- Deliver a mission-driven health care campus with flexibility to evolve over time
- Implement phased development tied to infrastructure, parking, and open-space delivery
- Enable shared and structured parking strategies appropriate for health care uses
- Coordinate utilities, grading, and stormwater systems at a campus scale
- Provide a predictable, efficient, and primarily administrative approval pathway aligned with City objectives

50-507(b) Applicability

- Site size: 14 acres
- The institutional or corporate anchor of the site is Art + Wellness Enterprises.
- The site is under dual, unified ownership.
- The development is guided by a coordinated plan for internal circulation and open space.

50-507(c) Modifications

- (1) Connectivity
- Public shared use path is routed per the city masterplan through the private site development form 6th and D St to a mid-block crossing at F St between 6th and 8th St and F St, with a new signal and connected back to the existing 8th St south shared use path. The public shared use path will have a proposed access easement within the private site development.

The STEM University campus is designed to provide a connected transportation network that integrates the site with the surrounding Bentonville street grid and supports efficient circulation between campus uses. The site is bounded by S Walton Boulevard, SW 6th Street, and SW 8th Street, with access provided along SW 8th Street and connectivity to the existing north-south street network (A-F Streets).

The internal circulation system and site layout facilitate movement between the academic building, student housing, and laboratory uses, supporting internal trip capture and reducing reliance on external roadways. A 5% internal capture rate has been assumed in the traffic analysis, reflecting the integrated nature of campus land uses.

The STEM University Campus has been designed to prioritize pedestrian and bicycle circulation as the primary modes of movement throughout the site, creating a safe, accessible, and connected environment for students, faculty, staff, and visitors. A network of walkways and bicycle routes links campus destinations while connecting to existing pedestrian and bicycle infrastructure in the surrounding area and preserving opportunities for future regional connections as the campus and adjacent development evolve. The circulation framework encourages active transportation, enhances campus connectivity, and supports a vibrant pedestrian-oriented experience. At the same time, the design carefully accommodates emergency access requirements through strategically integrated service and emergency vehicle routes that meet applicable life-safety standards while minimizing conflicts with pedestrian and bicycle movement. This balanced approach ensures the campus remains highly walkable and connected while providing the access necessary to support safe and efficient campus operations.

- (2) Street design
- SE F St has a rectangular rapid flashing beacon for a mid-block crossing that is analyzed within the TIA to be acceptable for the city master plan shared use path.
- SW F St east right-of-way section has a non-standard typical section along A1.b due to the zero building setback.
- SW E St and D St will be private roads and closed 90% of the time with removable bollards and Knox box for fire access.
- Removing SE E St signal and adding 2 new signals at SW C St and F St for the primary traffic circulation from SW 8th St.

Streets trees that correlate with the street design and the street tree requirements shall be scheduled for installation during Phase 2. Deferring installation until after the completion of major building construction operations, and ensure the long term success of the landscape. In the interim, Phase 1 shall include temporary site stabilization measures, including erosion and sediment control practices as required, to maintain site integrity, protect adjacent infrastructure, and ensure environmental compliance until permanent landscaping and street tree improvements are implemented.

- (3) Lot and frontage standards
- Proposed buildings will be at a zero setback to property line or not within the existing zoning setback requirements.
- (4) Building orientation and entry
- No modifications requested
- (5) Parking and transportation
- STEM University proposes to utilize existing parking spaces south of SW 8th St. The higher education campus is planned with three (3) buildings with a total net square footage of 348,535. Utilizing a ratio of 1 space per 300 NSP, the campus will utilize +/- 1,162 existing spaces. Thirty-two (32) of these spaces will be accessible parking spaces and six (6) will be van accessible spaces. There are three (3) ingress/egress points along SW 8th St. into this existing parking lot with additional access available off of SW A St. Existing parking will be a shared use parking agreement with two property owners. We will restripe existing parking for ADA accessible parking spaces with signage and a new accessibility route to the existing SW 8th St sidewalk.

The proposed STEM University campus is anticipated to generate approximately 706 net peak-hour trips (AM and PM), based on ITE Trip Generation methodologies, including reductions for internal capture and transit usage.

The campus is designed as a multi-use environment consisting of academic, residential, and laboratory uses, which supports internal circulation and reduces off-site trip demand. A 2.5% reduction in vehicle trips has been applied to account for use of the existing ORT stop on SW 8th St near SW F St on the “BRC” Route.

Traffic operations were evaluated under existing (2025), background (2029), proposed (2029), and mitigated conditions. Analysis results indicate that the majority of study intersections operate at levels of service consistent with background conditions following development.

With implementation of recommended improvements, all intersections are expected to operate at or above the City’s acceptable level of service (LOS C).

STEM University proposes to provide both interior and exterior bike parking to support the higher education campus and residential uses. A total of 140 interior bike parking spaces will be provided within the residential building (A1.b). In addition, 68 exterior bike racks, accommodating 136 total bike parking spaces will be distributed throughout the campus. Of these exterior racks, 43 racks (86 spaces) will serve the residential building (A1.b), 14 racks (28 spaces) will serve the Academic Building (A2), and 11 racks (22 spaces) will serve the Crucible Building (A3). This provides a combined total of 276 interior and exterior bike parking spaces across the campus.

- (6) Access management
- SW D and E St are private and to be closed the majority of the time. Traffic impact analysis confirms that SE E St can be closed and still provide adequate access of SE C and F St.

These two roads will have a public access and utility easement for various maintenance on any public infrastructure that is noted within the Master Development Agreement (MDA) between the city and the property owners.

The triple box culvert under SW D St will be a new public infrastructure maintained by the city within a private roadway and access/utility easement for the public improvements encroaching within the private site.

The development provides three full-access driveways to the surface parking lot on the south side of SW 8th Street. Existing access points on SW 8th Street, east of SW E Street and across from SW C Street will be utilized to access the parking lot.

Traffic distribution assumptions indicate that inbound traffic is split between the three access points, with primary movements consisting of eastbound right-turn and westbound left-turn movements during peak periods.

Intersection analysis identified three locations requiring improvements to maintain acceptable operations:

- SW 8th Street at S Walton Boulevard
- SW 8th Street at SW A Street
- SW 8th Street at Driveway 1

Recommended improvements include signal timing optimization, modifications to signal phasing, and addition of turn lanes and storage where warranted:

Signal timing optimization and phasing modifications at SW 8th Street and SW A Street

Additional network modifications include signalization and lane configuration changes at SW 8th Street and SW F Street, and channelization with restricted movements at SW 8th Street and SW E Street, improving corridor operations and access control.

With these improvements, all access points and study intersections are expected to operate at acceptable levels consistent with City standards.

- (7) Traffic Mode Split:
- The traffic analysis assumes a primary reliance on vehicular travel for access to the campus, consistent with ITE Trip Generation land use assumptions for university and residential uses.
- Adjustments to trip generation include:
- 5% internal trip capture, reflecting trips occurring between on-site land uses without using the external street network. This reduction accounts for students living in on-campus housing that will make limited peak hour trips.
- 2.5% transit reduction, accounting for anticipated use of public transportation. As mentioned earlier, the campus will be served by the ORT “Bentonville-Rogers Connector (BRC)” route with inbound and outbound stops to the East of the 8th St/F St intersection

These adjustments result in a reduced external vehicle trip demand and reflect the integrated campus design, which supports internal circulation between academic, residential, and laboratory uses.

While vehicular travel comprises the majority of site access, the internal campus layout supports non-vehicular travel modes within the site, reducing overall impact on the surrounding roadway network.

- (8) Lighting
- Public street lights shall not be standard city street lights and review and approved by BEUD. City street lights shall match the approved planning department decorative site development lighting that provides adequate photometrics within the public roadways.

The STEM University Campus lighting strategy has been developed to create a safe, comfortable, and cohesive environment for pedestrians while establishing a consistent visual identity across the campus. Street and pedestrian lighting are thoughtfully integrated throughout the site to enhance visibility, support evening use, and reinforce key circulation corridors, gathering spaces, and campus gateways. As the initial phase of a larger campus vision, this project plays a critical role in setting the standard for future development by establishing a coordinated lighting palette, fixture family, and design approach that can be extended throughout subsequent phases. The result is a unified and recognizable campus character that promotes safety, improves wayfinding, and ensures a seamless experience as the campus continues to grow and evolve. Included within this CDS package are cut sheets for the proposed lighting fixtures to be utilized at both the vehicular and pedestrian scales. The lighting layout and associated photometric design are being carefully coordinated to ensure appropriate fixture spacing, illumination levels, uniformity, and scale throughout the campus. This coordinated approach will enhance visibility, safety, and wayfinding while establishing a cohesive lighting character that supports both the functional and aesthetic goals of the STEM University Campus.

- (9) Phasing
- Overall phasing plan is provided within the LSD plans. The site will be divided into various phases. Public improvement phase, an overall private site common ground phase, and separate phases for each of the 3 buildings.

Phase 1 will focus on the construction of public realm improvements for the STEM University Campus, including adjacent streetscape, pedestrian, bicycle, utility, and infrastructure enhancements that support the overall campus vision. Street trees associated with the street design and required to meet applicable street tree standards have been incorporated into the long-term landscape plan but are scheduled for installation during Phase 2. Deferring tree installation until after the completion of major building construction activities will minimize the potential for damage, reduce conflicts with ongoing construction operations, and help ensure the long-term health and success of the landscape investment. In the interim, Phase 1 will include temporary site stabilization measures, including erosion and sediment control practices as required, to maintain site integrity, protect adjacent infrastructure, and ensure environmental compliance until permanent landscaping and street tree improvements are installed.

- (10) Design

The STEM University campus is envisioned as an integrated academic environment at the heart of downtown Bentonville, where learning, innovation, public life, and open space come together within a connected urban setting. The campus plan organizes three new buildings around a cohesive landscape framework that supports daily student life, academic collaboration, and community-facing events. A flexible central lawn provides space for everyday use, informal gathering, outdoor study, and larger programmed events, while a hardscape plaza adjacent to the auditorium creates a clear spill-out space for lectures, performances, receptions, and university functions.

The open space network is designed to transition from more public, civic spaces to quieter, more private student areas. Cafe extensions and auditorium-adjacent plazas activate the public edges of the campus, while shaded breakout spaces, small garden rooms, terraces, and natural landscape features provide places for students and faculty to pause, study, collaborate, and relax. The residence hall includes outdoor terraces that function as communal living spaces, offering shaded seating, study areas, and places to gather. The academic buildings also include smaller terraces and outdoor spill-out zones that extend learning beyond the classroom and support a more flexible campus experience.

Connectivity is central to the campus vision. The plan strengthens pedestrian and bicycle circulation through a connected internal network that links the campus to the broader downtown system, including the Downtown Trail extension from Gilmore Park, connections west toward Gateway Park, east toward the Walmart Campus, and northeast toward the Bentonville Square. Service, emergency, and vehicular access are coordinated to support campus operations while prioritizing a comfortable pedestrian experience. Landscape, grading, utility, and stormwater strategies are integrated at the site level to create a shaded, resilient, and cohesive campus environment that fits within the downtown context and reinforces Bentonville’s growing identity as a center for innovation, education, and community life.

- (11) Flood Study Narrative

The purpose of this study was to perform a hydrologic and hydraulic study to analyze drainage impacts and design mitigation measures for the proposed 14.95-acre STEM University. The project site is located within the city limits of Bentonville in Benton County, Arkansas. The project site is bounded by SW 8th Street to the south; SW F Street and the Walmart Home Office to the west; and residential developments to the north and east. The project will include mass grading and construction of new buildings, surface parking, roadways, utilities, pedestrian walks, and landscape features. The project site is situated within an area that has

been mapped by the Federal Emergency Management Administration (FEMA) using Base Level Engineering (BLE) floodplain data. This report supports the construction plans for STEM University Phase 1 and evaluates the impacts of the proposed improvements on existing drainage patterns and the watershed and provides strategies to mitigate these impacts.

The project area generally drains south toward SW 8th Street. Under existing conditions, offsite areas drain through the project site. A significant portion of this offsite stormwater is conveyed through an existing channel located along the alignment of the proposed SW D Street across the site between SW 6th Street and SW 8th Street. The existing channel drains across SW 8th Street through two 6’x3’ RCBs. An additional 6’x3’ RCB connects to this system on the south side of SW 8th Street as storm systems from the east and west along SW 8th Street tie in. This system subsequently discharges downstream of 8th Street at the south into an earthen channel with a concrete lined bottom and then to a closed storm system that drains to Little Osage Creek Tributary 2.

The project proposes to replace the existing onsite channel with three 6’x6’ RCBs extending approximately 372 feet from the northern boundary of the project site, transitioning to three 6’x3’ RCBs that will continue downstream to SW 8th Street to allow for construction of a street along this alignment. A diversion structure was designed to route a portion of the offsite flows draining to the site into an underground detention pond and about 6 ac of the site proposed to drains to the underground detention pond to mitigate the additional onsite runoff resulting from the increase in impervious area.

Due to the inadequate capacity of the existing system, which is comprised of two 6’x3’ RCBs at SW 8th Street and three 6’x3’ RCBs downstream of 8th Street, two additional 6’x3’ RCBs are proposed to be installed under 8th Street. Also, approximately one-third of the flow at the project site outfall will divert using three 6’x3’ RCBs, of which two discharge downstream of the concrete channel located south of 8th Street, and one conveys flow to the offsite pond (Pond OFF6). In addition, the downstream concrete and earthen channel are proposed to be improved, and existing downstream pond is proposed to be enlarged to mitigate potential impacts to downstream conditions. The existing downstream pond (Pond OFF6) will be enlarged by incorporating approximately 5 ac-ft of underground detention storage and connecting it to the existing pond with four equalizer pipes, allowing the two facilities to function as a combined detention system. These offsite improvements mitigate the increase in downstream flow resulting from the shift in the time to peak. For the purpose of this study, it was assumed that the project site would be completely improved. This assumption was reflected in the analysis to determine the total volume that would be needed to mitigate the proposed runoff.

SHEET LIST		
SHEET #	SHEET NAME	CONSULTANT
C0.010	COVER	WPM
C0.020	CDS NARRATIVE & SHEET LIST	WPM
C0.021	PARKING PLAN	WPM
C0.030	CIRCULATION AND CONNECTIVITY PLAN	WPM
C0.031	OVERALL FIRE PROTECTION PLAN	WPM
C0.040	OVERALL CIVIL SITE GRADING PLAN	WPM
C0.050	OVERALL CIVIL SITE UTILITY PLAN	WPM
C0.060	OVERALL CIVIL SITE SANITARY SEWER & WATER LINE PLAN	WPM
C0.070	OVERALL CIVIL SITE STORM PLAN	WPM
C0.080	OVERALL CIVIL SITE PHASING PLAN	WPM
C0.081	OVERALL CIVIL SITE PHASING PLAN	WPM
C0.090	OVERALL CIVIL SITE PLAN	WPM
C0.100	CIVIL BUFFER LANDSCAPE & UTILITY EASEMENT PLAN	WPM
C1.200	OVERALL SITE PLAN	EDSA
C1.201	OPENSOURCE & TRAIL NETWORK	EDSA
C1.202	BUFFER LANDSCAPE & UTILITY EASEMENT COORDINATION	EDSA
C1.203	LIGHTING CUT SHEETS	EDSA
C1.300	BUILDING ORIENTATION & PLACEMENT	PSW/BIG
C1.301	BUILDING ORIENTATION & PLACEMENT	PSW/BIG
C1.302	BUILDING ORIENTATION & PLACEMENT	PSW/BIG
	BUILDING RENDERINGS	



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STEM UNIVERSITY - CAMPUS DEVELOPMENT STANDARDS

INTERIM REVIEW ONLY
Document incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No: 18208
Date: 07/17/2026
ASBL COA NO. 719

NO.	DATE	REVISION
1	06/17/2026	100% CD
2	07/17/2026	100% CD 2ND SUBMISSION
PROJECT NO. DESIGNED BY REVIEWED BY DRAWN BY		
MOB-25007-00		
ORIGINAL ISSUE DATE		



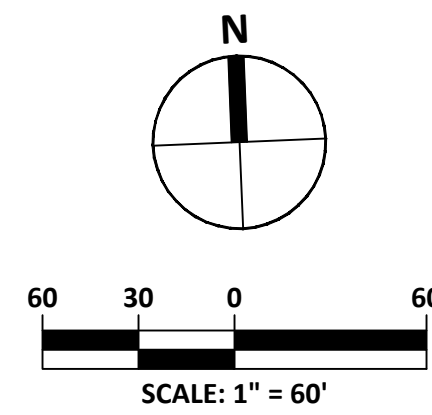
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CDS NARRATIVE & SHEET LIST

C0.020

CITY OF BENTONVILLE PROJECT NO.: CDP26-0001

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PARKING REQUIREMENT		
BUILDING A1.b, DORM, A2 ACADEMICS AND A3 CRUCIBLE		
NET SF	1 SPACE PER 300 NET SF	1,162 PARKING SPACES
348,535		32 ADA PARKING SPACES (INCLUDES 4 VAN ACCESSIBLE)



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M08-25007-00			
ORIGINAL ISSUE			DATE



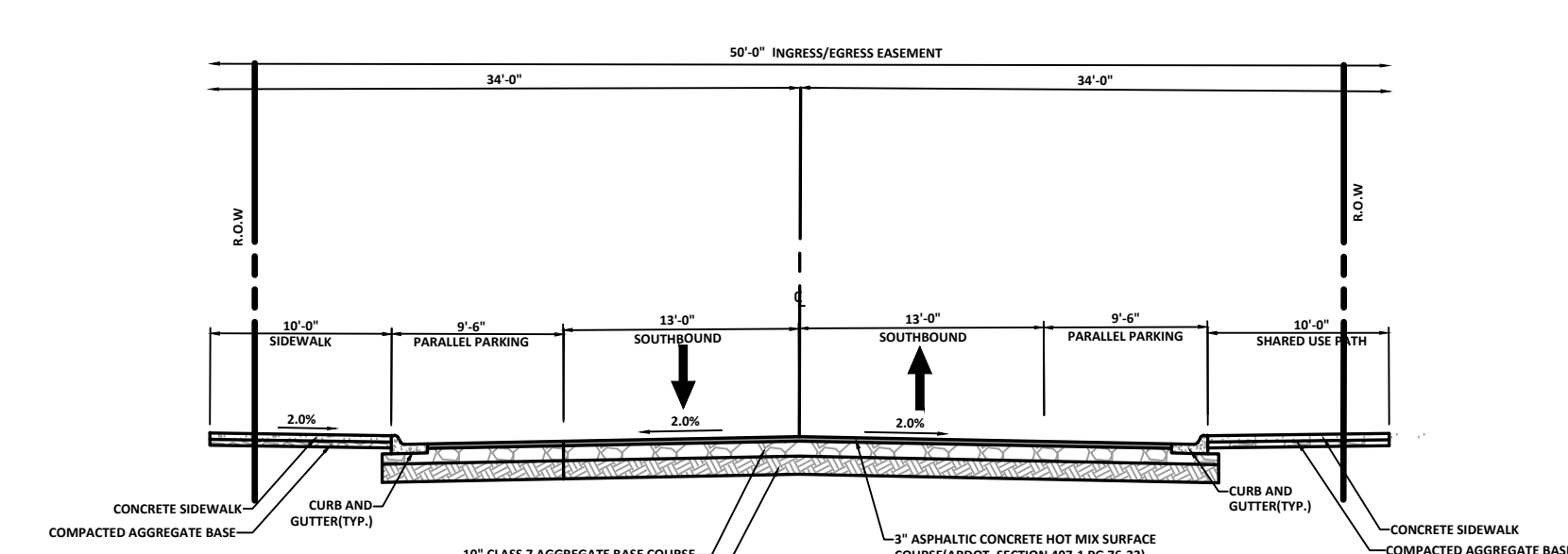
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CITY OF BENTONVILLE PROJECT NO.: CDP26-0001

PARKING PLAN

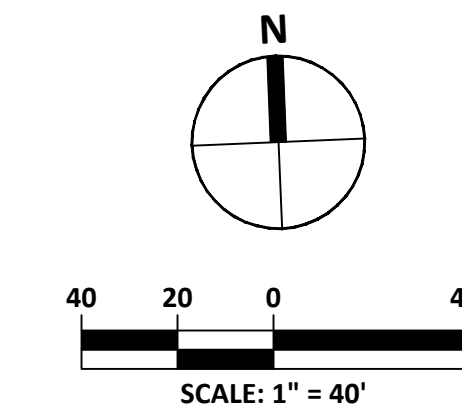
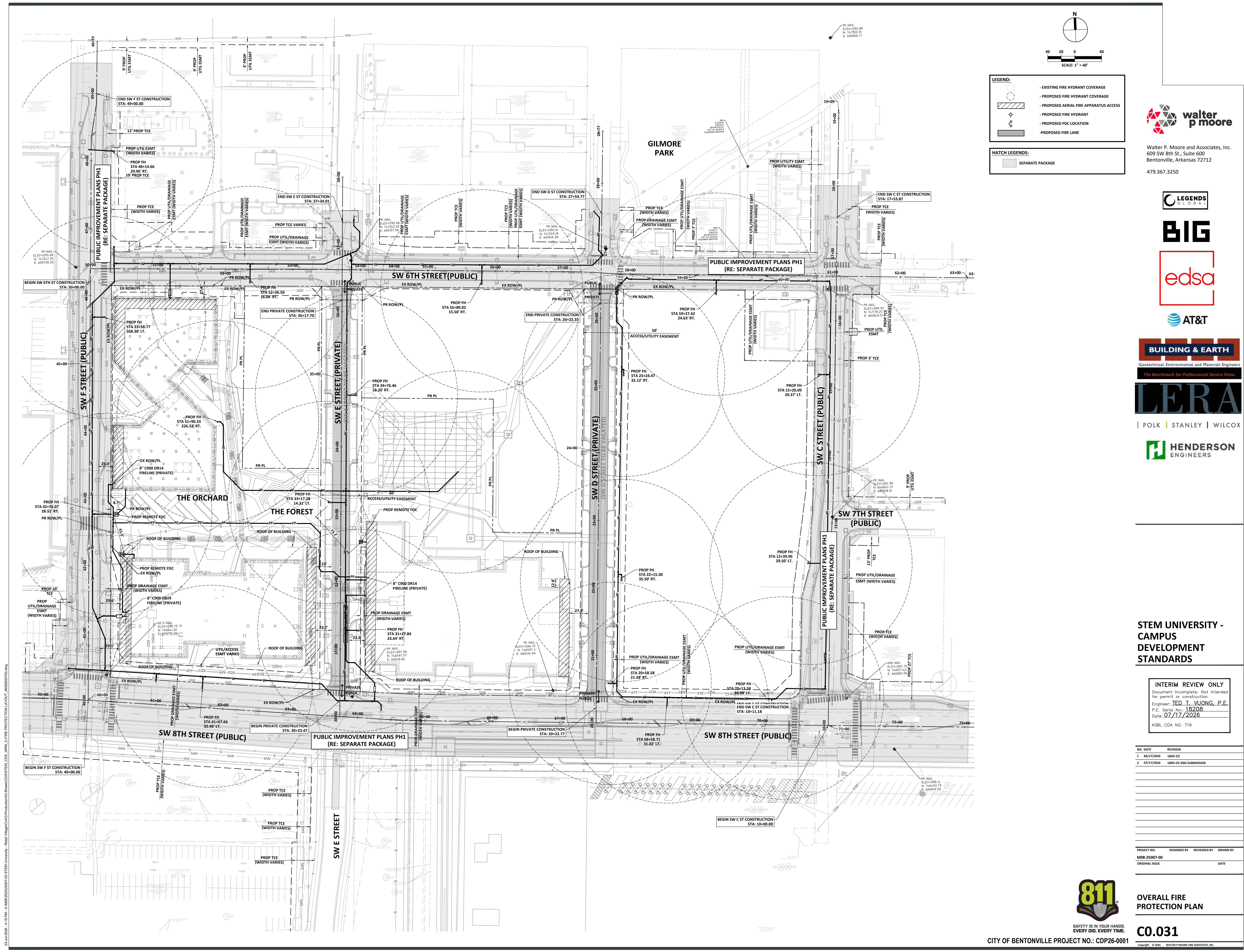
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FROM STA 30+00.00 TO STA 36+62.00
SW E STREET TYPICAL SECTION (PRIVATE)





LEGEND:

- EXISTING FIRE HYDRANT COVERAGE
- PROPOSED FIRE HYDRANT COVERAGE
- PROPOSED AERIAL FIRE APPARATUS ACCESS
- PROPOSED FIRE HYDRANT
- PROPOSED FDC LOCATION
- PROPOSED FIRE LANE

HATCH LEGENDS:

- SEPARATE PACKAGE



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**STEM UNIVERSITY -
CAMPUS
DEVELOPMENT
STANDARDS**

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Engineer: **TED T. VUONG, P.E.**
P.E. Serial No: 18208
Date: **07/17/2026**
ASBL COA NO. 719

NO.	DATE	REVISION
1	06/17/2026	100% CD
2	07/17/2026	100% CD 2ND SUBMISSION

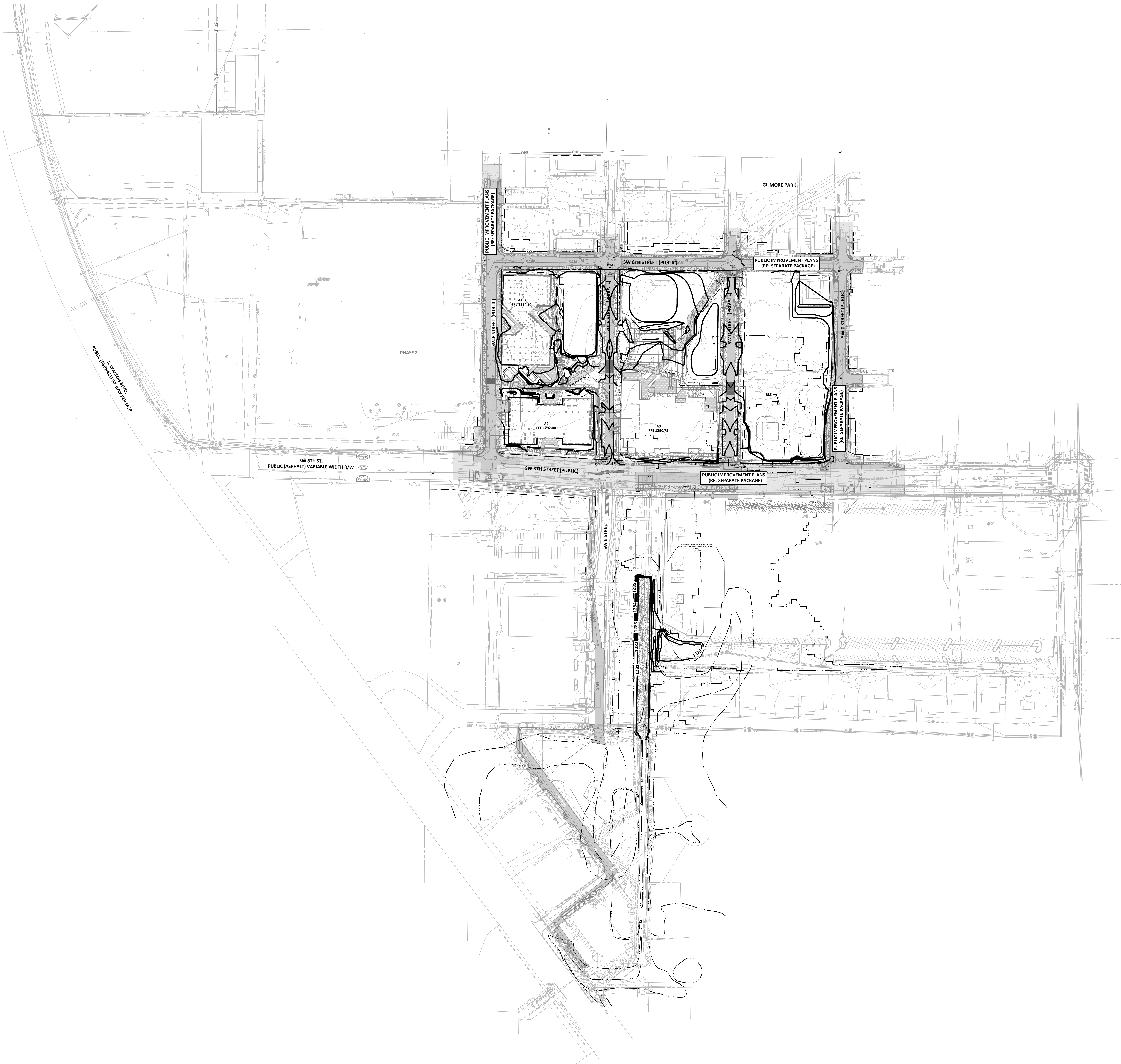
PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
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ORIGINAL ISSUE			
			DATE

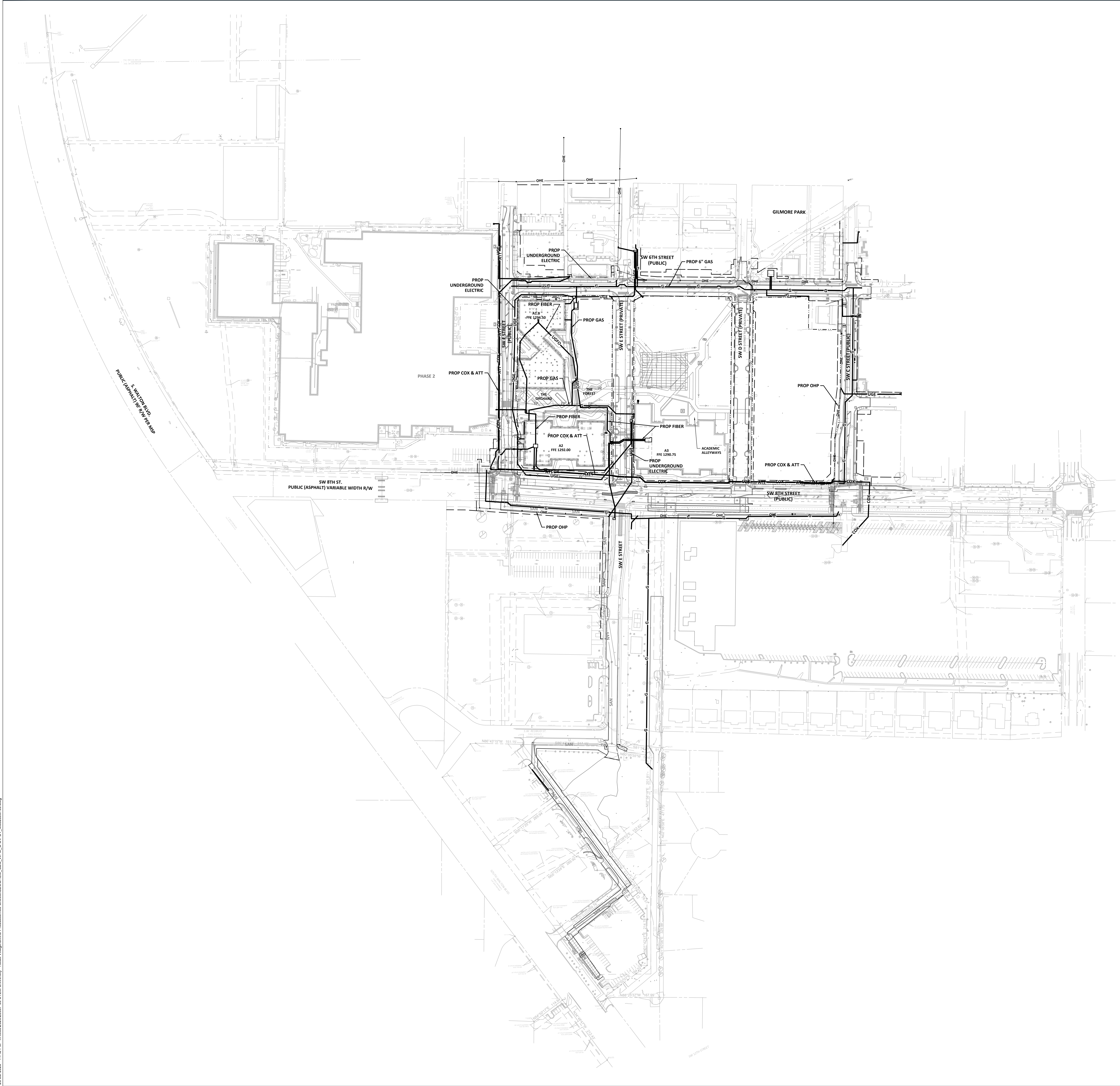
**OVERALL FIRE
PROTECTION PLAN**

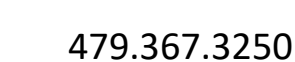
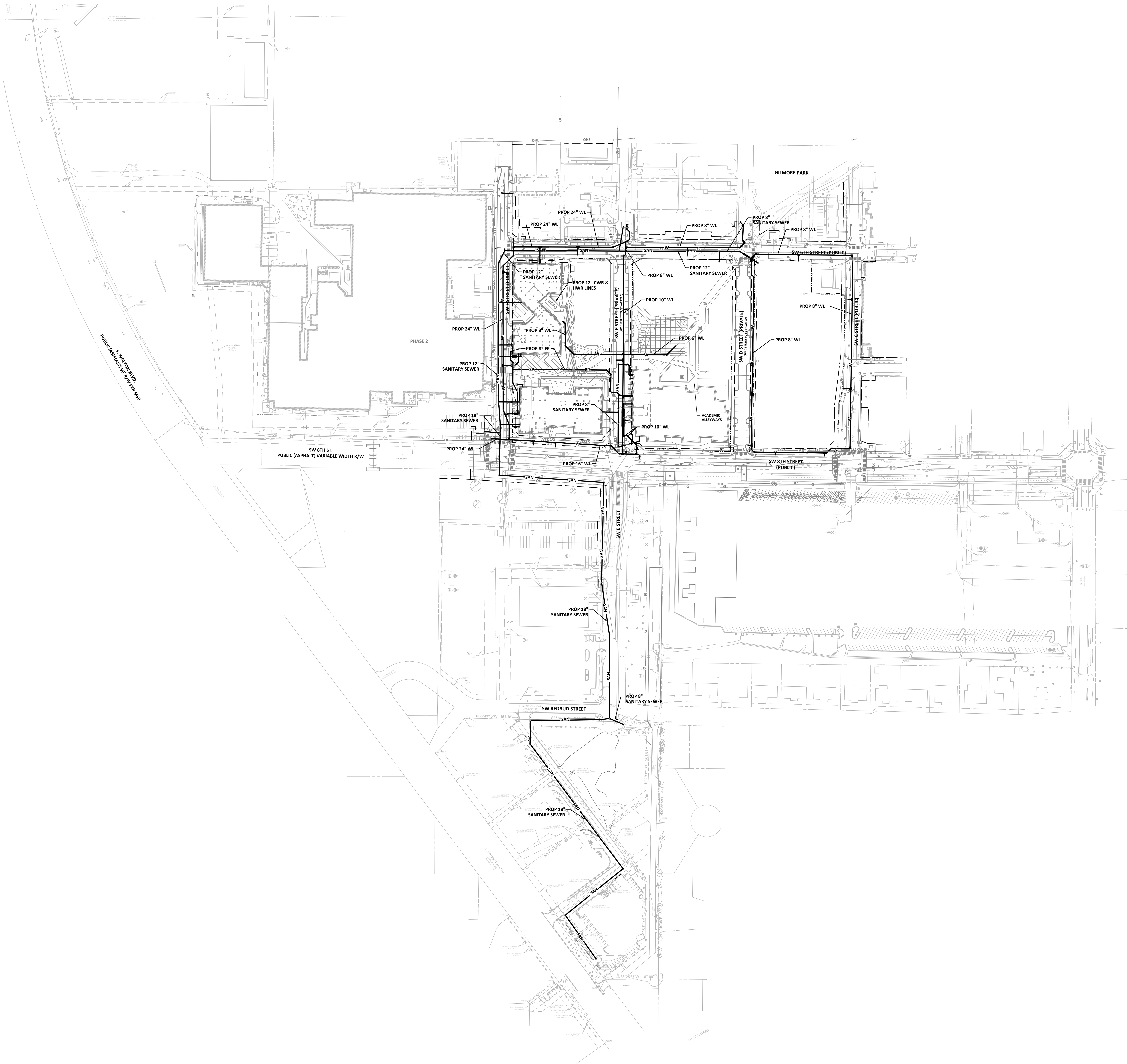
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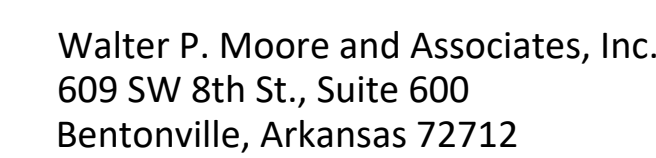
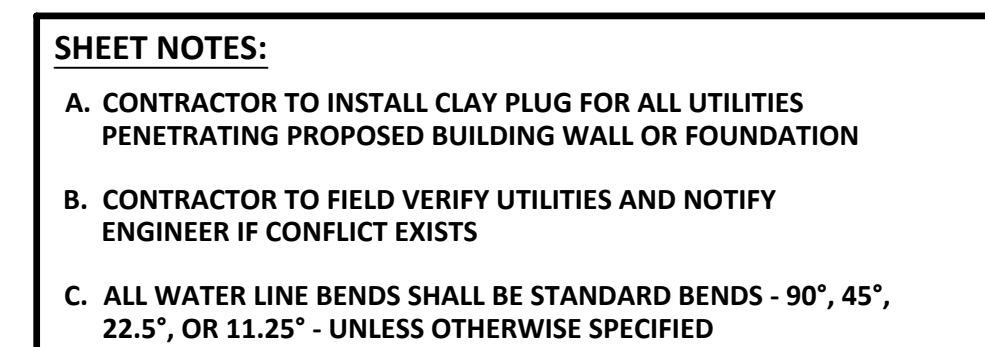


[illegible]

OVERALL CIVIL SITE SANITARY SEWER & WATER LINE PLAN

C0.060





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OVERALL CIVIL SITE STORM PLAN

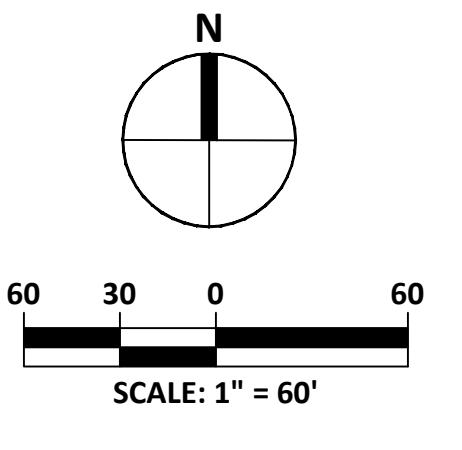
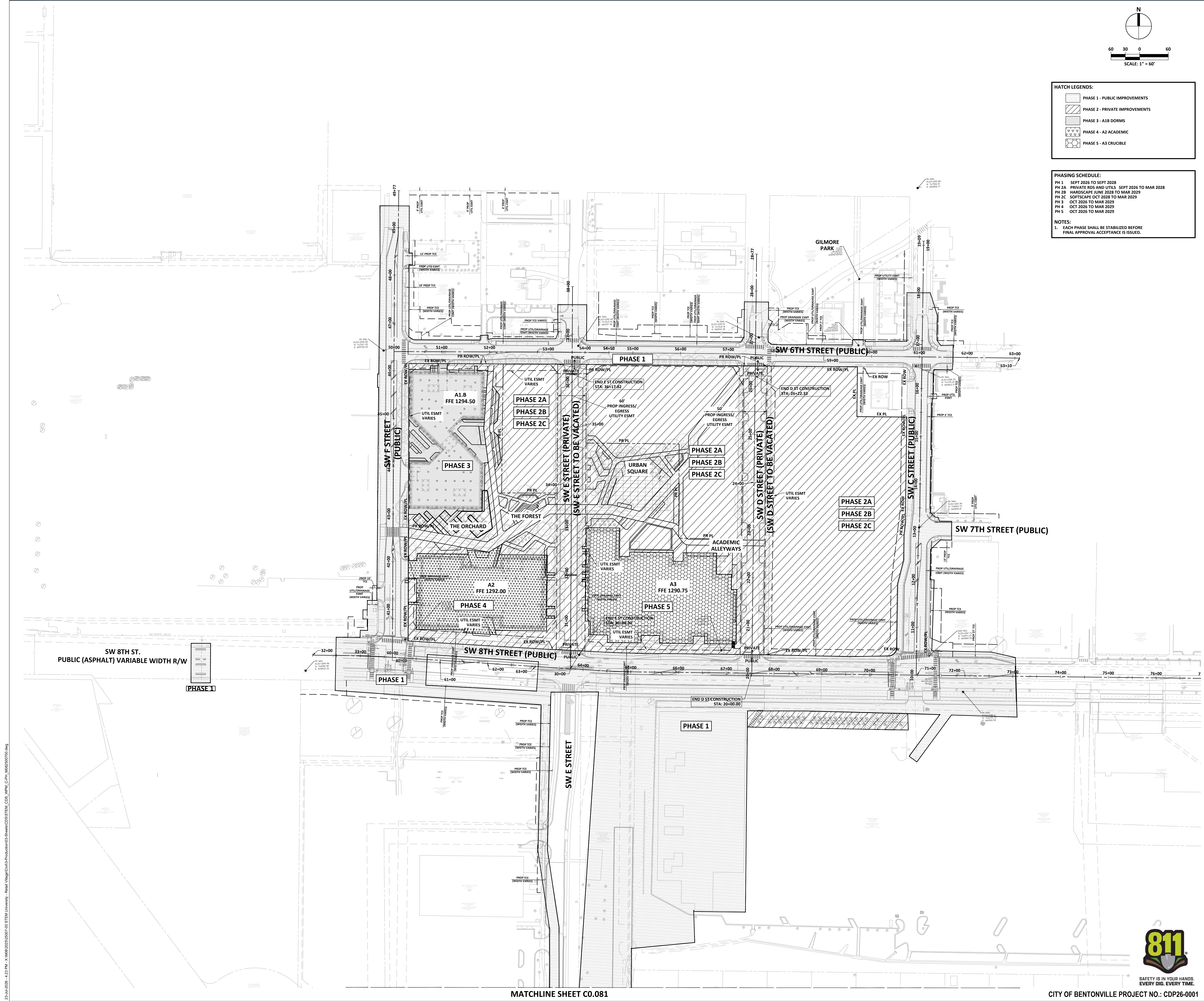
CO.070



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23-Jul-2026 - 4:23 PM - X:\M08\2025\25007-00 STEM University - Retail Village\Cin\3-Production\03-Sheets\CDS\STEM_CDS_WPM_C-OV-STM_M082500700.dwg



HATCH LEGENDS:

	PHASE 1 - PUBLIC IMPROVEMENTS
	PHASE 2 - PRIVATE IMPROVEMENTS
	PHASE 3 - A1B DORMS
	PHASE 4 - A2 ACADEMIC
	PHASE 5 - A3 CRUCIBLE

PHASING SCHEDULE:

PH 1	SEPT 2026 TO SEPT 2028
PH 2A	PRIVATE RDS AND UTILS SEPT 2026 TO MAR 2028
PH 2B	HARDSCAPE JUNE 2028 TO MAR 2029
PH 2C	SOFTSCAPE OCT 2028 TO MAR 2029
PH 3	OCT 2026 TO MAR 2029
PH 4	OCT 2026 TO MAR 2029
PH 5	OCT 2026 TO MAR 2029

NOTES:

1. EACH PHASE SHALL BE STABILIZED BEFORE FINAL APPROVAL ACCEPTANCE IS ISSUED.



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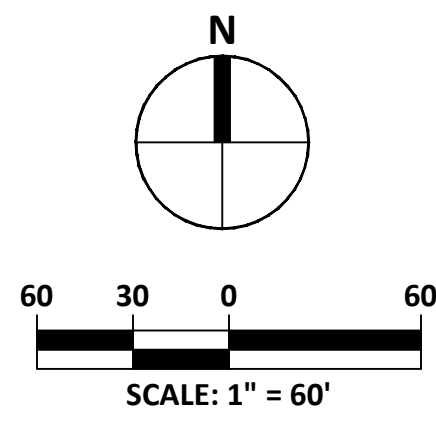
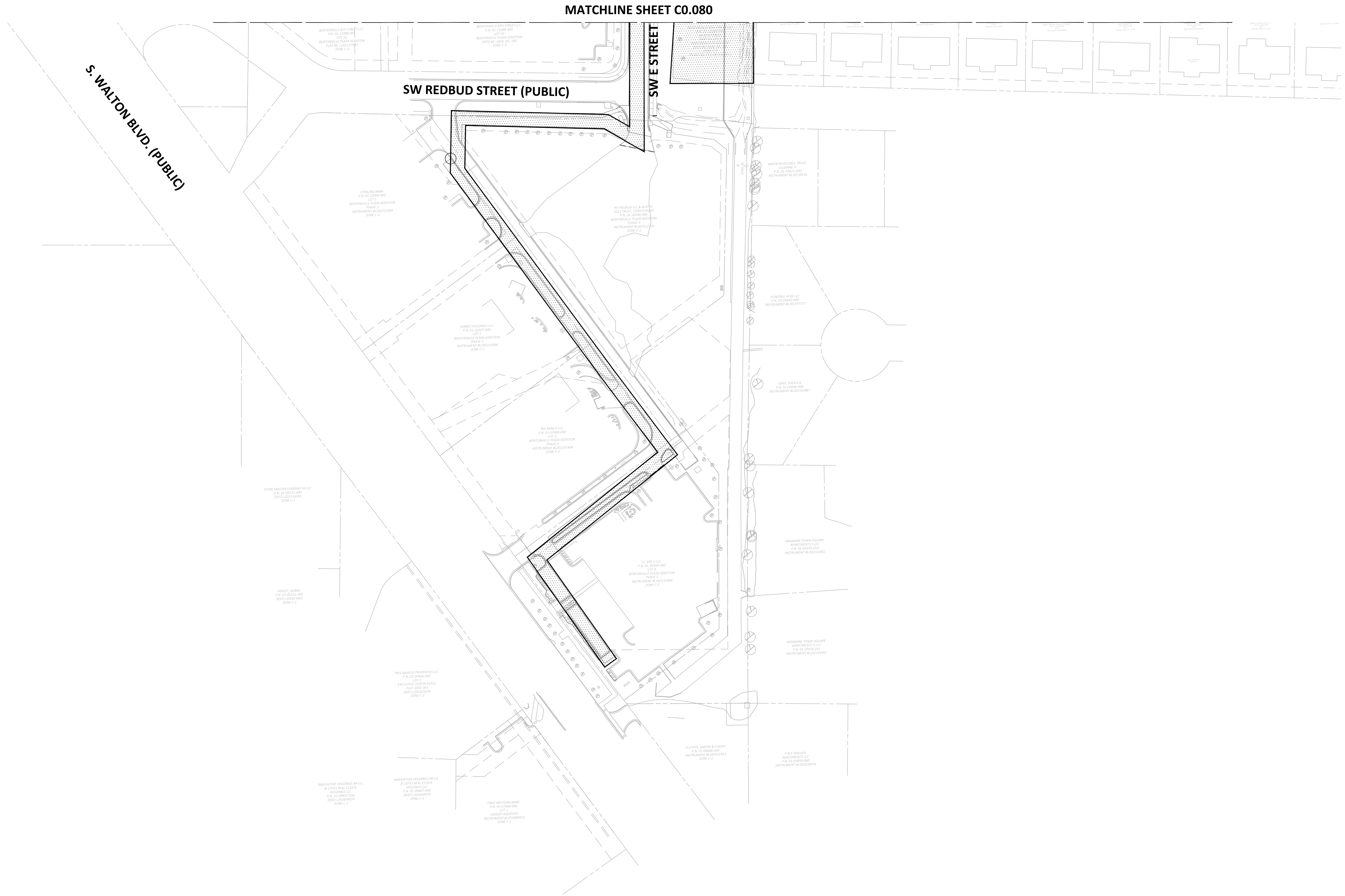
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OVERALL CIVIL SITE PHASING PLAN

C0.080



25-Jul-2026 4:23 PM X:\M08\2025\25007-00 STEM University - Phase 1\Map\Civil3-Production\15-Sheets\02STEM_C005.MXD L:\M08\25007-00



HATCH LEGENDS:

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- PHASE 2 - PRIVATE IMPROVEMENTS
- PHASE 3 - A18 DORMS
- PHASE 4 - A2 ACADEMIC
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OVERALL CIVIL SITE PHASING
PLAN

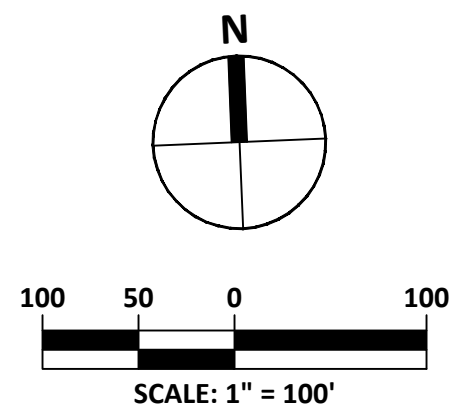
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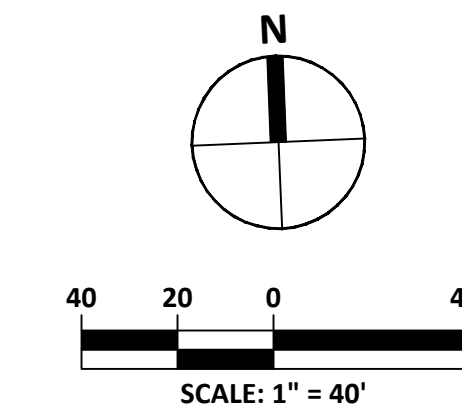
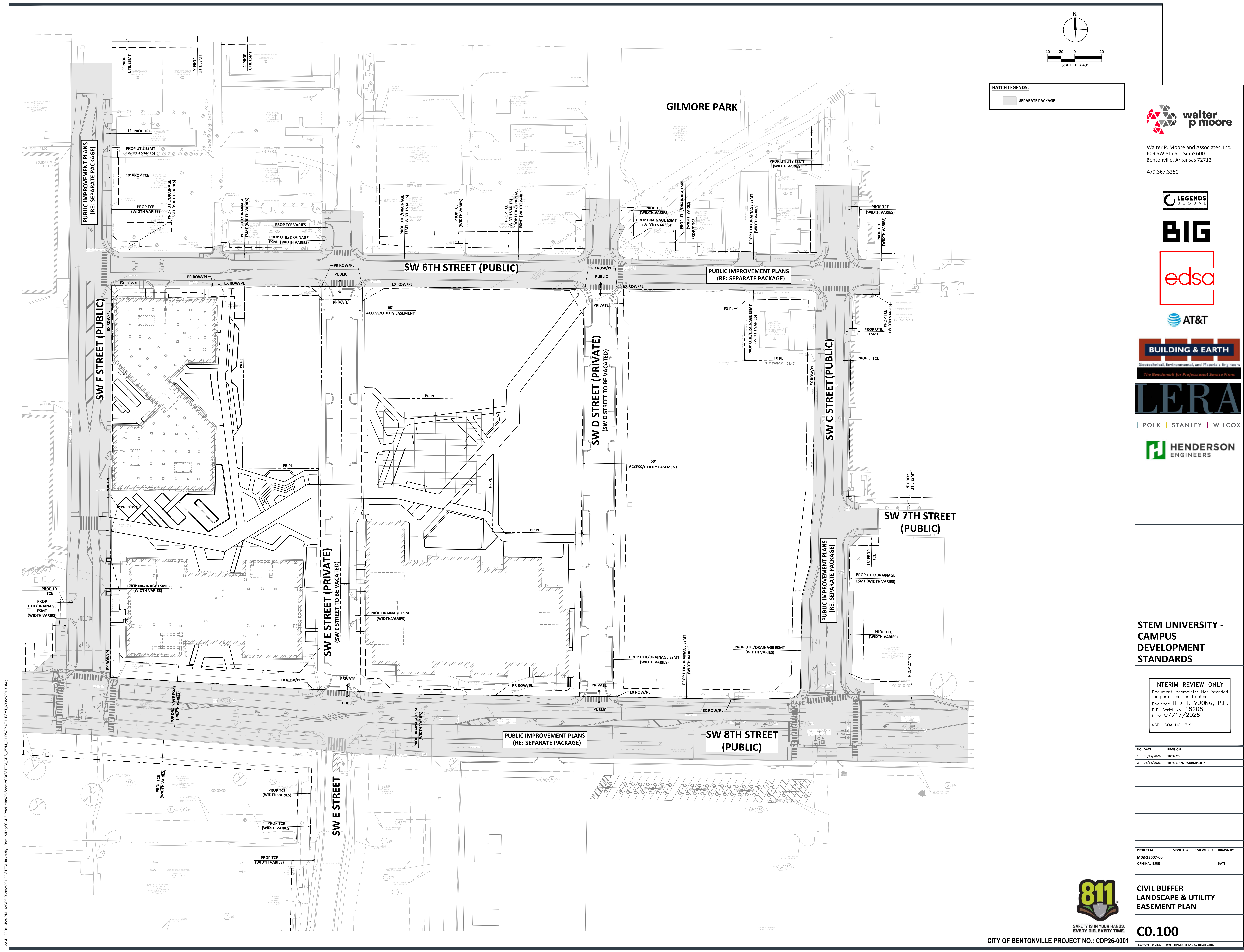
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OVERALL CIVIL SITE PLAN

C0.090

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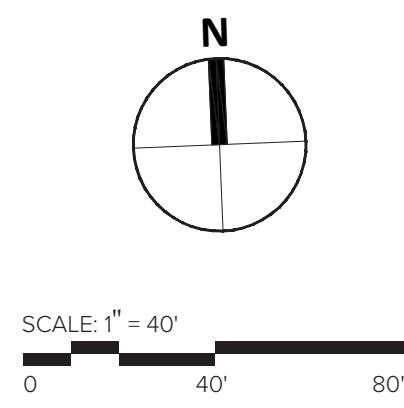
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CIVIL BUFFER LANDSCAPE & UTILITY EASEMENT PLAN



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	Issued for: REVIEW: GREGORY SUTTON
Landscape Architect	L.A. License #: 710200
Date: 07/17/2025	

NO.	DATE	REVISION
1	05/22/2025	#1 CAMPUS DEVELOPMENT STANDARD
2	06/17/2025	#2 CAMPUS DEVELOPMENT STANDARD
3	07/17/2025	#3 CAMPUS DEVELOPMENT STANDARD

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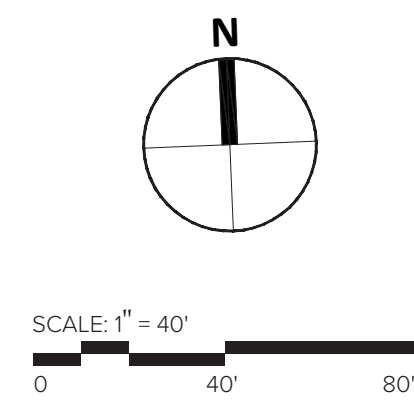
OVERALL SITE PLAN

C1.200

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17 JUL 2025 - 4:12 PM - C:\Users\USM\My Documents\STEM University Campus\CDP26\0001\CDP26-0001-001-Overall Site Plan.dwg



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GENERAL LEGEND

PUBLICLY ACCESSIBLE
PRIVATE OPEN SPACE

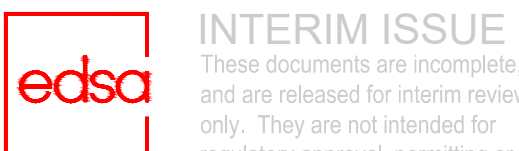
SHARED USE TRAIL

PEDESTRIAN PATHWAY

- 1 SHARED PATHWAY
- 2 EVENT LAWN
- 3 FOOD TRUCK PARKING
- 4 AUDITORIUM EXTENSION
- 5 MAKER SPACE SPILL OUT
- 6 CAFE PLAZA
- 7 TERRACED PLAZA
- 8 DINING HALL SPILL OUT
- 9 PEDESTRIAN PATHWAY
- 10 SIGNED CROSSING

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L.A. License #: 710300
Date: 07/17/2025

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 3. NO FENCING IS KNOWN AT THIS TIME. ALL PROPOSED FENCING WILL REQUIRE SEPARATE PERMIT.
 4. FOR ALL RIGHTS-OF-WAY OPEN TO VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A PEDESTRIAN AND BICYCLE ACCESSIBLE ROUTE DURING ALL PHASES OF CONSTRUCTION.
 5. LANDSCAPING AND ARCHITECTURE WILL BE APPROVED WITH THE LSDS.

NO.	DATE	REVISION
1	05/12/2026	#1 CAMPUS DEVELOPMENT STANDARD
2	06/17/2026	#2 CAMPUS DEVELOPMENT STANDARD
3	07/17/2026	#3 CAMPUS DEVELOPMENT STANDARD

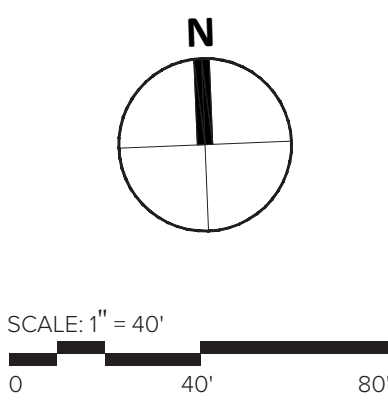
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OPENSOURCE & TRAIL
NETWORK

C1.201



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GENERAL LEGEND

- PROPOSED TREES
- UTILITY EASEMENT
- LANDSCAPE BUFFER



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L.A. License #:
Date:

REVIEW

GREGGORY SUTTON
712030
07/17/2025

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BUFFER LANDSCAPE &
UTILITY EASEMENT
COORDINATION

C1.202

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumière

Eon 303 Bollard

Bollard

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Product Certification



Product Features



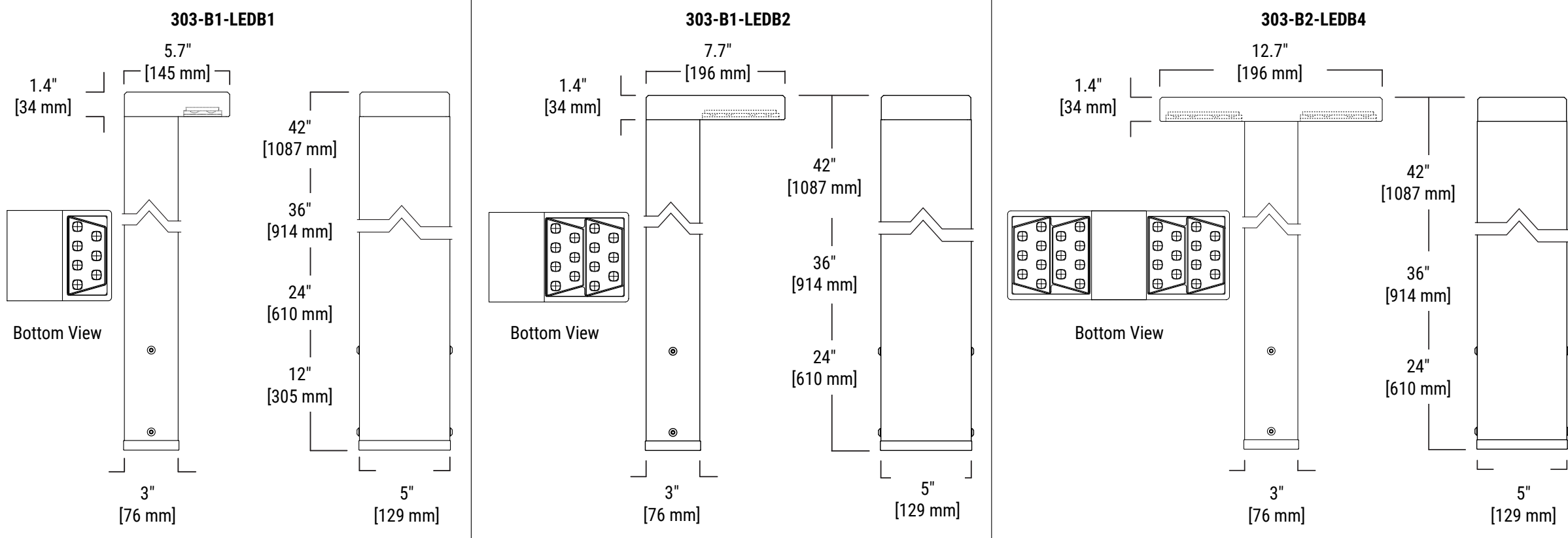
Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Options page 4
- Mounting Details page 4

Top Product Features

- Available in one- or two-direction models
- Zero uplight Type II, Type IV, and Type V distributions
- Patented AccuLED Optics™ System behind a sealed clear glass lens
- 12", 24", 36", and 42" heights
- 120-277V input with ELV or 0-10V dimming options

Dimensions



PS526023EN page 1
April 28, 2025 7:14 PM

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGRAW-EDISON

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

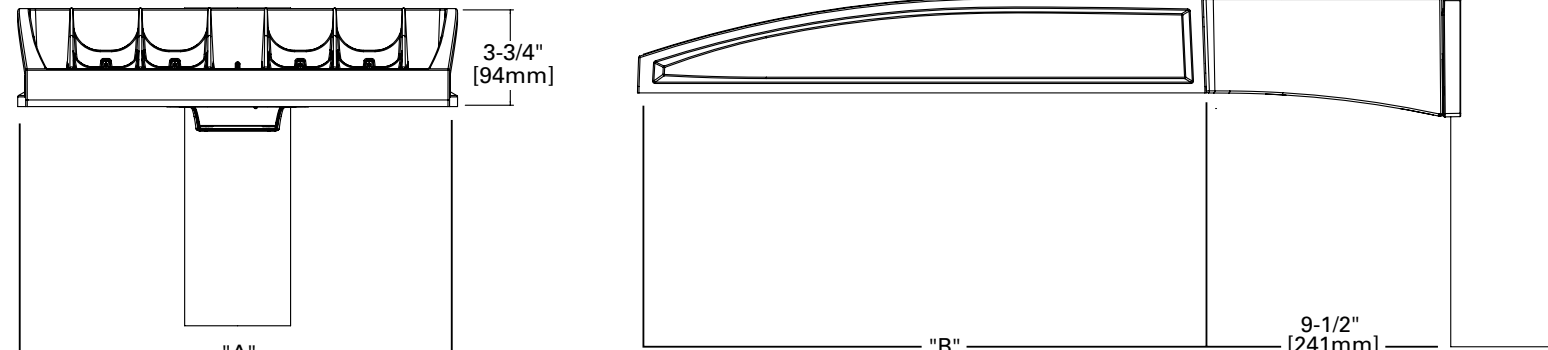
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Quick Facts

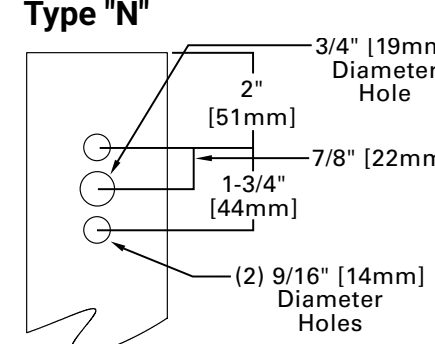
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:

1. See Certified (300K CCT and warmer only, fixed mounting options)



PS500052EN page 1
March 25, 2025 4:18 PM

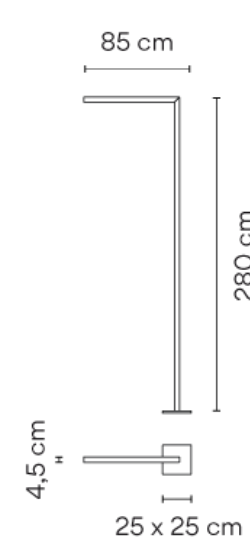
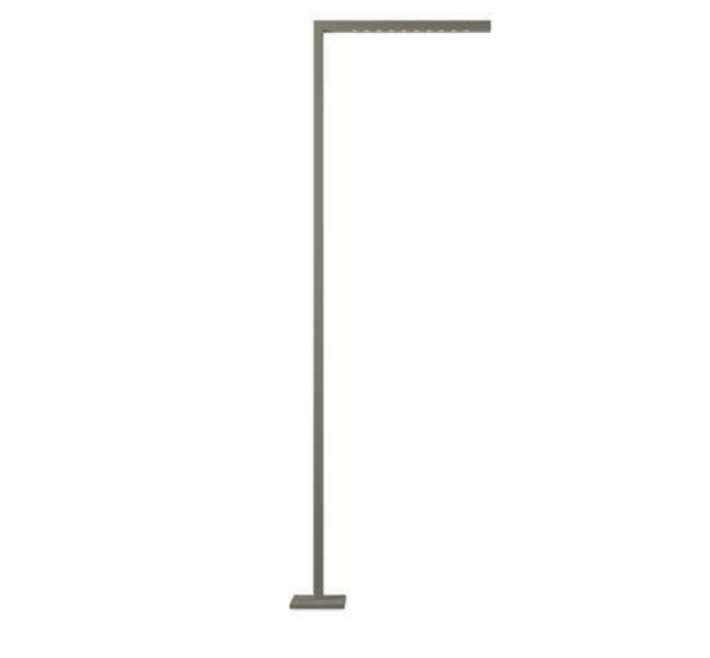
Palo alto

4516

Design By Xuclà

PALO ALTO is a tall right angled outdoor lamp. Designed by Josep Lluís Xuclà, it is available in two colours.

Model Sheet



- Finish
- 29 Brown D1 NCS S 8005-Y50R
 - 22 Graphite Black NCS S 8000-N

LED temperature color 2700 K / 3500 K

Control On/Off

Electrical connection Surface

Materials Body: Steel Lid: Steel

Light source 1 x LED MODULE 24V 15W

LED CRI>90 1044.95 lm 70 2700 K / 3500 K

Driver Constant Voltage 100-277 V 50/60 Hz

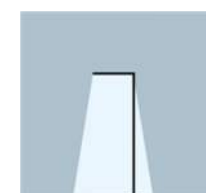
Application Outdoor

Packaging 1 Box 2.92 m x 0.32 m x 0.315 m Gross weight 18.4 kg Net weight 16.56 kg Vol. 0.2943 m3

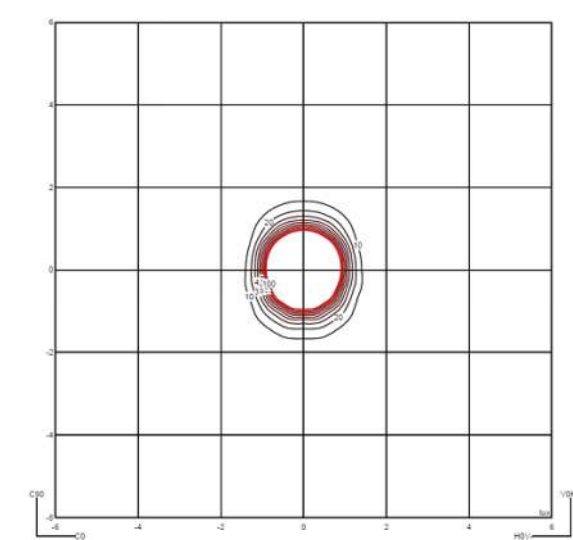
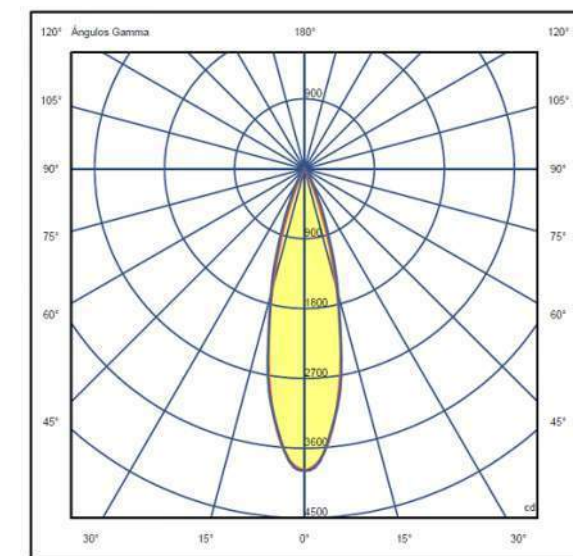
Lighting effect

Accent Downlight

Narrow: Angles less than 20°. Suitable for generating high contrasts or projections at far distances. Medium: Angles between 20° and 40°. Suitable for generating medium contrasts or projections at medium distances. Wide: Angles greater than 40°. Suitable for generating moderate contrasts or projections at near distances



Photometric Data



Efficiency 59.96 lm/W
Coordinate System CG
Total Flux 989.94 lm
Maximum Value 3891 cd



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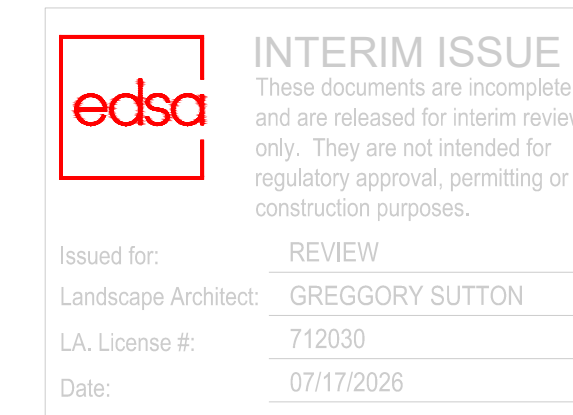


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LIGHTING CUT SHEETS

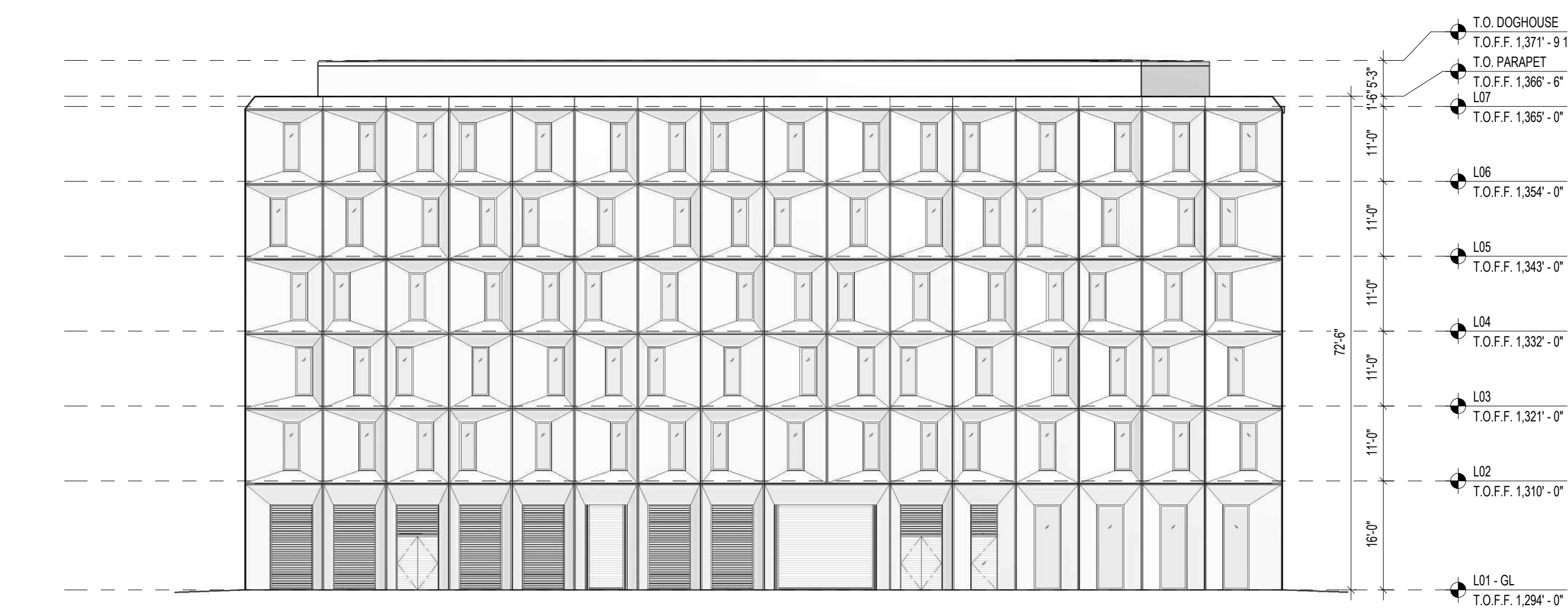
C1.203

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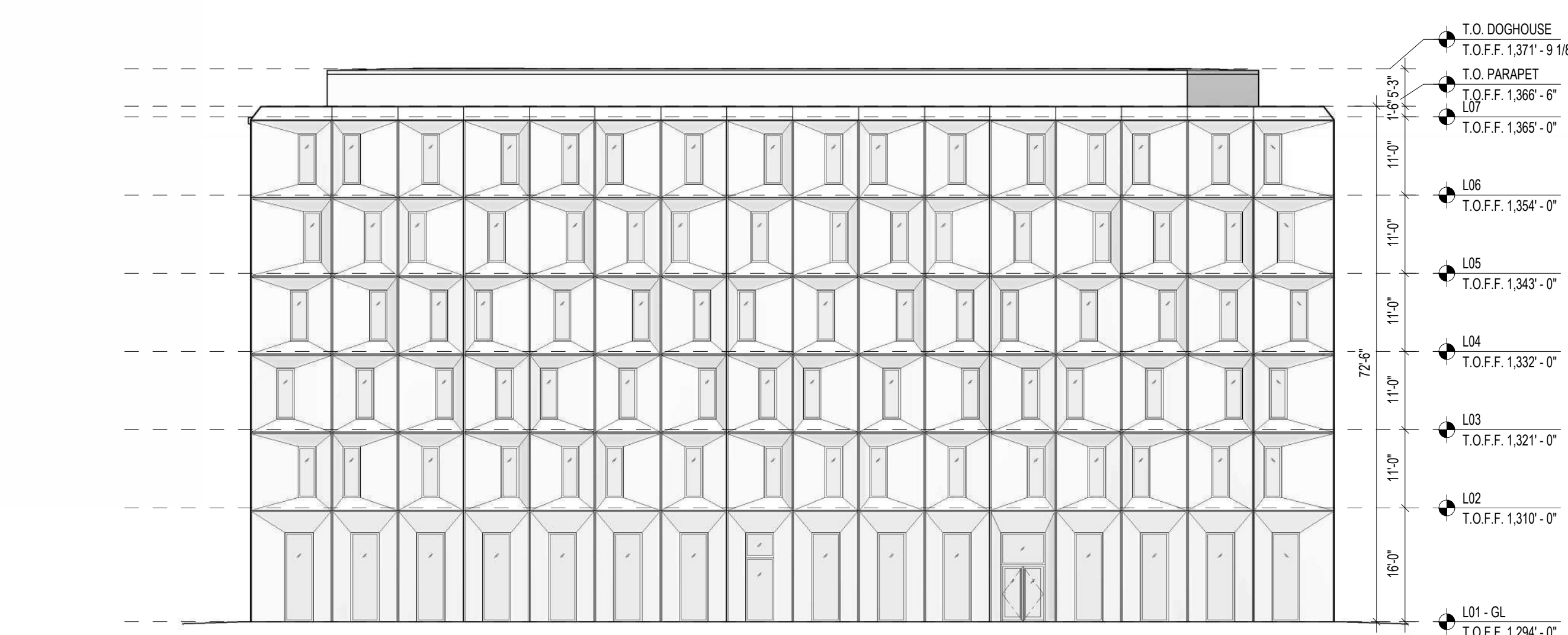
1 BUILDING EAST ELEVATION
C1.300
1/16" = 1'-0"



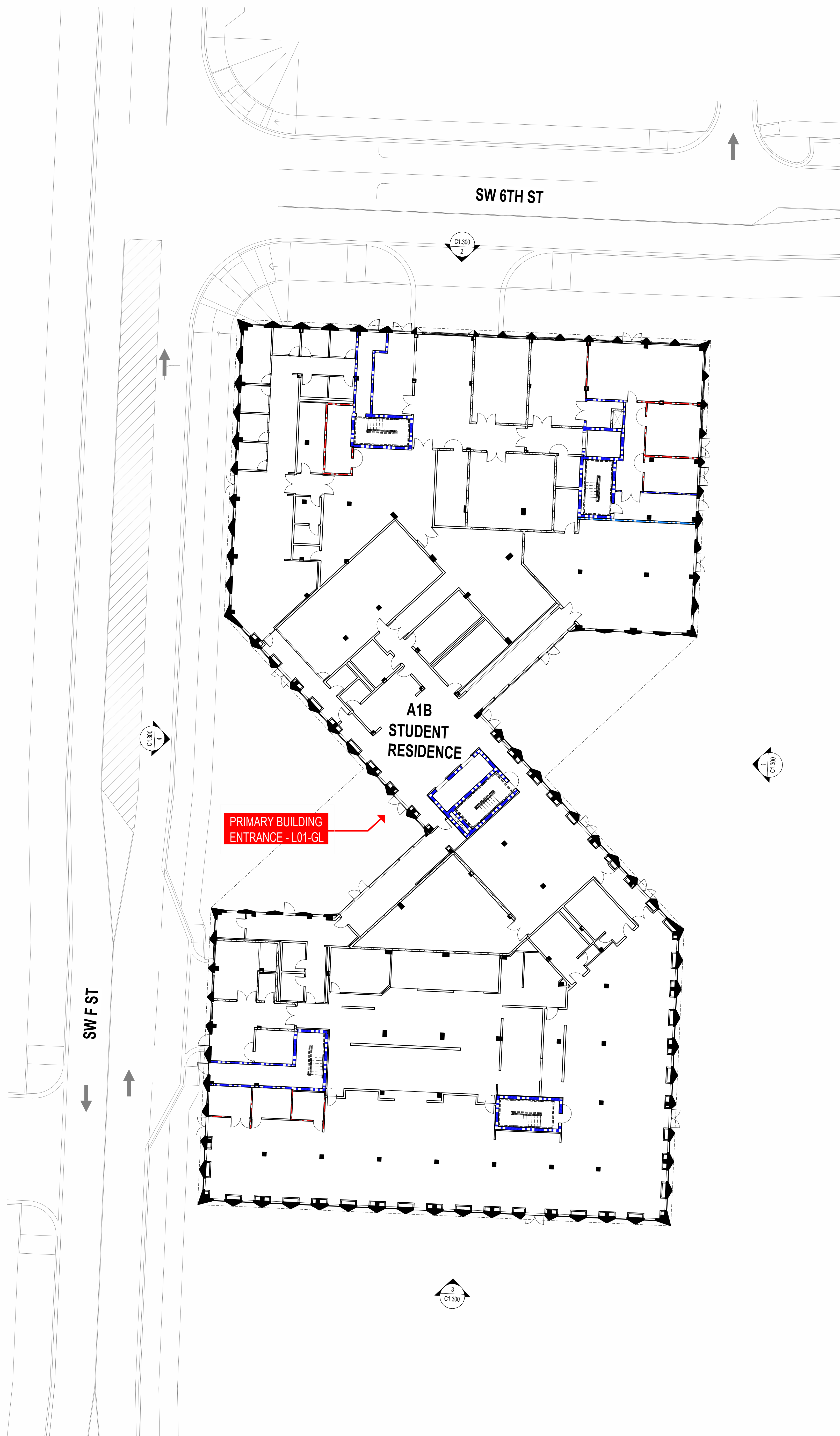
2 BUILDING NORTH ELEVATION
C1.300
1/16" = 1'-0"



4 BUILDING WEST ELEVATION
C1.300
1/16" = 1'-0"



3 BUILDING SOUTH ELEVATION
C1.300
1/16" = 1'-0"



5 BUILDING SITE PLAN
C1.300
1/16" = 1'-0"



STEM A1.B STUDENT RESIDENCE

STEM UNIVERSITY
BENTONVILLE, AR 72715, USA

CLIENT
ART AND WELLNESS ENTERPRISES
BENTONVILLE, AR 72715, USA

DESIGN CONSULTANT
BIG
ARCHITECT
POLK
STANLEY
WILCOX
STRUCTURAL ENGINEER
LERA
MEPPY ARCH & SECURITY ENGINEER
HENDERSON
LANDSCAPE DESIGNER
EDSA
CIVIL ENGINEER
water p moore
PROGRAMMING CONSULTANT
BURO HAPPOLD
LIGHTING DESIGN
KGM
CODE CONSULTANT
cci
ENCLOSURE CONSULTANT
heintges
VERTICAL TRANSPORTATION & LOGISTICS CONSULTANT
Lerch Bates
FOOD SERVICE CONSULTANT
jme DESIGN
ACOUSTICS CONSULTANT
threshold

BLARKE INGELS GROUP
45 MANLY STREET, SUITE 800
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KGM ARCHITECTURAL LIGHTING
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cci
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jme DESIGN
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T +1 501 288 4411

threshold
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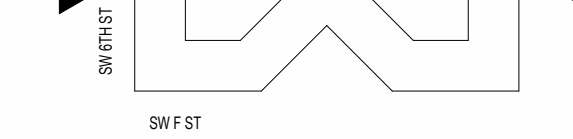
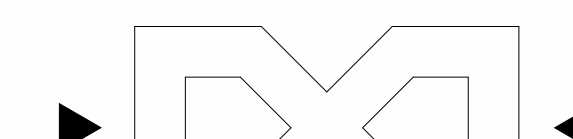
DATE
ISSUE

DATE
ISSUE

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KEY PLAN (SITE)



SHEET NAME

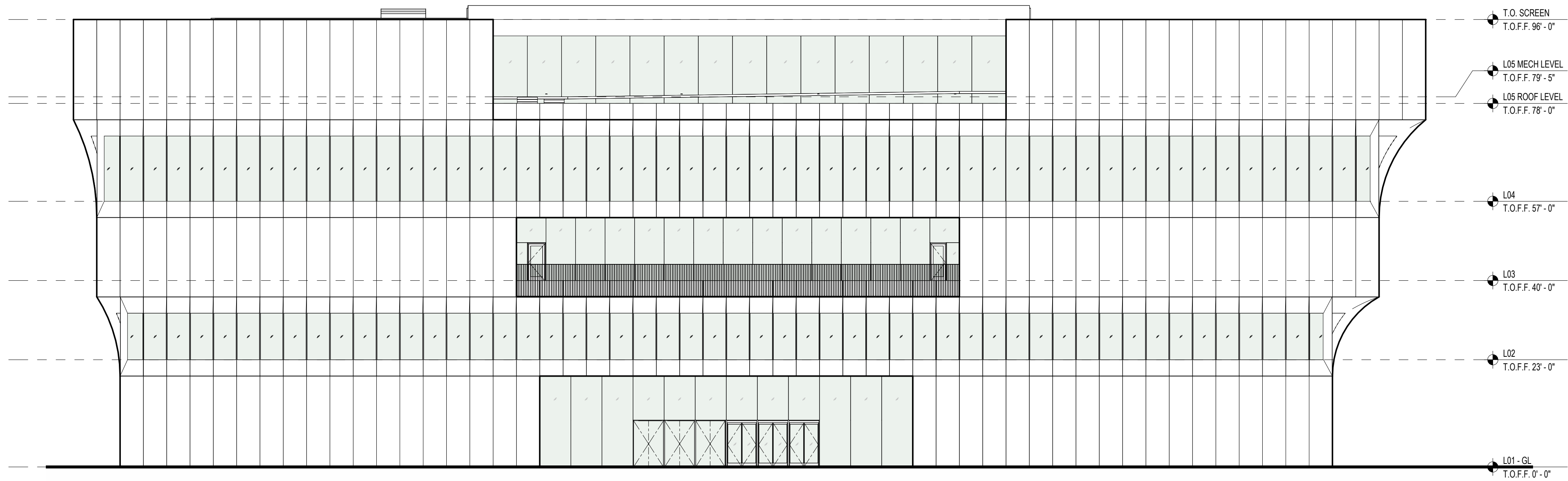
CDS Building Orientation & Placement_A1.b

PROJECT NUMBER
25528

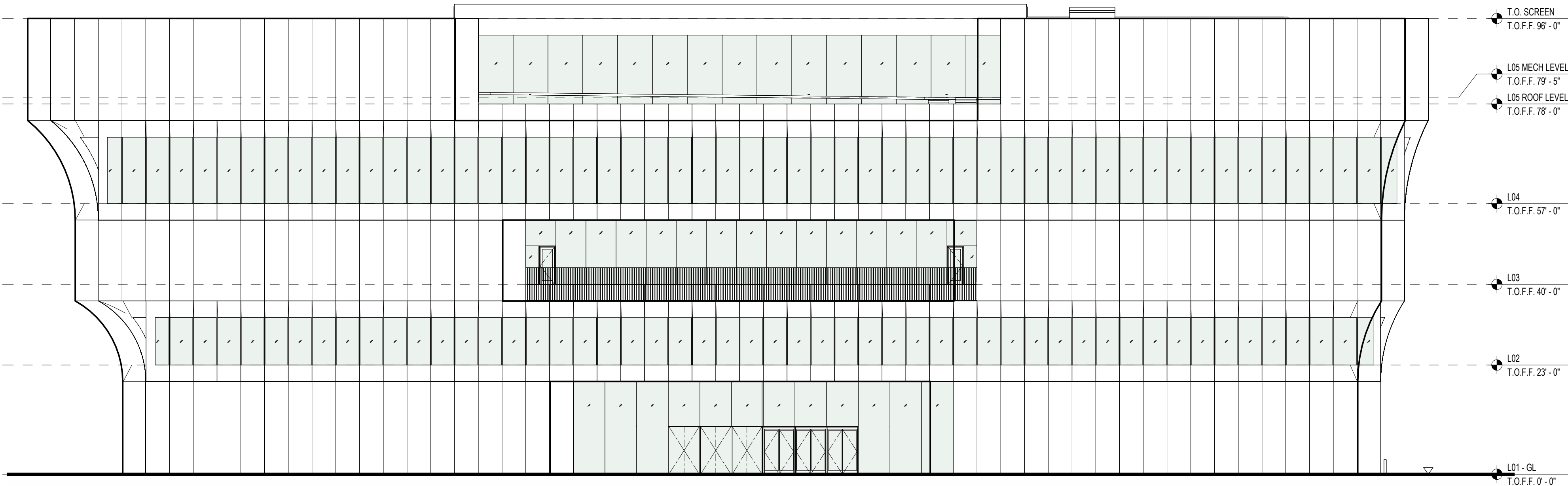
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1/16" = 1'-0"

ARCH E

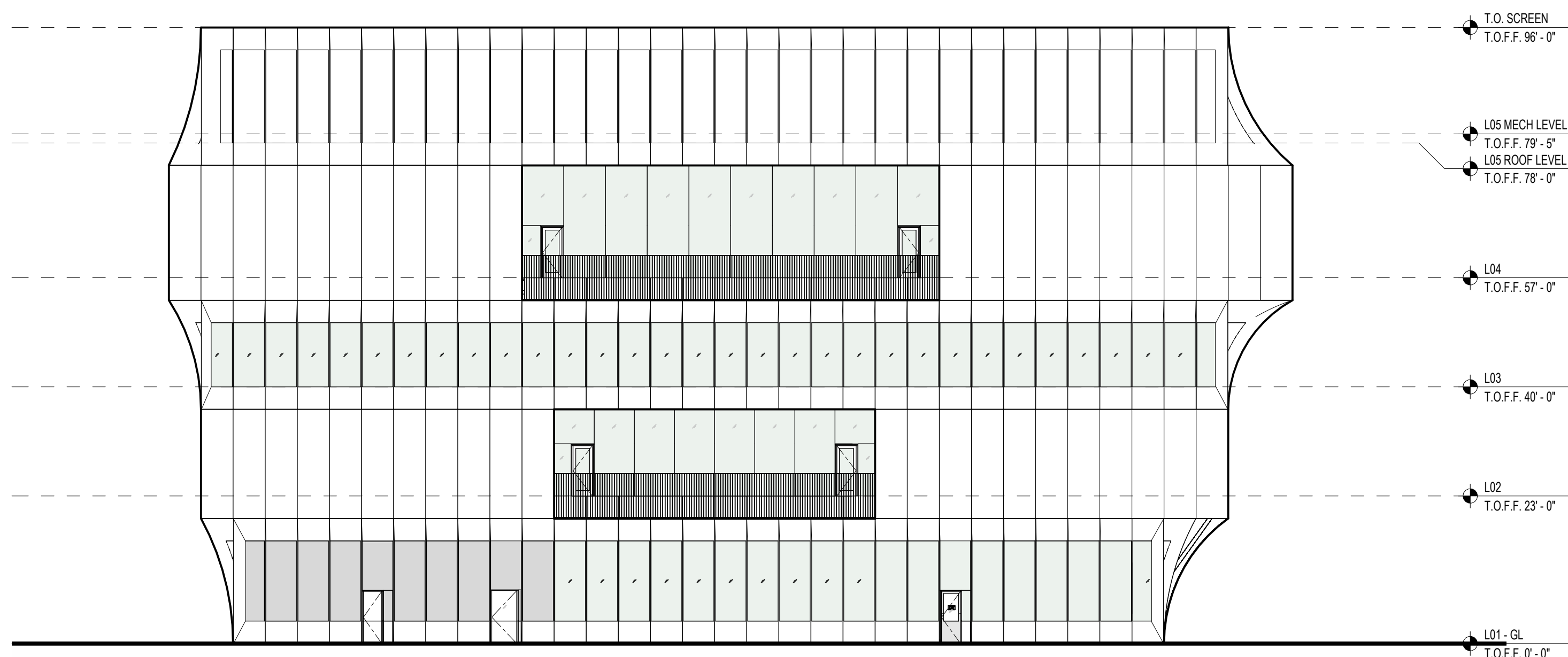
C1.300



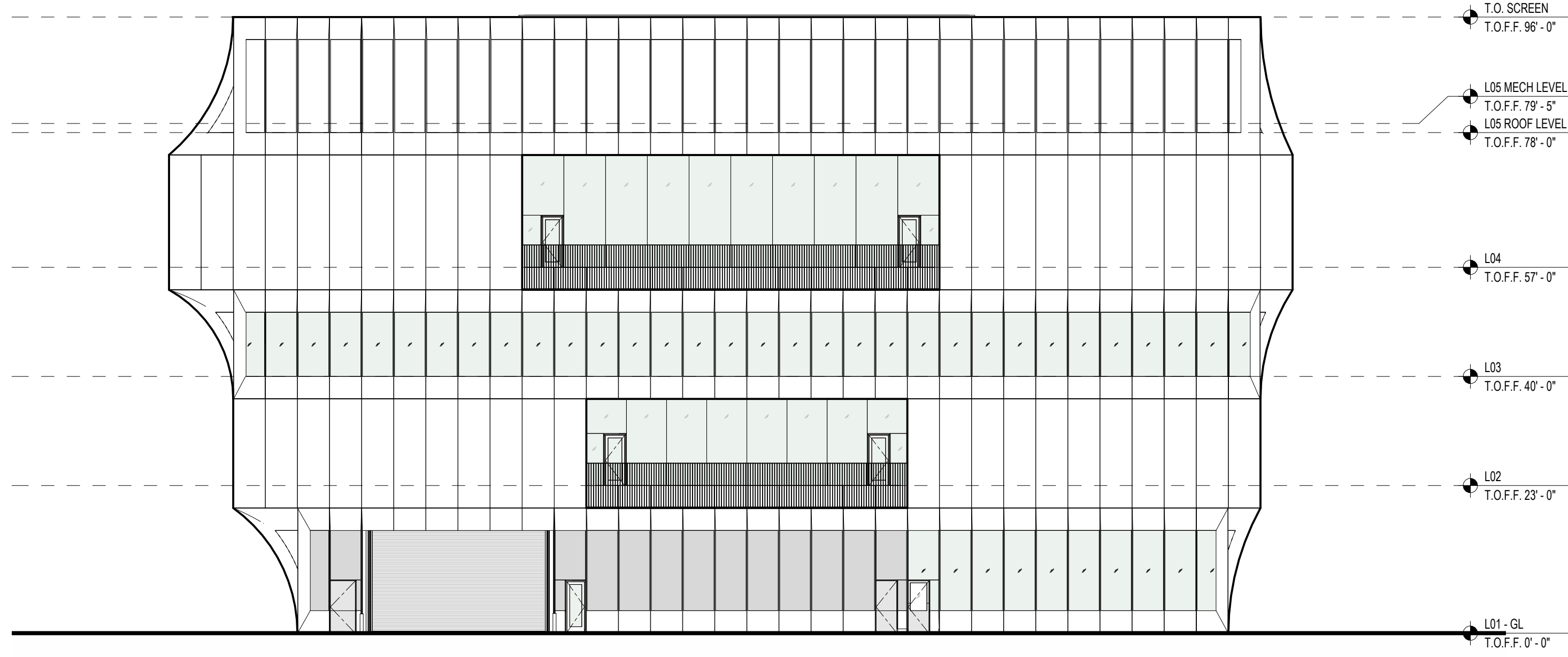
5 BUILDING SOUTH ELEVATION
C1.301
1/16" = 1'-0"



4 BUILDING NORTH ELEVATION
C1.301
1/16" = 1'-0"



3 BUILDING EAST ELEVATION
C1.301
1/16" = 1'-0"



2 BUILDING WEST ELEVATION
C1.301
1/16" = 1'-0"



1 A2 SITE PLAN
C1.301
1/16" = 1'-0"

STEM - A2 ACADEMIC
STEM UNIVERSITY
BENTONVILLE, AR 72716, USA

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ENCLOSURE CONSULTANT
HERITGES
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FOOD SERVICE CONSULTANT
JUNE DESIGN
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DOOR CONSULTANT
STUDIO 1 CONSULTANTS
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ISSUE: _____
BY: _____

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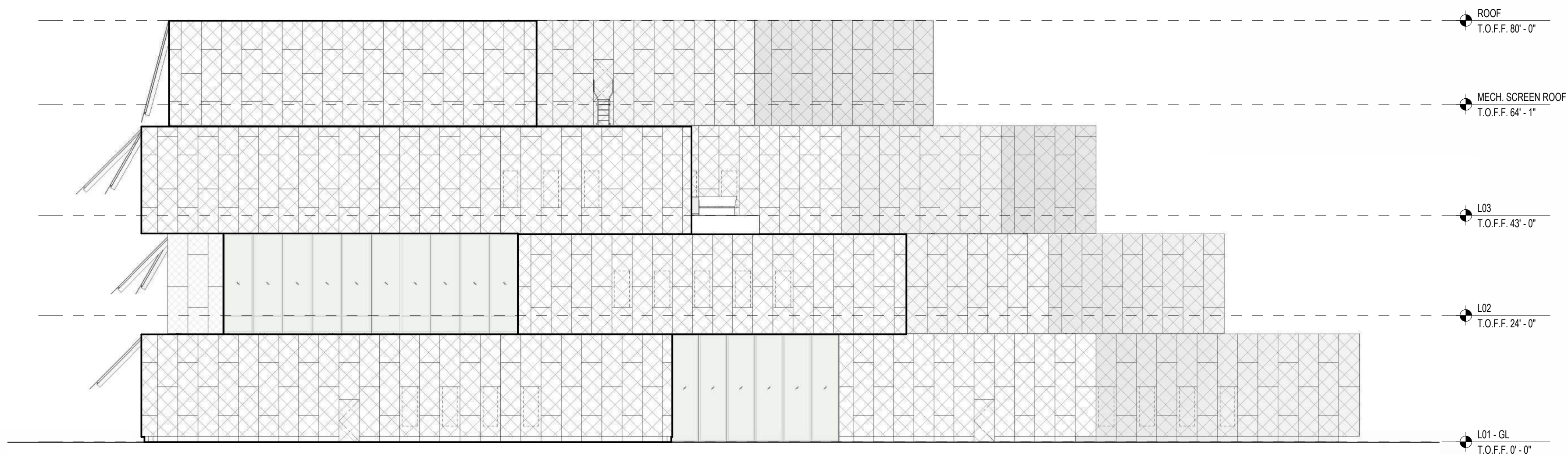
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KEY PLAN (SITE)

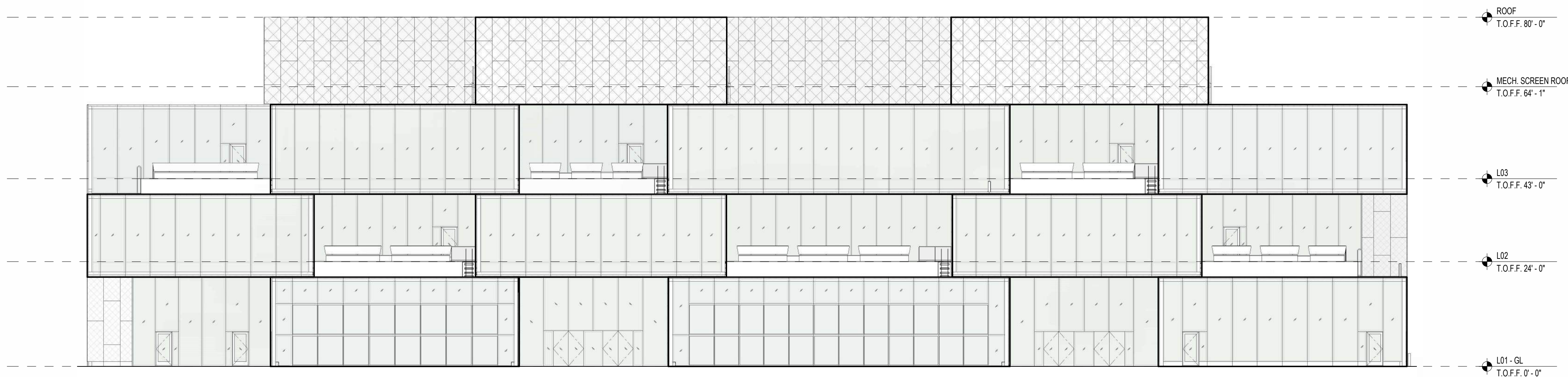
SHEET NAME

CDS Building Orientation & Placement_A2

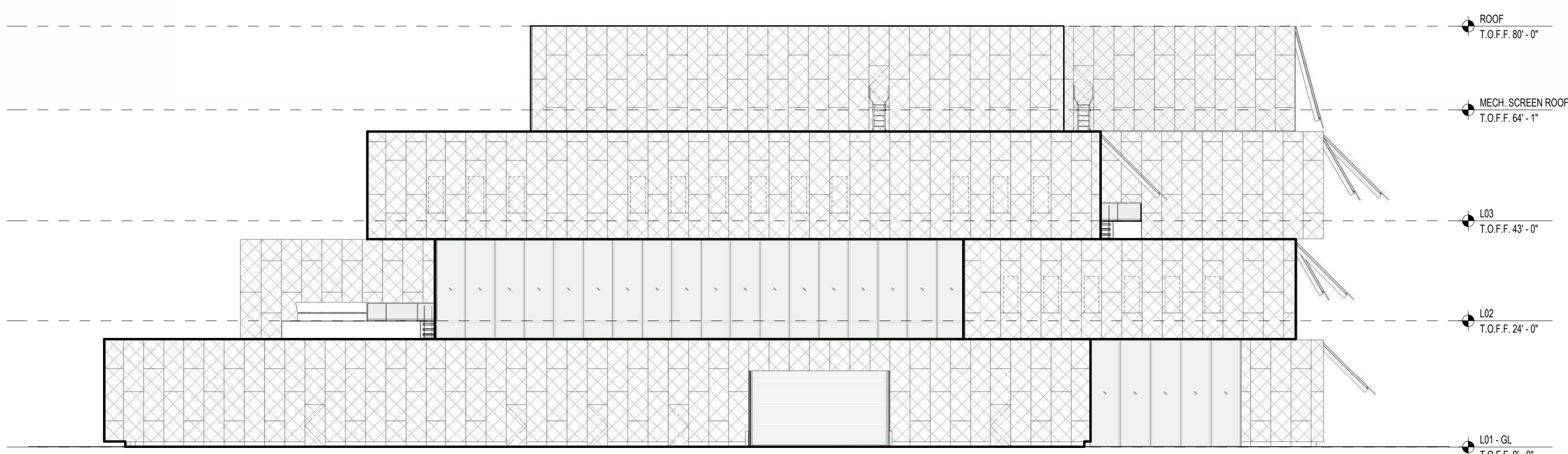
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SHEET NUMBER: 10001
DRAWING NUMBER: 10001
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FORMAT: ARCH E



5 BUILDING EAST ELEVATION
C1.302
1/16" = 1'-0"



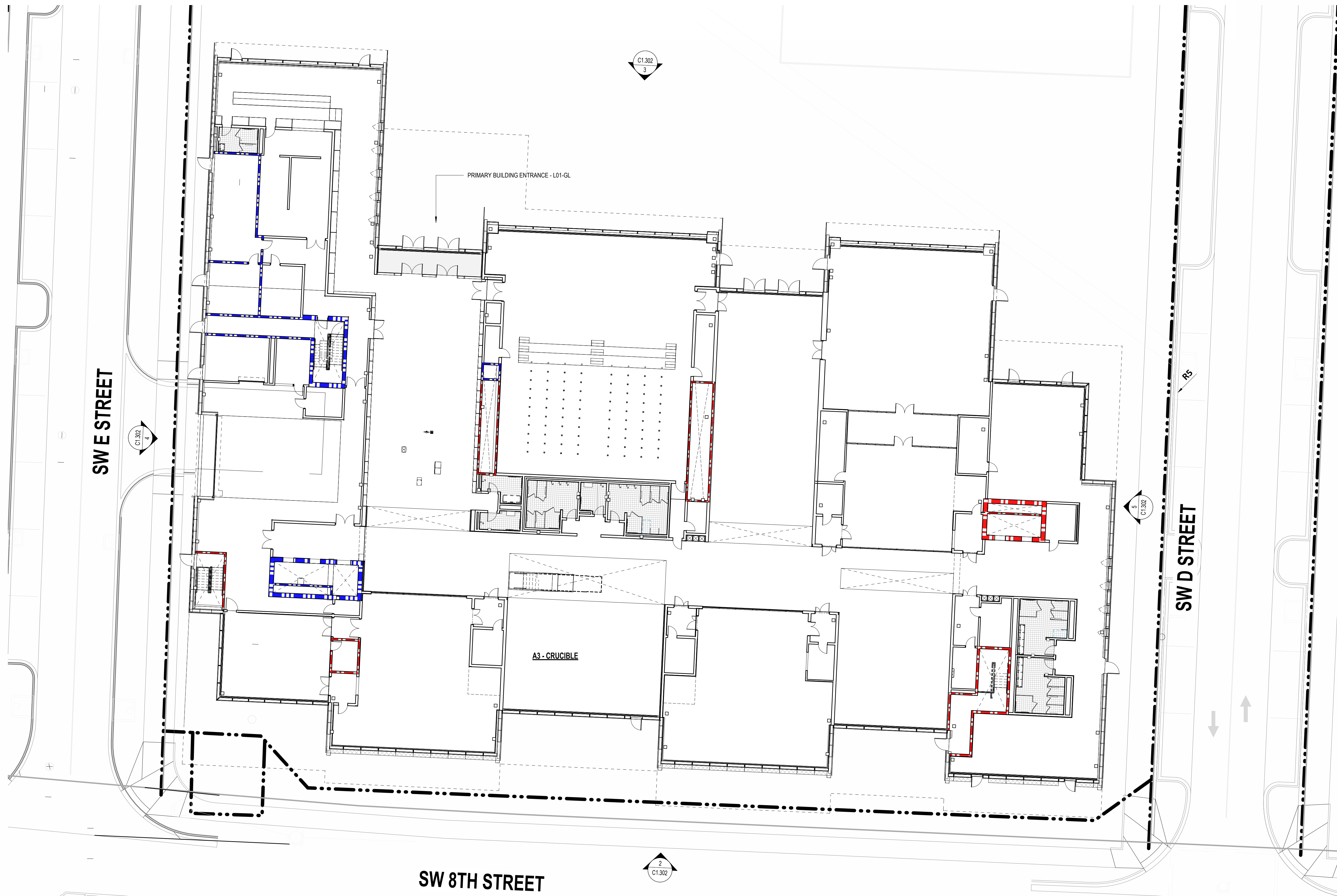
3 BUILDING NORTH ELEVATION
C1.302
1/16" = 1'-0"



4 BUILDING WEST ELEVATION
C1.302
1/16" = 1'-0"



2 BUILDING SOUTH ELEVATION
C1.302
1/16" = 1'-0"



1 BUILDING SITE PLAN
C1.302
1/16" = 1'-0"

STEM UNIVERSITY
A3 CRUCIBLE
STEM UNIVERSITY
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CLIENT
ART AND WELLNESS ENTERPRISES
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KEY PLAN SITE

DATE: _____
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CDS Building
Orientation &
Placement_A3

PROJECT NUMBER: 25528
SHEET NUMBER: C1.302
SCALE: 1/16" = 1'-0"
FORMAT: ARCH E