

**PROJECT TEAM**

**Developer** **Bentonville Housing LLC**  
 Brenda Anderson  
 700 SE 5th Suite 1  
 Bentonville, AR 72712  
 Phone: 479.248.4157

**Architect** **Modus Studio**  
 Chris Baribeau  
 AR License No. 4124  
 15 North Church Suite 102  
 Fayetteville, AR 72701  
 Phone: 479.455.5577

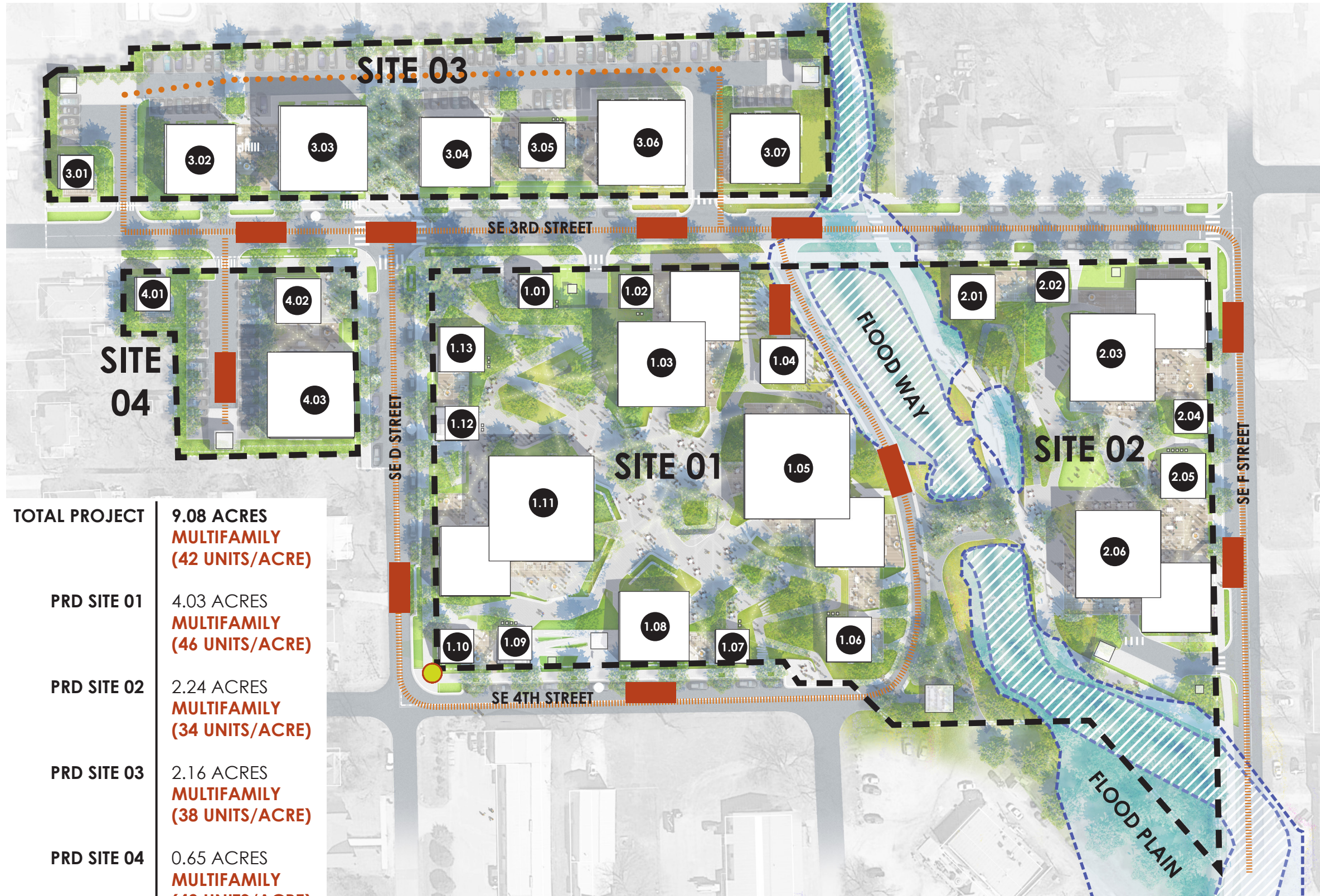
**Civil Engineer** **CEI Engineering Associates**  
 Nate Bachelor  
 AR PE#14021  
 3108 SW Regency Parkway,  
 Suite 2 Bentonville, AR 72712  
 Phone: 479.273.9472

**Master Planner** **OLIN**  
 Will Belcher  
 Public Ledger Building, Suite  
 1123  
 150 South Independence  
 Mall West  
 Philadelphia, PA 19106  
 Phone: 215.440.0030

**LEGEND**

Property Line Demarcation 

Fire Lane   
 Fire Lane (alternate)   
 Aerial Apparatus   
 Building Number   
 Point of Beginning 



<b>TOTAL PROJECT</b>	<b>9.08 ACRES</b> <b>MULTIFAMILY</b> <b>(42 UNITS/ACRE)</b>
<b>PRD SITE 01</b>	<b>4.03 ACRES</b> <b>MULTIFAMILY</b> <b>(46 UNITS/ACRE)</b>
<b>PRD SITE 02</b>	<b>2.24 ACRES</b> <b>MULTIFAMILY</b> <b>(34 UNITS/ACRE)</b>
<b>PRD SITE 03</b>	<b>2.16 ACRES</b> <b>MULTIFAMILY</b> <b>(38 UNITS/ACRE)</b>
<b>PRD SITE 04</b>	<b>0.65 ACRES</b> <b>MULTIFAMILY</b> <b>(43 UNITS/ACRE)</b>

**CITY U**  
**BENTONVILLE, ARKANSAS** 

**MASTER PODIUM LEVEL SITE PLAN: PLANNED RESIDENTIAL DEVELOPMENT** PREPARED BY **MODUS STUDIO** 12.03.2018

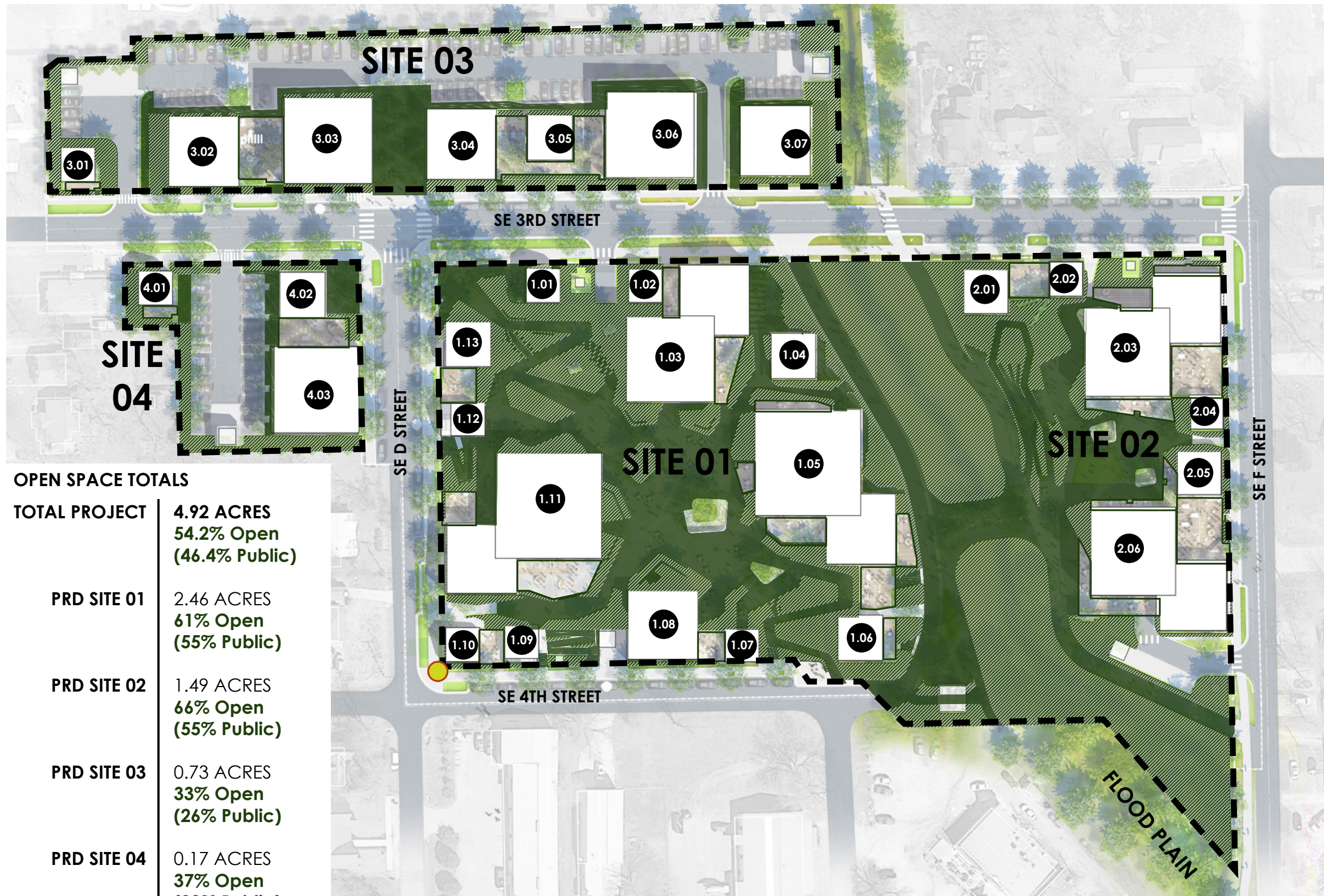
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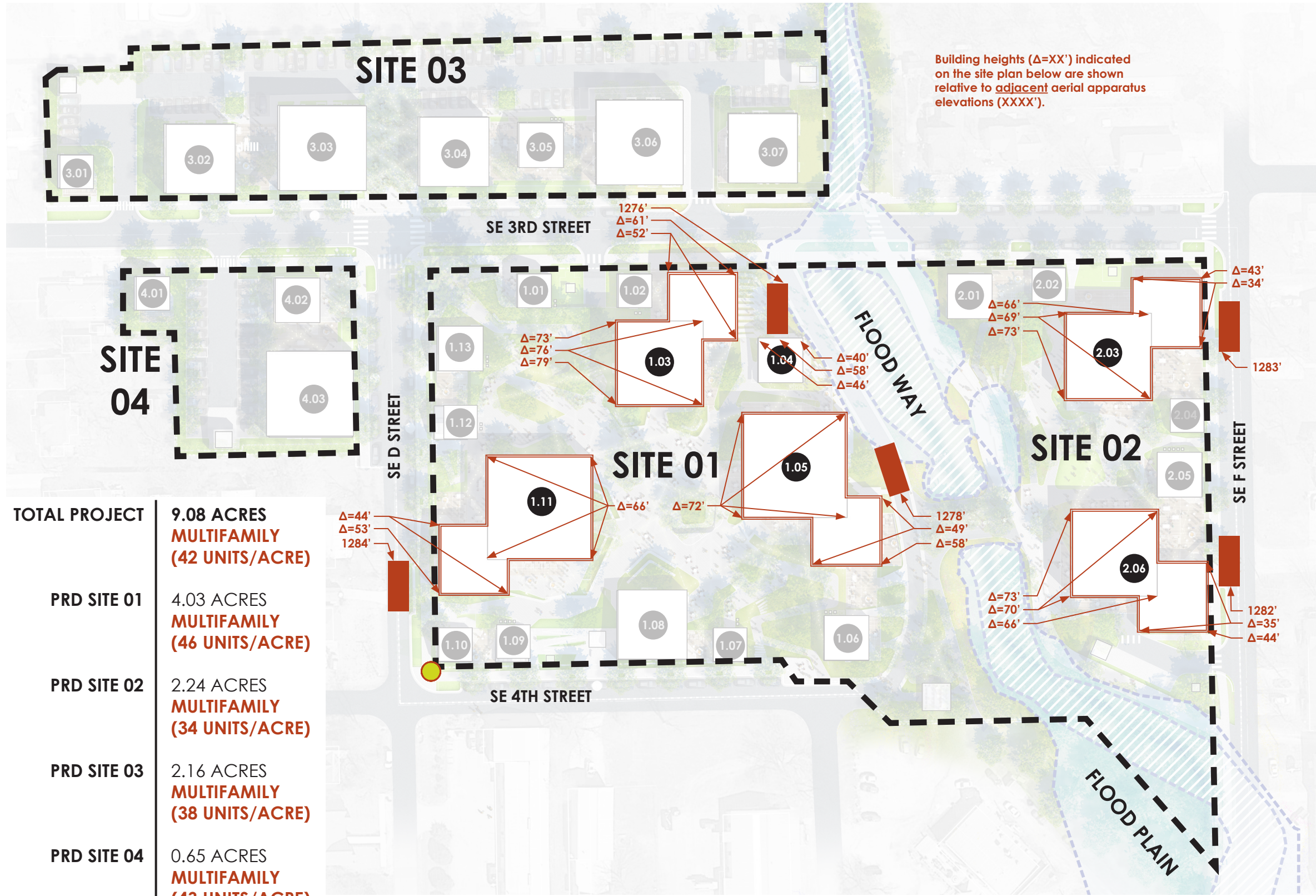
**LEGEND**

Property Line Demarcation	---
Public Open Space	[Solid Green Box]
Public Open Space (Vegetated)	[Hatched Green Box]
Tenant Access Only	[White Box]
Building Number	X.XX
Point of Beginning	[Yellow Circle]

**OPEN SPACE TOTALS**

<b>TOTAL PROJECT</b>	<b>4.92 ACRES</b> 54.2% Open (46.4% Public)
<b>PRD SITE 01</b>	2.46 ACRES 61% Open (55% Public)
<b>PRD SITE 02</b>	1.49 ACRES 66% Open (55% Public)
<b>PRD SITE 03</b>	0.73 ACRES 33% Open (26% Public)
<b>PRD SITE 04</b>	0.17 ACRES 37% Open (30% Public)

PODIUM LEVEL FIRE DEPARTMENT ACCESS DIAGRAM



TOTAL PROJECT	9.08 ACRES MULTIFAMILY (42 UNITS/ACRE)
PRD SITE 01	4.03 ACRES MULTIFAMILY (46 UNITS/ACRE)
PRD SITE 02	2.24 ACRES MULTIFAMILY (34 UNITS/ACRE)
PRD SITE 03	2.16 ACRES MULTIFAMILY (38 UNITS/ACRE)
PRD SITE 04	0.65 ACRES MULTIFAMILY (43 UNITS/ACRE)

Building heights in table show ground floor level to lowest, ladder-side eave or highest parapet where eaves do not exist.

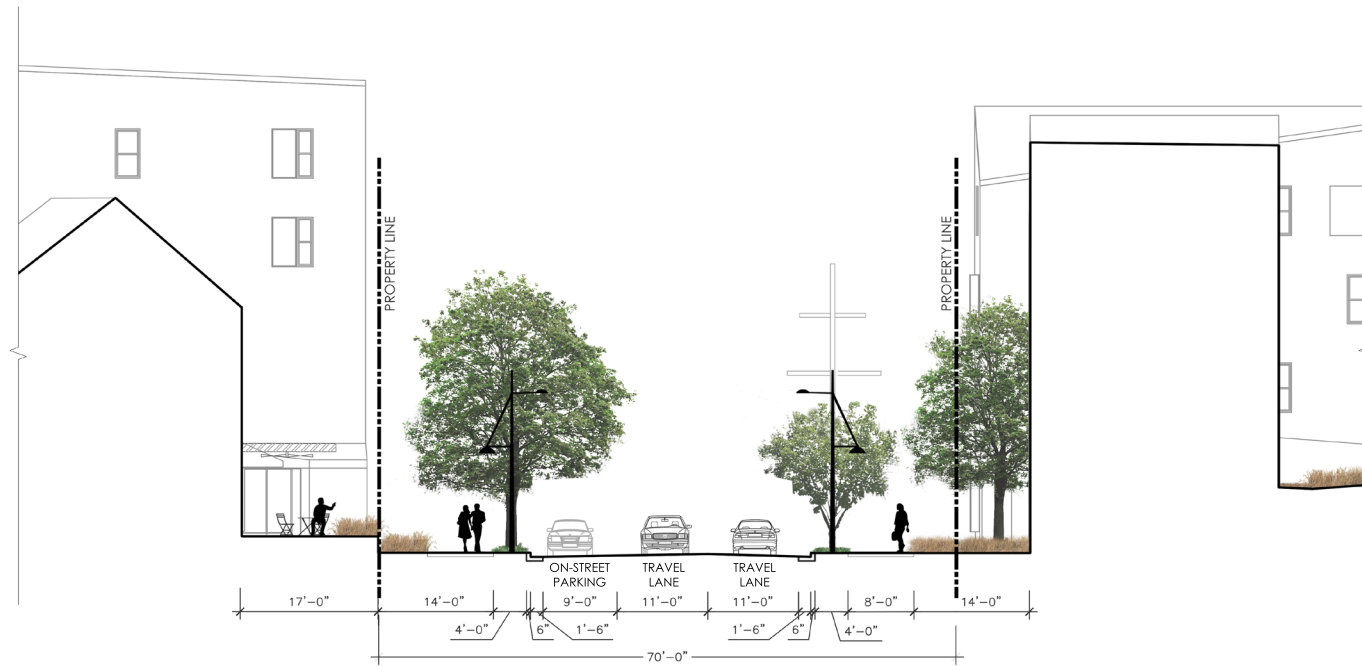
BUILDING UNIT COUNTS		BUILDING HEIGHTS			
BLDG	# OF UNITS	BLDG	HT. ABV. GROUND FLOOR	BLDG	HT. ABV. GROUND FLOOR
1.01, 1.02, 1.07, 1.09, 1.10, 1.12, 2.02, 2.04, 3.01, 4.01, 4.02	2	1.01	32'	2.03	33'
		1.02	21'	2.04	21'
		1.03	48'	2.05	22'
1.04, 1.06, 1.13, 2.01, 2.05, 3.05	3	1.04	22'	2.06	34'
		1.05	47'	3.01	21'
1.08, 3.02, 3.04, 3.07	11	1.06	33'	3.02	34'
		1.07	33'	3.03	50'
3.03	19	1.08	44'	3.04	33'
3.06, 4.03	23-24	1.09	21'	3.05	23'
2.03, 2.06	32-34	1.10	21'	3.06	61'
1.03	38	1.11	44'	3.07	33'
1.05, 1.11	56-58	1.12	21'	4.01	21'
		1.13	22'	4.02	22'
		2.01	22'	4.03	61'
		2.02	22'		

LEGEND  
Property Line Demarcation - - - - -

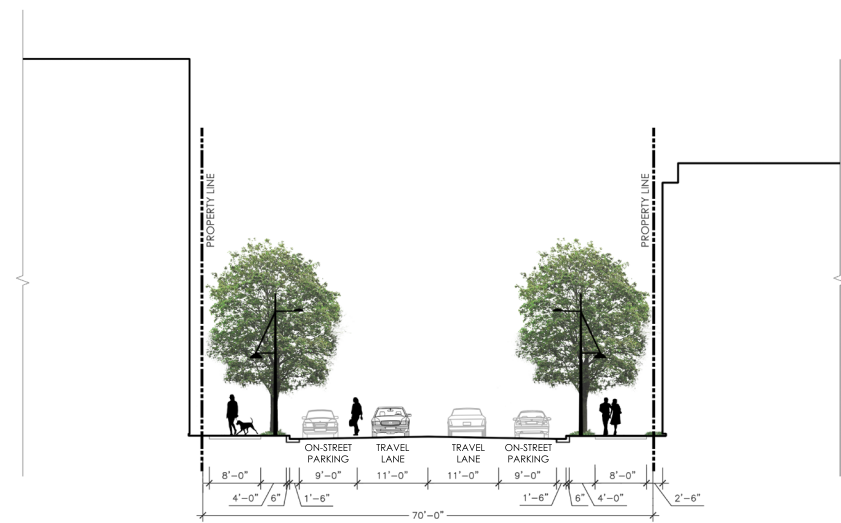
Aerial Apparatus

Building Number

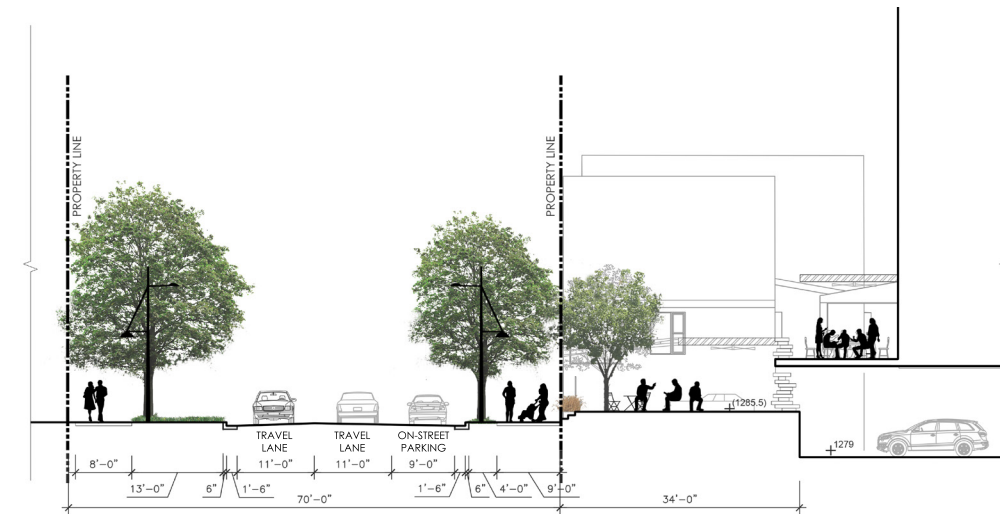
Point of Beginning



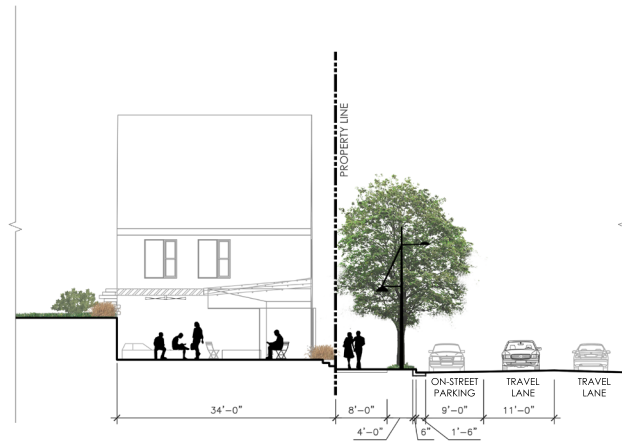
**SE 3RD STREET SECTION**



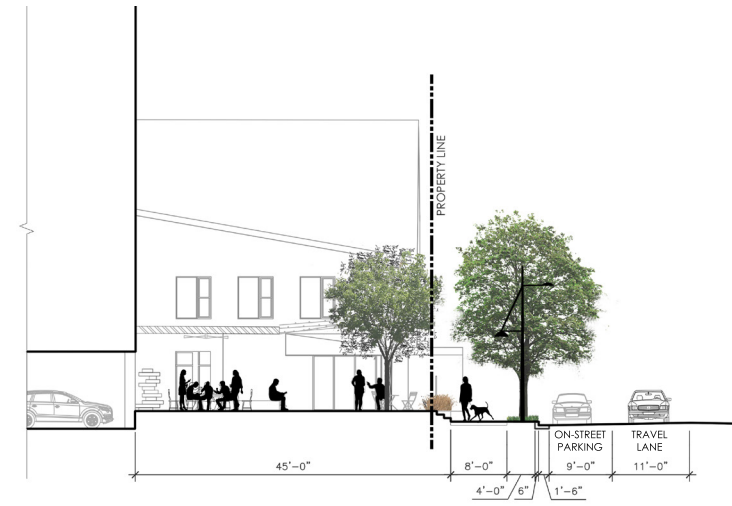
**SE D STREET SECTION - NORTH**



**SE D STREET SECTION - SOUTH**

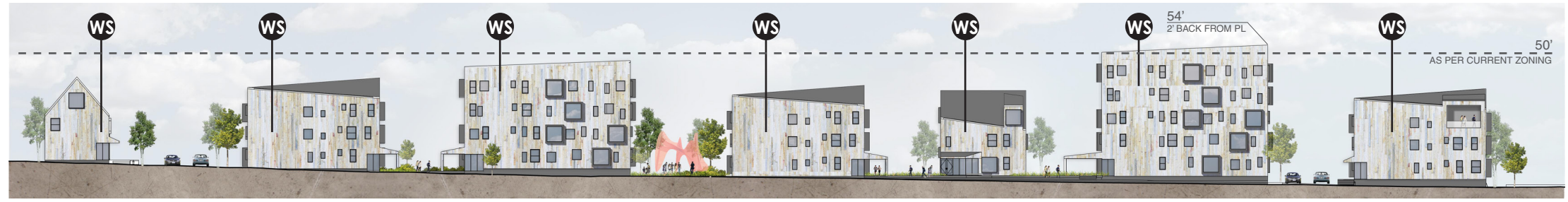


**SE 4TH STREET SECTION**



**SE F STREET SECTION - NORTH**

ARCHITECTURAL ELEVATIONS - FLATS

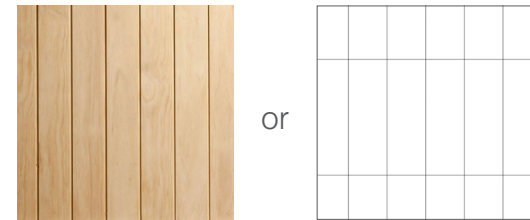


SE 3RD STREET - NORTH ELEVATION



SE 3RD STREET - SOUTH ELEVATION

PRD: total proposed materials for flats



WS wood siding fiber cement panel



SE F STREET - WEST ELEVATION

NOTE:  
ALL BUILDING HEIGHTS REFERENCE EXISTING  
GRADE AT THE SOUTHWEST CORNER OF SITE 01

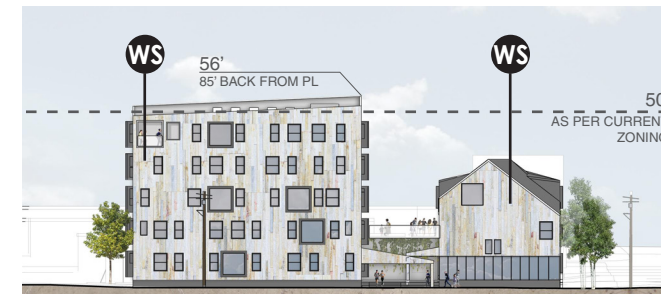
# ARCHITECTURAL ELEVATIONS - TOWNHOUSES



**SE 4TH STREET - NORTH ELEVATION**



**SE D STREET - EAST ELEVATION**



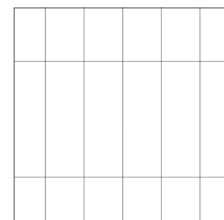
**SE D STREET - WEST ELEVATION**

PRD: total proposed materials for flats



WS wood siding

or



fiber cement panel

**NOTE:**  
ALL BUILDING HEIGHTS REFERENCE EXISTING  
GRADE AT THE SOUTHWEST CORNER OF SITE 01









