ARCADIA

VARINA

Proposal For Development By

East West
COMMUNITIES

November 11, 2022

CONTENTS

1. Introduction
   - 1.1 Inspiration
   - 1.2 Context
   - 1.3 What Does Arcadia Mean
   - 1.4 Arcadia West
   - 1.5 Arcadia East
   - 1.6 East West Communities History

2. MASTER PLAN VISION
   - 2.1 Arcadia Illustrative Master Plan
   - 2.2 Arcadia West Master Plan Vision
   - 2.3 Arcadia East Master Plan Vision 1
   - 2.4 Arcadia East Master Plan Vision 2
   - 2.5 Arcadia East Master Plan Vision 3
   - 2.6 Arcadia East Central Park Plan

3. DEVELOPMENT GUIDELINES
   - 3.1 Building Height Diagram
   - 3.2 Residential Lot Types
   - 3.3 General Residential Development Standards

4. THOROUGHFARE STANDARDS
   - 4.1 Typical Road Sections

5. ARCHITECTURAL STYLES
   - 5.1 Residential Architectural Styles
   - 5.2 Arts & Crafts
   - 5.3 Classical
   - 5.4 Contemporary
   - 5.5 European Romantic
   - 5.6 Representative Homes
   - 5.7 Representative Homes

6. LANDSCAPE DESIGN
   - 6.1 Overall Landscape Design Plan
   - 6.2 Parks and Greens
   - 6.3 Trails and Walks
   - 6.4 Streamside Park
   - 6.5 Stormwater Management
   - 6.6 Main Entry Feature Inspiration
   - 6.7 The Greenbelt
   - 6.8 Clubhouse Amenity Inspiration
   - 6.9 Primary Boulevard
   - 6.10 Neighborhood Roadway
   - 6.11 Parking
   - 6.12 Representative Plant List
   - 6.13 Site Lighting
   - 6.14 Site Furniture

1. INTRODUCTION

1.1 INSPIRATION

Arcadia's overall layout is based on a Beaux-Arts town plan where sweeping boulevards and axial vistas showcase well-crafted architecture amidst parks and amenity greenbelts. The progression from entrance to the heart of the site mimics the progression within a small town: from rural to suburb to urban.

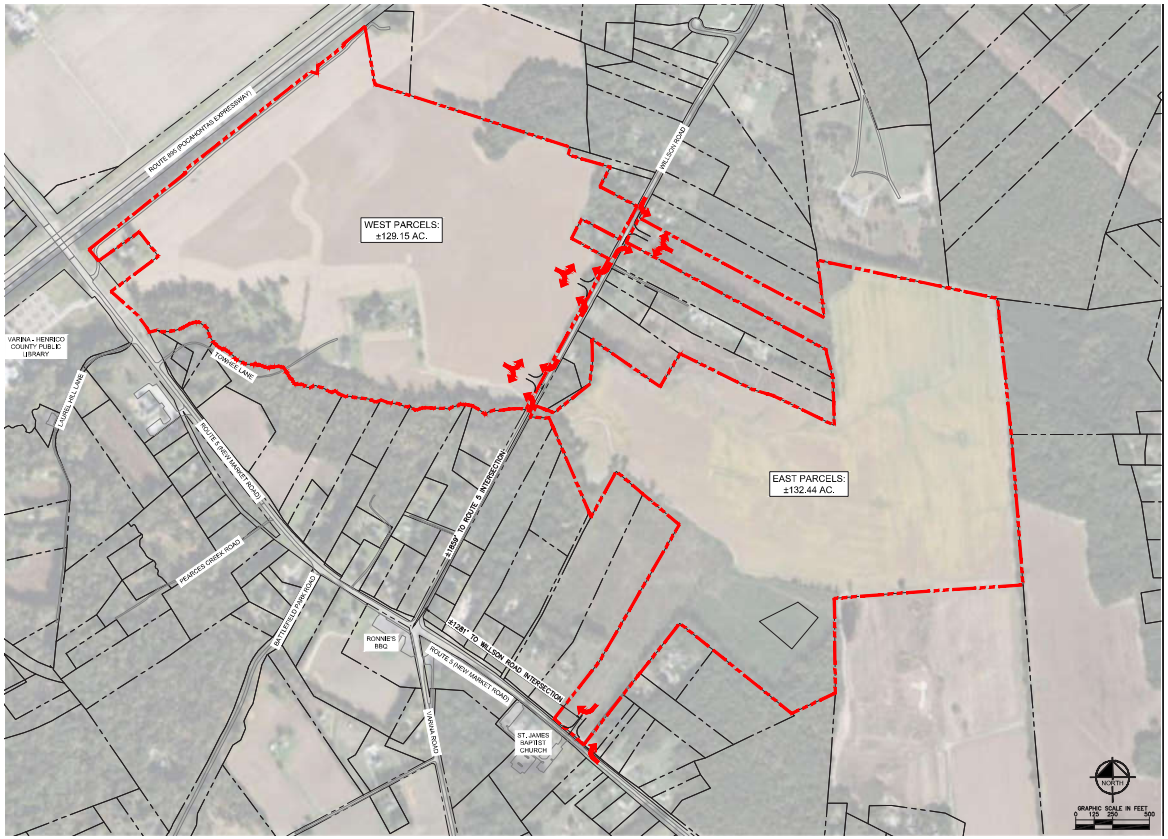
- The master plan seeks to layout new homes in a way that will prioritize the public realm and open space.
- The goal for this master plan to provide a high quality amenity package that will enhance the overall experience for residents creating a variety of flexible and compelling outdoor spaces.
- Entering off Willson Road, one proceeds through a beautifully tree-lined and curvilinear boulevard with a community amenity at the street's terminus. Intersecting this boulevard is a secondary amenity axis: a greenbelt muse, a perfect refuge nurtured by natural and enhanced folliage, a walking path, and site embellishments to enjoy this stop-a-while within the community.
- At the community's heart, a well-designed clubhouse amenity becomes the focus for residents, incorporating resort style activities along with a farmette for members of the community.
- This is a walkable community. The entire project is lined with sidewalks, along with rumble boards and special accent pavers at major intersections. Streets are designed on a curved bias to allow for more dynamic visual interest. View axis are carefully controlled with all streets ending with framed natural vistas or with superior architecture.

1.2 CONTEXT

Arcadia is a 262-acre, two parcel site located along Route 895 and Willson Road at Route 5 in Henrico County. Arcadia provides a great opportunity for the development of a vibrant, walkable, residential community with a variety of amenities, including a clubhouse and year-round activities that will provide connectivity for the families that live there.

The property is currently farmland and will be transformed into approximately 1,000 homes, townhomes, and condominiums laced with meticulous landscaping, pocket parks, a greenbelt muse, sidewalks, and street lights. A fifty-foot landscaped planting buffer as well as a generous 500-foot setback off Route 5 ensures both the visual privacy and solitude of the community. Within the community, approximately 32% of the land will remain as open space.

The Capital Trail and the Varina Library are located adjacent to the property allowing easy access for residents. The property is convenient to Downtown Richmond, Rocket's Landing, and Route 895.



AREA MAP

1.3 WHAT DOES ARCADIA MEAN

- In its simplest definition, Arcadia refers to a vision of pastoralism in harmony with Nature.
- The term is derived from the Greek province of the same name which dates to antiquity.
- According to Greek mythology, Arcadia is paradise, where supernatural entities are aligned with Nature. The domain of Pan, god of the forest, permeates this primal land.
- Later, Eighteenth-century pastoralists further developed the meaning of Arcadia to be an idyllic garden of unspoiled wilderness where the world is at harmony. This untouched garden is generally associated with Utopian ideals where humankind lives uncorrupted by civilization.
- Virginia's own Thomas Jefferson extolls the virtues of agrarian living and likened his dear Monticello as a grand Edenic experiment in progressive Arcadian living.

1.4 ARCADIA WEST

The overall layout is based on a Beaux-Arts town design where sweeping boulevards and axial vistas showcase well-crafted architecture amidst parks and amenity greenbelts. The progression from entrance to the heart of the site mimics the progression within a small town: from rural to suburb to urban.

Entering through the main entrance off Willson Road, one proceeds through a beautifully tree-lined and curvilinear boulevard with a community amenity at the street's terminus. Intersecting this boulevard is a secondary amenity axis: a greenbelt muse. To the right, walking trails take one through a park-like setting, punctuated with nodes of floral opportunities; to the left, an architectural folly that serves as gateway to nearby riverbank hiking trails and ponds.

Varied width single-family lots are the mainstay of this community and utilize both street access and alley loaded configurations. The community also allows for higher density quarters such as townhouses and condominiums. Townhouse venues are arranged in landscaped courtyard style fashion, creating intimate neighborhood enclaves. Condominiums are placed along the Pocahontas Parkway to act as sound baffles, thereby reducing peak traffic sounds to little more than white noise. A 50-foot green buffer along the expressway secures and protects the view into the condominiums.

This is a walkable community. The entire project is lined with sidewalks, with rumble boards and special accent pavers at significant intersections. Streets are designed on curved bias to allow for more dynamic visual interest. View axis are carefully controlled with all streets ending with framed natural vistas or with superior architecture.

At the community's heart, a well-designed clubhouse amenity becomes the focus for residents, incorporating resort style activities throughout the year. Additional amenities will include a pool, trails, pocket parks, greenways, and more.

1.5 ARCADIA EAST

As with Arcadia west, Arcadia east is based on the same axial Beaux-Arts town plan where an ordered progression through the community displays traditional architecture in park-like settings.

This site's main entry is also off Willson Road and as one proceeds through a seasonal tree-lined boulevard, visitors and residents alike are treated to a well-designed, pastoral promenade that eventually terminates in a framed view of Central Park: a strategically placed amenity that houses the community's Conservatory – a social gathering spot within an architectural delight.

Standardized single-family lots are the mainstay of Arcadia's eastern community. Here residential lots utilize either street access or traditional alley configurations. Consistent with the overall theme set with the western parcel, this sister site allows for higher density quarters such as townhouses and condominiums. Townhouse venues are arranged in landscaped courtyard fashion, creating intimate neighborhood enclaves. Townhomes are ringed along the southern edge of site's Central Park affording these multifamily residents lovely views within this verdant and precious amenity.

This is a walkable community. The entire project is lined with sidewalks; rumble boards and special accent pavers will be found at major intersections. Streets are designed on a curved bias to allow for more dynamic visual interest. View axis are carefully controlled with all streets ending with framed natural vistas or with superior architecture.

1.6 EAST WEST COMMUNITIES HISTORY

VIRGINIA • NORTH CAROLINA • SOUTH CAROLINA • FLORIDA

I. Significant History

East West Communities is a nationally acclaimed masterplan developer with multiple communities in Virginia, North Carolina, South Carolina, and Florida. Since 1973, East West Communities has a history of working closely with local officials to fulfill its strategic plan of offering a variety of housing products and price points – featuring a superior lifestyle by the addition of resort-style amenities at a reasonable cost to the homeowner.

No other developer in the country has EVER won three "Best Communities in America" awards!

II. A Long-Term Partnership

As a developer, East West Communities has accomplished what no one else has. Part of this reason for this may be because our management team has spent 90% of their homeownership years in our own communities. Simply put, we build the 'ultimate community' for our residents...AND our own families!

With each new community, we continue to build on our heritage of innovation and achievement. East West's imaginative amenities, like Garden Golf™, FunHouses™, children's water parks, Tom Sawyer Island playgrounds, skating rinks, bike tunnels, treehouse playgrounds, playhouse villages, and waterfront amphitheaters, continue to attract new home buyers, and sustain East West Communities' leadership in the real estate development industry have now been adopted.

III. Best In America

Over the past 45 years, East West Communities has received national acclaim for developing the Best Community in America for three different Midlothian communities – Brandermill, Woodlake, and Hallsley. Every year the National Association of Home Builders and the Urban Land Institute assemble panels of expert judges to select new planned housing developments throughout the United States that they judge to be the best. The criteria includes diversity of housing, sales success, environmental sensitivity, infrastructure, and more. No other developer in the country has EVER won three "Best Communities in America" awards!

IV. Unwaivering Reputation

East West Communities began in Midlothian, Virginia more than four decades ago and over the years grew into four separate divisions, based in Richmond and Hampton Roads, Virginia, Jacksonville, Florida, and Beaufort, South Carolina. Today, these divisions of East West Communities has developed over 25 award winning communities that are home to more than 20,000 families. East West Communities presents an incomparable record of experience and achievement.

November 11, 2022

1.6 EAST WEST COMMUNITIES HISTORY, *continued*

V. Environmental Sensitivity

At East West Communities, a consistent element of our strategic approach is an uncompromising commitment to environmental preservation. We've established environmental protocol and developed ground-breaking conservation measures for every new community we build, and our methods are now industry standards. We've been recognized for our environmental leadership with numerous awards. We're committed to preserving the natural world for generations to come.

2. MASTER PLAN VISION

ARCADIA

2.1 ARCADIA ILLUSTRATIVE MASTER PLAN

This is an artist conception and does not constitute any commitment from the developer. The lot lines, widths and depths are conceptual and subject to change.

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2.2 ARCADIA WEST MASTER PLAN VISION

LEGEND

- SINGLE FAMILY LOTS
- MULTIFAMILY TOWNHOUSES
- MULTIFAMILY CONDOMINIUMS

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2.3 ARCADIA EAST MASTER PLAN VISION 1

LEGEND

- SINGLE FAMILY LOTS
- MULTIFAMILY TOWNHOUSES
- MULTIFAMILY CONDOMINIUMS

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2.4 ARCADIA EAST MASTER PLAN VISION 2

LEGEND

- SINGLE FAMILY LOTS
- MULTIFAMILY TOWNHOUSES
- MULTIFAMILY CONDOMINIUMS

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2.5 ARCADIA EAST MASTER PLAN VISION 3

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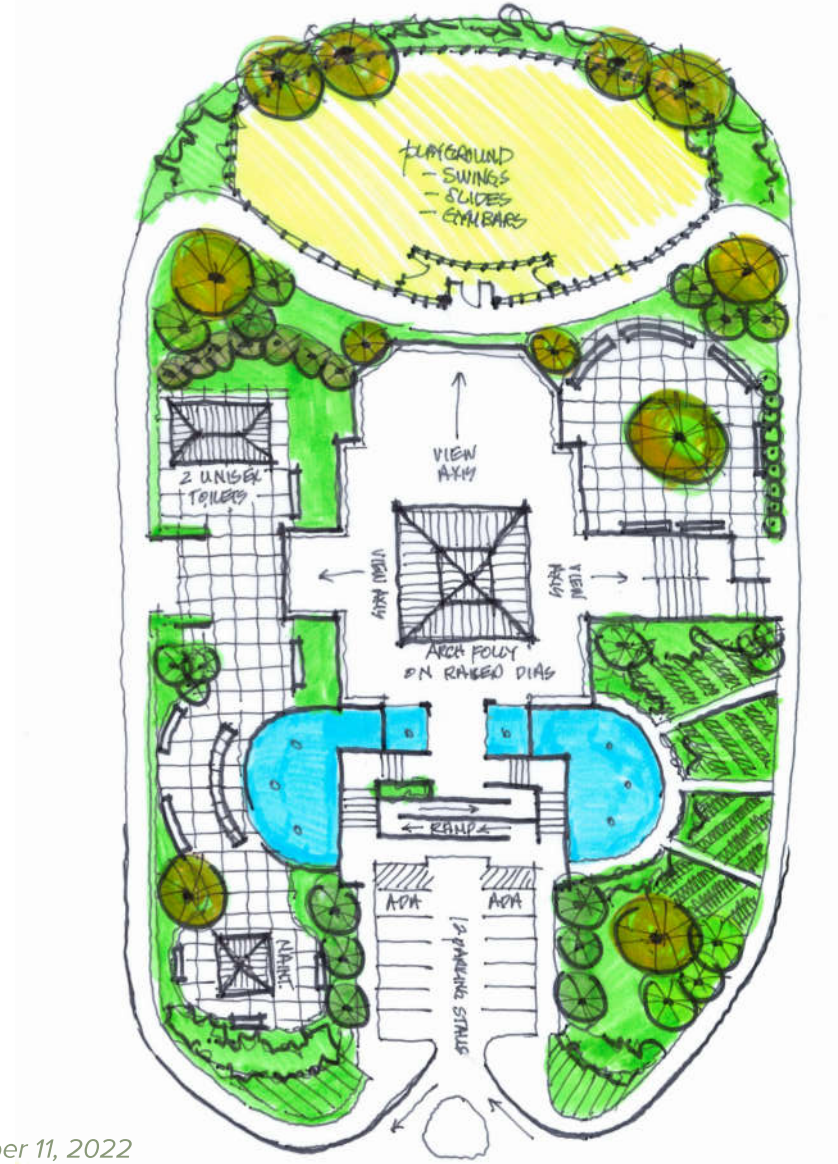
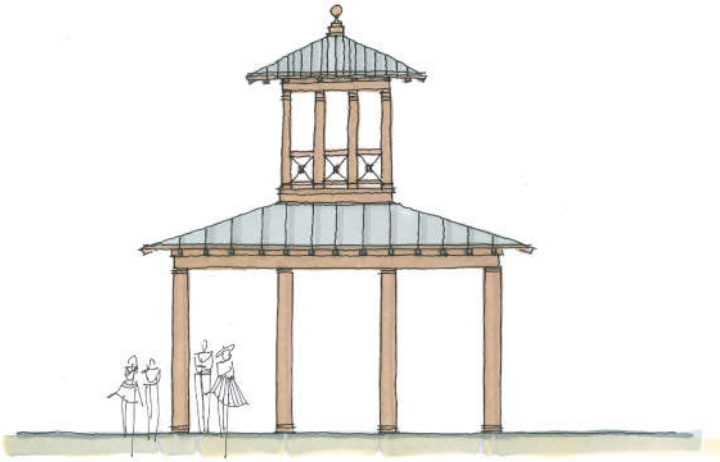
2.6 ARCADIA EAST CENTRAL PARK PLAN





Located within Arcadia East, Central Park is designed along the lines of nineteenth-century landscape architect and park planner: Frederick Law Olmsted. The park will showcase native tree and plant species, water features, children's playground along with an open-air architectural folly in the Arcadian tradition.

This is an artist conception and does not constitute any commitment from the developer. The lot lines, widths and depths are conceptual and subject to change.

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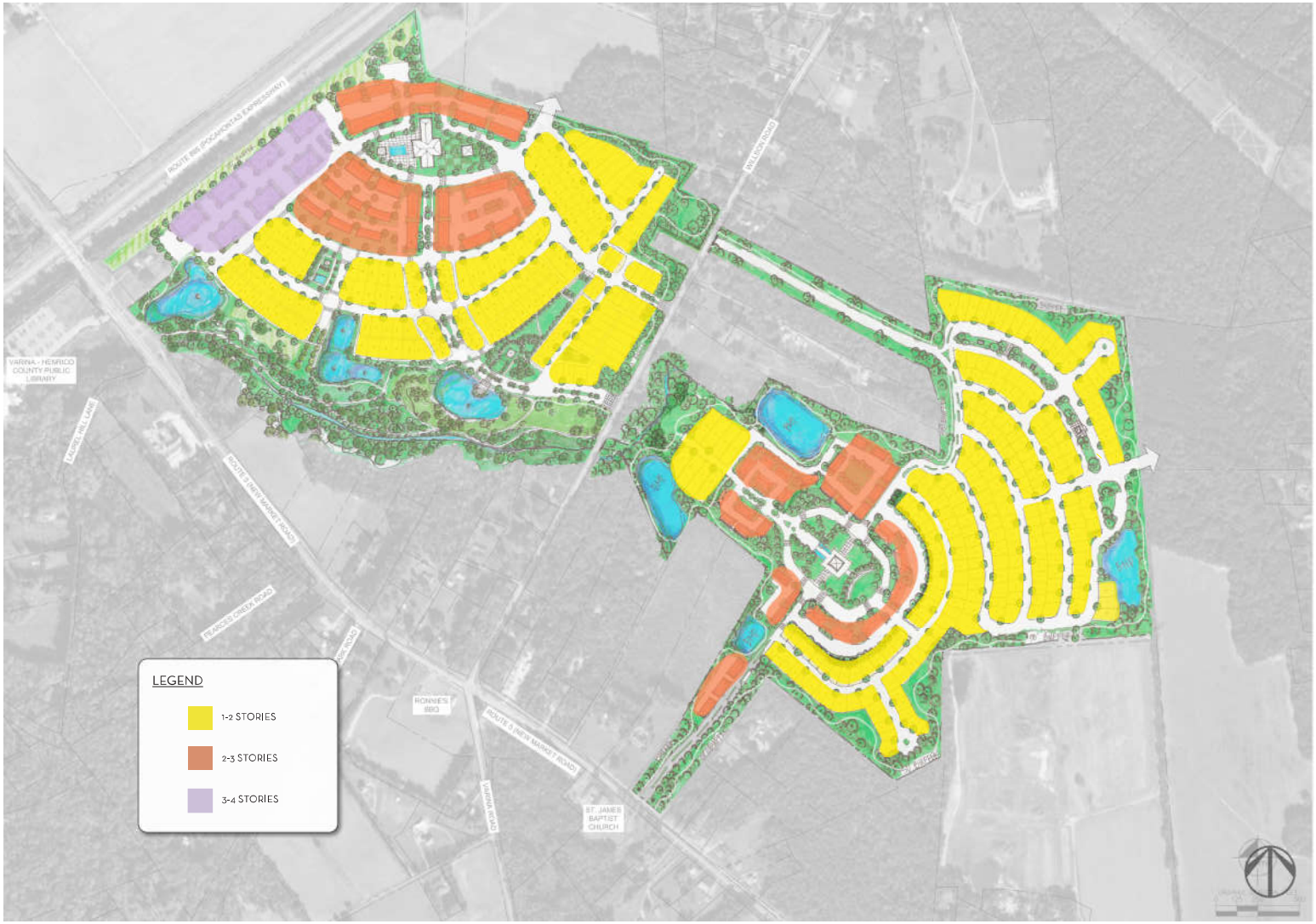
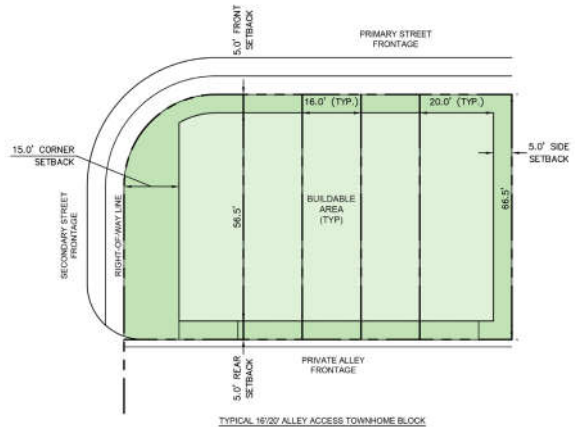
November 11, 2022

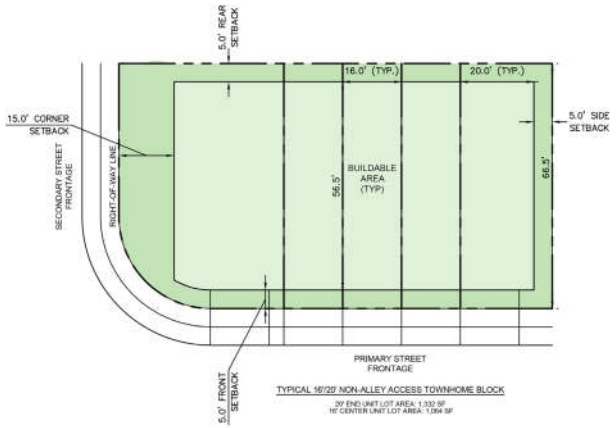
3. DEVELOPMENT GUIDELINES

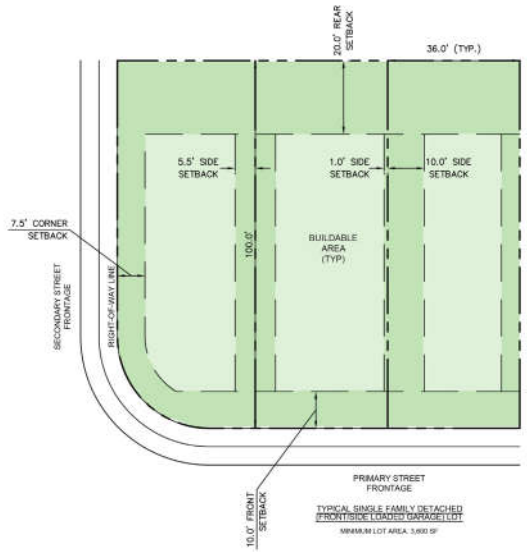
3.1 BUILDING HEIGHT DIAGRAM

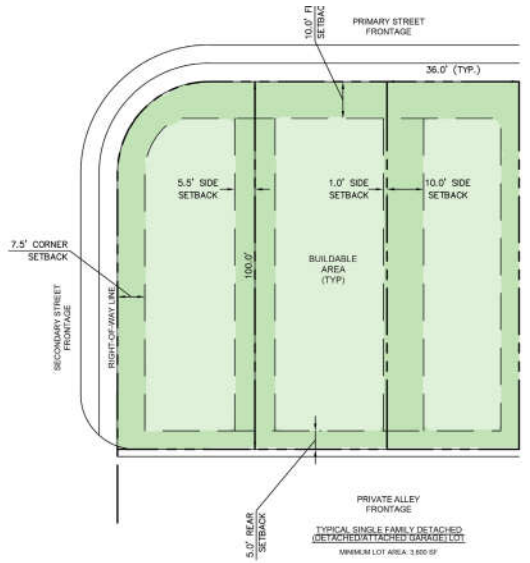


3.2 RESIDENTIAL LOT TYPES









3.3 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

Alley Access Townhome Lot Standards.

1. Each internal lot shall have a minimum lot area of 1,064 square feet and a minimum lot width of 16 feet
2. Each end lot shall have a minimum area of 1,662 square feet and a minimum lot width of 25 feet.
    - Lot Coverage. All buildings on any lot shall not cover more than seventy-five percent (75%) of the lot's area.
    - Frontages for Townhouse Units. Townhouse lots may front on a road, private pavement, or open space.
3. Townhome Setbacks.
    - Front Yard. The minimum front yard setback shall be five (5) feet
    - Side Yard. The side yard setback for all end lots shall be five (5) feet.
    - Corner Side Yard. The corner side yard shall be fifteen (15) feet from a public road and ten (10) feet from a private road, provided, however, porches, overhangs and second story balconies may be included within five (5) feet of the corner side yard setback.
    - Rear Yard. The minimum rear yard setback shall be five (5) feet. Where provided, rear second story decks shall be permitted to extend beyond the rear of the unit within the rear yard setback.
4. Principal Building Height. The maximum height of a principal dwelling unit shall be three (3) stories or 42 feet.
5. Parking will be accessed from the alley and will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or off lot in a motor court or parallel on the street fronting the townhome lot

Non-Alley Access Townhome Lot Standards.

1. Each internal lot shall have a minimum lot area of 1,064 square feet and a minimum lot width of 16 feet,
2. Each end lot shall have a minimum area of 1,662 square feet and a minimum lot width of 25 feet.
    - Lot Coverage. All buildings on any lot shall not cover more than seventy-five percent (75%) of the lot's area.
    - Frontages for Townhouse Units. Townhouse lots may front on a public road or private pavement
3. Townhome Setbacks.
    - Front Yard. The minimum front yard setback shall be five (5) feet
    - Side Yard. The side yard setback for all end lots shall be five (5) feet.
    - Corner Side Yard. The corner side yard shall be fifteen (15) feet from a public road and ten (10) feet from a private road, provided, however, porches, overhangs and second story balconies may be included within five (5) feet of the corner side yard setback.
    - Rear Yard. The minimum rear yard setback shall be five (5) feet. Where provided, rear second story decks shall be permitted to extend beyond the rear of the unit within the rear yard setback.
4. Principal Building Height. The maximum height of a principal dwelling unit shall be three (3) stories or 42 feet.
5. Parking will be accessed from the road and will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or off lot in a motor court or parallel on the street in front of the townhome lot.

3.3 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS, *continued*

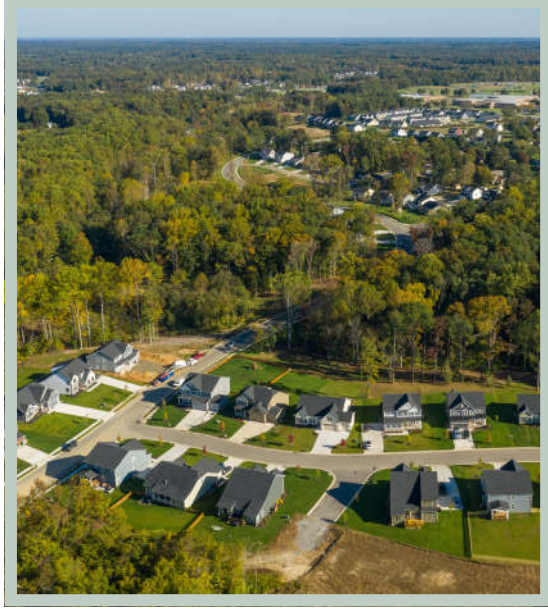
Single Family Detached Development Standards. *(Front/Side Loaded Garage)*

a. Each lot shall have a minimum area of 3,600 square feet.
b. Each lot shall have a minimum lot width of thirty-six (36) feet.
c. The maximum percentage of lot coverage shall be fifty-five (55%).
d. The minimum front yard setback shall be ten (10) feet.
f. The minimum side yard setback for any lot shall be five and half (5.5) feet. One side yard setback may be reduced to one (1) foot if the other side yard on the opposite side of the dwelling is a minimum of eleven (11) feet wide. In any case, a minimum of eleven (11) feet shall be provided between single family dwellings.
g. The minimum corner side yard setback shall be seven and a half (7.5) feet.
h. The minimum rear yard setback shall be twenty (20) feet.
i. Parking will be accessed form the road will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or attached or detached garage within the footprint of the lot.

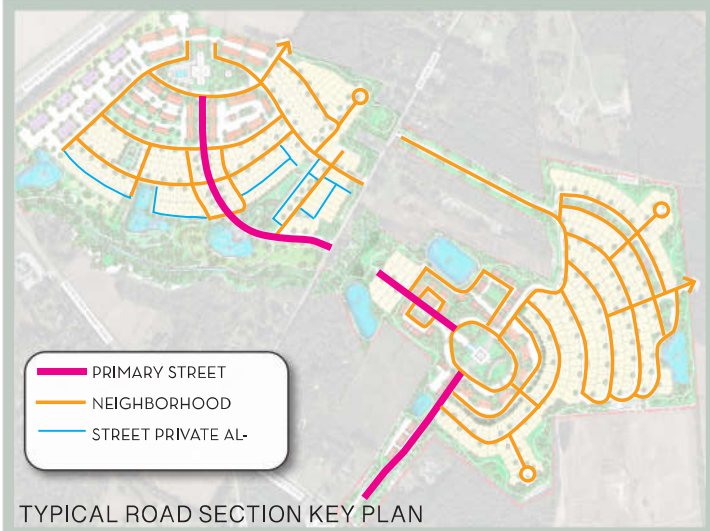
Single Family Detached Development Standards Alley Accessed. *(Detached and Attached Garage)*

a. Each lot shall have a minimum area of 3,600 square feet.
b. Each lot shall have a minimum lot width of thirty-six (36) feet.
c. The maximum percentage of lot coverage shall be fifty-five (55%).
d. The minimum front yard setback shall be ten (10) feet.
f. The minimum side yard setback for any lot shall be five and half (5.5) feet. One side yard setback may be reduced to one (1) foot if the other side yard on the opposite side of the dwelling is a minimum of eleven (11) feet wide. In any case, a minimum of eleven (11) feet shall be provided between single family dwellings.
g. The minimum corner side yard setback shall be seven and a half (7.5) feet.
h. The minimum rear yard setback shall be 5 (5) feet.
i. Parking will be accessed from the alley and will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or attached or detached garage within the footpring of the lot.

4. THOROUGHFARE STANDARDS

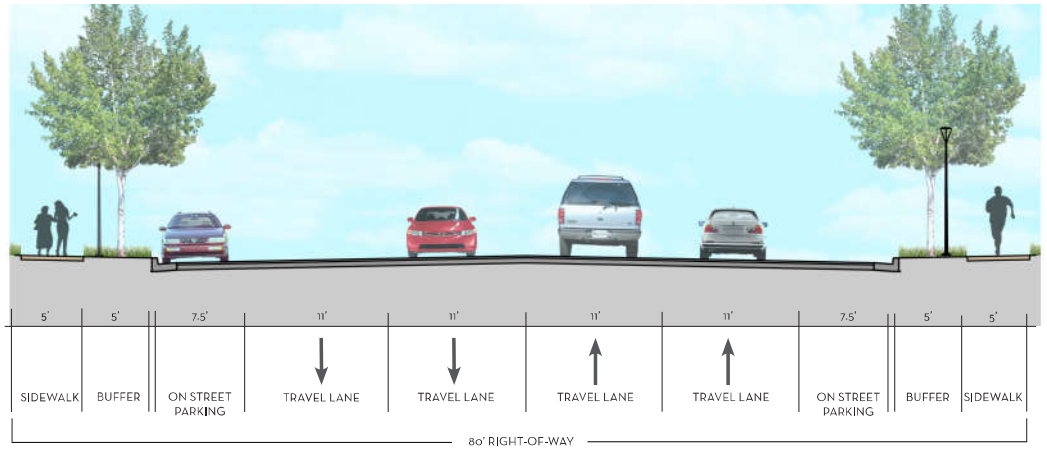


4.1 TYPICAL ROAD SECTIONS



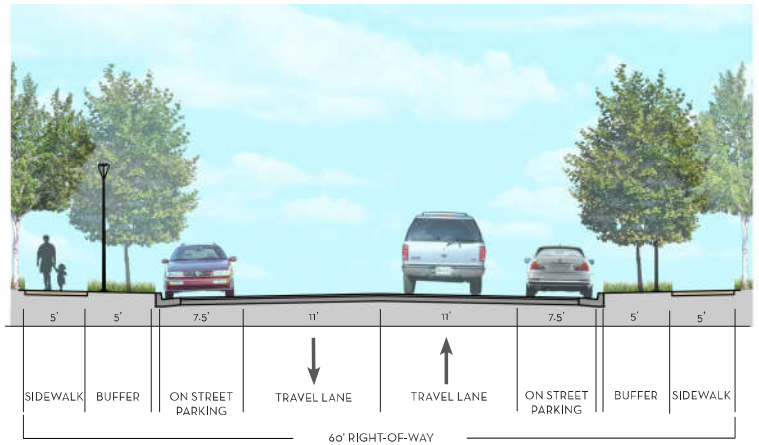
TYPICAL ROAD SECTION KEY PLAN

PRIMARY STREET (80' RIGHT-OF-WAY) WITH MEDIAN

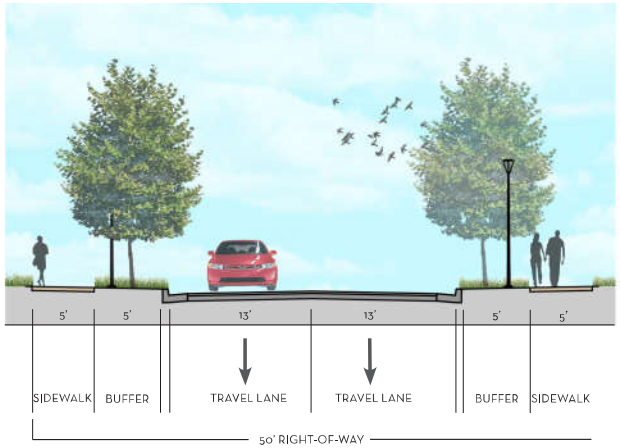


PRIMARY STREET (80' RIGHT-OF-WAY) WITHOUT MEDIAN

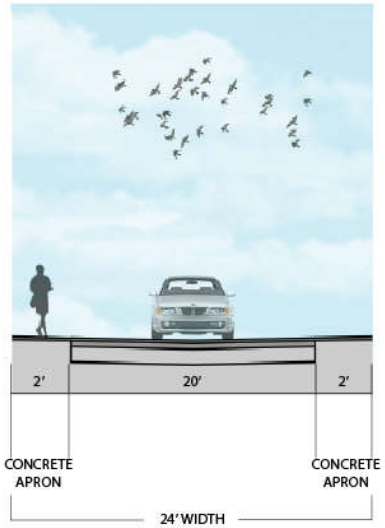
4.1 TYPICAL ROAD SECTIONS, *continued*



NEIGHBORHOOD STREET (60' RIGHT-OF-WAY)



NEIGHBORHOOD STREET (50' RIGHT-OF-WAY)



PRIVATE ALLEY (24' WIDTH)

5. ARCHITECTURAL STYLES

These images are representative of the architectural styles that will be featured in Arcadia and do not constitute any commitment from the developer.

5.1 RESIDENTIAL ARCHITECTURAL STYLES

To ensure a variety of diverse house façades, the same or similar elevations may not appear next door to, across the street from or diagonal to one another. Except for the color white, no two identical color schemes may appear next door to, across the street from or diagonal to one another. Likewise, the same over very similar elevations or color schemes (other than white) may not be repeated. The exception to this rule will apply to multifamily housing: townhouses lining the grand boulevard as well as those encircling the community's clubhouse may maintain a consistent façade. The same holds true for the condominium court.

The following four house styles will be permitted in Arcadia:

- Arts & Crafts
- Classical
- Contemporary
- European Romantic

Materials

- Cladding: Brick, stone, fiber-cement siding, shakes or vinyl
- Roofing: Metal, 30-year asphalt shingle
- Windows: Wood, aluminum clad, vinyl or fiberglass
- Trim: Wood, fiber-cement boards, cellular PVC, vinyl or solid urethane
- Shutters: Vinyl, wood or wood composite, frequently louvered
- Soffits: Wood, wood composite, vinyl or solid urethane
- Gutters and Downspouts: Metal or aluminum
- Exterior Columns: Wood, fiberglass or wood composite
- Railings: Metal, aluminum, wood or wood composite
- Foundations: Brick, stone on block
- Exposed Front Foundations Including 12" Return: Brick, stone on block

5.2 ARTS & CRAFTS

The following is an example of the Arts & Crafts style:

This style is derived from the traditions of Bungalow and Craftsman houses of the great prairie states. Characterized by an eclectic mix of architectural elements, this enduring style flourished in the early twentieth century. The Arts & Crafts Style is noted for its broad open porches, low sloping roofs with deep overhangs, nested gables and asymmetrical compositions. Window patterns are a simple 3 over 1, 4 over 1, 6 over 1 or 9 over 1. Columns can be full height or placed on piers; chamfered, squared, or angled. Round columns are generally not associated with this style. First floor height can be 9 ft or 10 ft; second floor at 9 ft.

5.3 CLASSICAL

The following is an example of the Classical style:

The Classical style is a timeless category that has its origins in ancient Greco-Roman architecture. Colonial, Colonial Revival, Georgian, Greek Revival and Neo-Classical are all subcategories of this style. Its design hallmarks include simple symmetrical forms with dominant front entry porch or portico supported by either round or squared columns or pilasters. There is an emphasis on simple crown and decorative mouldings. The Roof generally uses 10:12 or 12:12 pitches and gabled, but can also employ hips. When Cottage forms are used, designs are generally kept simple and diminutive with low 8:12 – 10:12 pitched roofs with decorative front entry porches. Generally, windows are symmetrically placed with tight muntin patterns of 6 over 6, 6 over 9, 9 over 9,

The renderings shown are an artist conception and do not constitute any commitment from the developer.

5.4 CONTEMPORARY

The following is an example of the Contemporary style:

Contemporary architecture is often viewed as a broad-brushed category, but for the Arcadia community, this category is meant to allow more streamlined facades that are based on traditional profiles. Examples of this can be found in millennial reworkings of American Farmhouse architecture. Generally, contemporary styles reflect a wide variety of shapes and designs: streamlined roofs with no over hangs, flat roofs with wide overhangs, or sometimes a combination thereof. Windows are often casements and without muntins. If columns are employed, they are often square and with little ornamentation.

5.5 EUROPEAN ROMANTIC

The following is an example of the European Romantic style:

This style is based on early twentieth century interpretations of English and French architecture by American architects and builders. The source of the design comes from medieval English and French Norman cottages, manor houses and rural village vernacular structures. Elizabethan, French Norman, French Provincial and English Tudor are subcategories of this style. Cottage designs for this style are kept simple, but quirky. Gabled or hipped roofs are steeply pitched at 12:12 to 12:18 with exterior envelopes showing half timbering with either panel or lap siding between. It is normal for French styles to sport roof finials. Windows are large and multipaned and can employ a variety of muntins patterns from diagonal - diamond shapes to 4 over 4, 6 over 6, 9 over 9 and 12 over 12 patterns. First floor height can be 9 ft or 10 ft; second floor at 8 ft - 9 ft.

The renderings shown are an artist conception and do not constitute any commitment from the developer.

5.6 REPRESENTATIVE HOMES

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5.7 REPRESENTATIVE HOMES

The renderings shown are an artist conception and do not constitute any commitment from the developer.

6. LANDSCAPE DESIGN

6.1 OVERALL LANDSCAPE DESIGN PLAN

The landscape of Arcadia is designed to support the many functions of the community's residential lifestyle while protecting and integrating it with the natural environment.

Sustainable Principles:

- Emphasize regionalism and biodiversity through the use of native plants and habitats and the introduction of Streamside Park that forms part of the larger, regional drainage system
- Preserving natural hydrology
- Preserving habitats and wildlife corridors
- Create connections between the neighborhood and the larger ecosystems

November 11, 2022

6.2 PARKS AND GREENS

The design of Arcadia's open space has been conceived to support the creation of a closely knit and walkable fabric tied to natural elements via a system of trails, pocket parks and amenity spaces. The network of spaces provides a series of nodes and linkages leading towards the featured amenity space surrounding the Club House.

The residential plan lays a heirarchy of circulation over the existing fields and a system of parks leading to natural areas, programmed amenity spaces, and historical sites. A hierarchy and typology of open spaces provides a variety of opportunities for people to meet, recreate and participate in their community.

These parks and greens have been created to encourage a strong sense of place and to provide recreational opportunities.

Design Principals for Parks:

- Sustainable and ecological landscaping
- Encourage pedestrian amenities for play, recreation, and informal gathering
- Create walking trails and sidewalks that lead to community destinations
- Create engaging outdoor spaces and amenitives that activate the community
- Connect to natural features and preservation areas with trails and meaningful open space

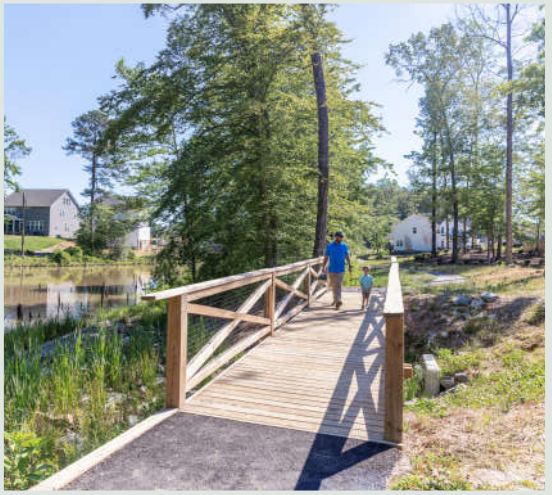
6.3 TRAILS AND WALKS

Arcadia's pedestrian network includes a variety of walk and trail types intended to provide a hierarchy of connections through the fabric of the community and through the major open space and green amenity features. A thoughtfully planned sidewalk network provides pedestrian access to all areas of the site without the necessity of a vehicle. Arcadia is also directly connected to the Virginia Capital Trail system that runs along the Route 5 corridor. This 51 mile trail connects bikers and pedestrians from Richmond to Williamsburg.

The Streamside Trail in Arcadia allows pedestrians to engage the waterfront from a number of points. The Streamside Trail is intended to provide an opportunity for immersion in the native landscape that provides wildlife habitat and respite along the waters edge.

All trail ways adjacent to the stream will be field located to minimize impacts to vegetation and RPA areas. The stream park trail provides a connection from the informal natural areas at the community's edge to the programmed amenity spaces at the heart of the development.

6.4 STREAMSIDE PARK



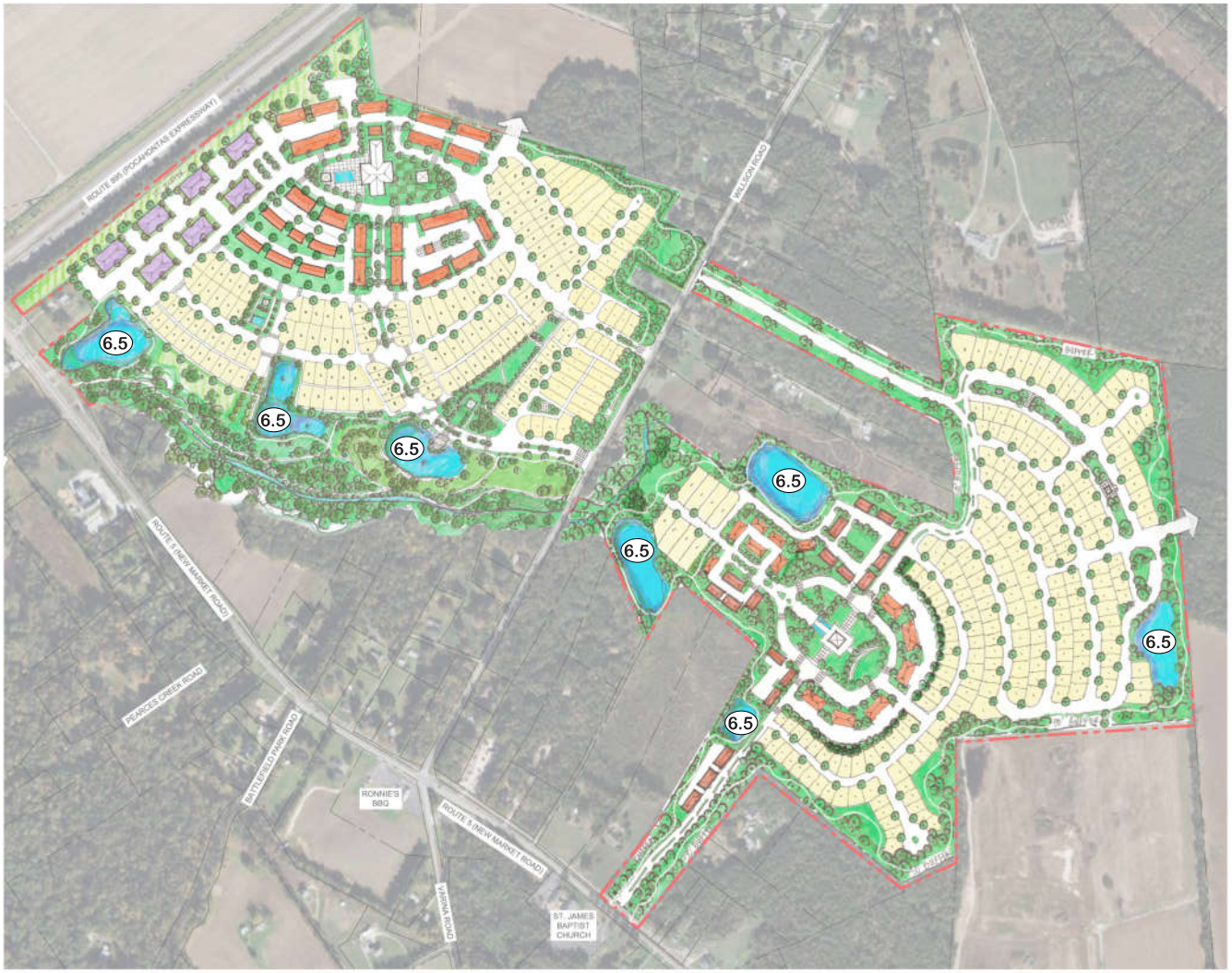
These amenities are examples from other properties developed by East West Communities and do not constitute any commitment from the developer.

Streamside Park is located along the southern border of the Western site. The park preserves open space and tree canopy. The park provides an immersive network of walking trails. Native grass and shrub species will enhance the appearance of the stream valley as well as improve water quality.

Potential Features:

- Overlook
- Meadow
- River's edge forest
- Park which doubles as storm water management dry pond

6.5 STORMWATER MANAGEMENT



This is an artist conception and does not constitute any commitment from the developer.
The lot lines, widths and depths are conceptual and subject to change.

Stormwater requirements will be addressed when applicable through green technology and best management practices such as bio-swales and created wetlands. The stormwater strategy for the entire site shall be defined prior to the first phase of construction.

A variety of stormwater management treatments is envisioned for Arcadia. Some of these treatments could act as landscape features enhancing the pedestrian experience. Stormwater treatments may include bioretention or rain gardens that could be planted with a consideration of seasonal interest. Grass swales, located adjacent to sidewalks might also be included and would provide a broad swath of green and create visual links throughout the project. Stormwater management ponds will be planted to enhance their appearance and create memorable places within the open space system.

6.6 MAIN ENTRY FEATURE INSPIRATION

Entering through the main entrance off Willson Road, one proceeds through a beautifully tree-lined and curvilinear boulevard with a community amenity at the street's terminus. The progression from entrance to the heart of the site mimics the progression within a small town: from rural to suburb to urban.

Key Potential Elements:

- Monumental Signage
- Special paving signifying entry into community
- Pedestrian refuges and connections along roadway
- Lush vegetation evoking the unique regionality of the community

These entry monuments are examples from other properties developed by East West Communities and do not constitute any commitment from the developer.

6.7 THE GREENBELT

Intersecting this boulevard is a secondary amenity axis: a greenbelt muse. To the right, walking trails take one through a park-like setting, punctuated with nodes of floral opportunities; to the left, an architectural folly that serves as gateway to nearby streamside hiking trails and ponds.

Key Potential Elements:

- Place-making devices such as site furnishings, interpretive signage, specialty paving, pavilion or other central monument;
- Variety of scaled spaces for community use and social interaction;
- Native trees and expansive lawns

6.8 CLUBHOUSE AMENITY INSPIRATION

"The Clubhouse" anchors the community center of activity for Arcadia. At the heart of The Clubhouse is a designed public area that creates cohesion and a sense of place for the community.

A clubhouse green is planned as a "common room" for Arcadia residents and will accommodate a playground, sitting areas, and lawn areas designed for activities. This amenity provides opportunities for the community to come together, both in the summer months with a resort style pool, and year round with other activities. Proposed seating opportunities will allow for enjoyment of the planting during all seasons.

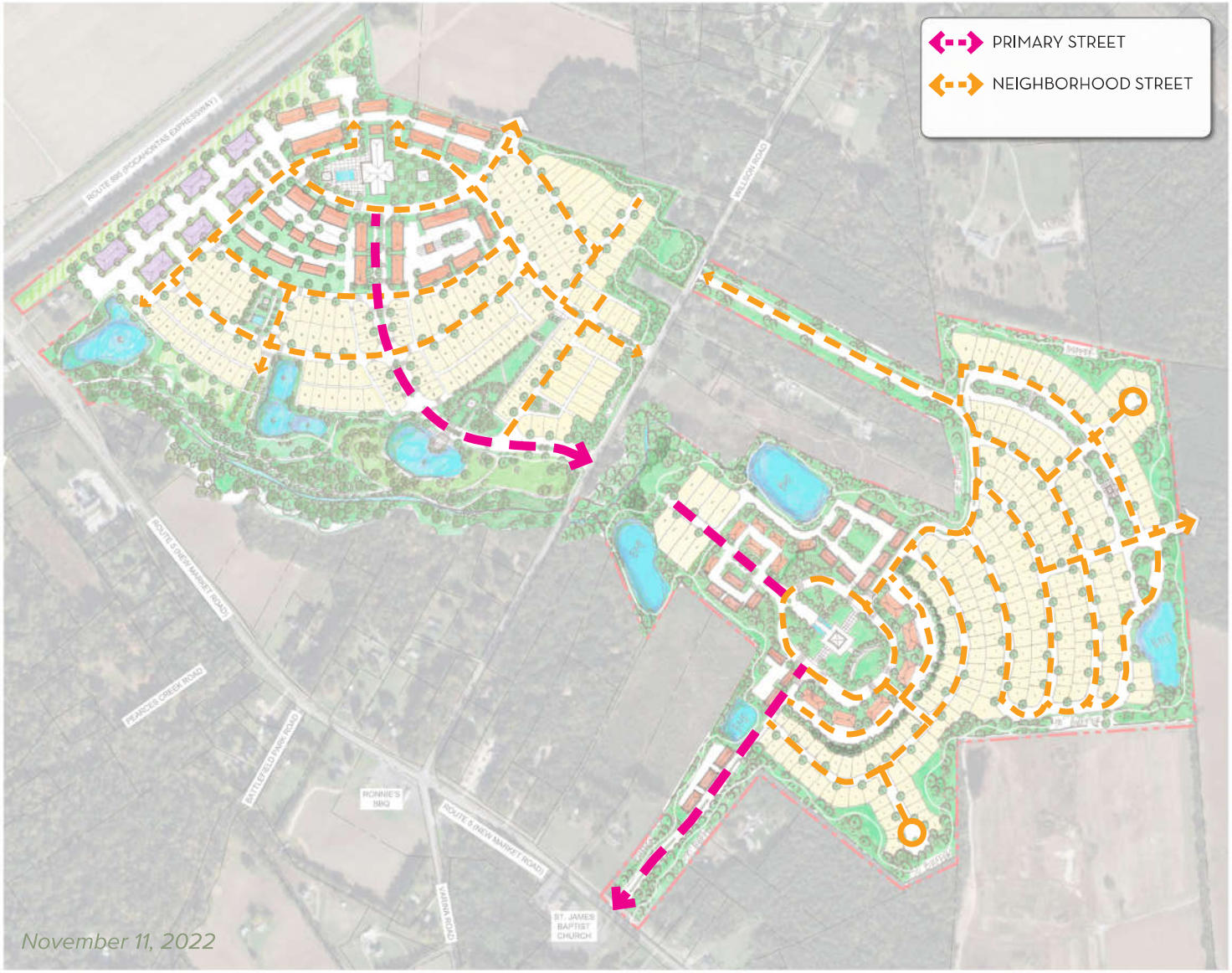
Through traffic calming measures, the site design provides easy access to a pedestrian-friendly environment while at the same time promoting safe and efficient vehicular circulation around this core amenity space.

Key Potential Elements:

- Resort style pool and adjacent gathering space
- Places for social interaction
- Open lawn area for multiple uses
- Regularly spaced street trees
- Sidewalks
- Architectural focal point such as gazebo, trellis or pergola
- Seating nooks / variety of seating opportunities
- Native plant palette with seasonal interest
- Raised garden beds for community plantings including flowers, herbs, and vegetables

These amenities are examples from other properties developed by East West Communities and do not constitute any commitment from the developer.

6.9 PRIMARY BOULEVARD



The goal for Primary Boulevard is to create a front door to the project that transitions from a major road to a human scaled environment.

The boulevard is flanked by an alley of large deciduous trees to create a pedestrian scaled walkway separate from the traffic lanes. A combination of grading and planting of ornamental trees, continuous evergreen shrubs, and a lushly planted median featuring flowering shrubs and ground covers will be used to create an impactful entry experience.

ARCADIA

6.10 NEIGHBORHOOD ROADWAY

The proposed landscape for neighborhood roadways in Arcadia will enhance the appearance and experience of circulation through the site. A variety of street tree species will be selected with an emphasis on native species. Trees will generally be located in the verge between sidewalk and street. A minimum spacing of 35' o.c. is proposed for all street trees where feasible, and not in conflict with utilities or other constraints. Street trees will be planted to provide an immediate visual presence and provide shade. Canopy street trees shall be installed at a minimum of 2-1/2" caliper, while ornamental street trees on major pedestrian streets shall be installed at a minimum of 2-1/2" caliper. In areas of general landscape use, canopy trees will measure a minimum of 2-1/2" caliper, and ornamental trees will measure a minimum of 1-1/2" caliper.

6.11 PARKING

Parking landscaping for Arcadia's multi-family and townhouse spaces will meet or exceed the Henrico County parking lot requirements. Canopy trees will be selected to provide visual relief and summer shade. Landscaping shall permit adequate sight distance for motorists and pedestrians entering and exiting the parking area.

Where parking lots abut roadways, an evergreen hedge shall be installed along the length of the parking lot abutment at a height not to exceed 3-1/2 feet. This hedge will be located no more than ten feet beyond the trees along the right-of-way frontage. Canopy trees shall be installed at a minimum size of 3- 1/2" caliper. Evergreen hedge shrubs will be installed at a minimum 24" height. The applicant is proposing the following parking requirements based on unit size.

i. 1 parking space for units with a gross floor area of 800 to 1,200 square feet.
ii. 1.5 parking spaces for units with a gross floor area of 1,200 to 1,600 square feet.
iii. 1.8 parking spaces for units with a gross floor area of 1,600 to 2,000 square feet.
iv. 2 parking spaces for units with a gross floor area of 2,000+ square feet.

6.12 REPRESENTATIVE PLANT LIST

CANOPY TREES:
Acer buergeranum - Trident Maple
Acer rubrum - Red Maple
Acer saccharum - Sugar Maple
Liquidambar styraciflua - Sweet Gum (Fruitless)
Liriodendron tulipifera - Tulip Tree
Metasequoia glyptostroboides- Dawn Redwood
Nyssa sylvatica - Black Gum
Plantanus occidentalis - American Planetree
Plantanus acerifolia - London Planetree
Quercus coccinea - Scarlet Oak
Quercus palustris - Pin Oak
Quercus phellos -Willow Oak
Quercus rubra - Northern Red Oak
Taxodium distichum - Bald Cypress
Ulmus americana - American Elm
Zelkova serrata - Japanese Zelkova

EVERGREEN TREES:
Ilex opaca - American Holly
Juniperus virginiana - Eastern Red Cedar
Magnolia grandiflora - Southern Magnolia
Magnolia acuminate - Cucumber Magnolia
Pinus virginiana - Virginia Pine
Thuja occidentalis - Arborvitae

UNDERSTORY TREES:
Amelanchier canadensis - Serviceberry
Betula nigra - River Birch
Carpinus caroliniana - Musclewood
Cercis canadensis Redbud
Chionanthus virginicus - Fringetree
Magnolia virginiana - Sweetbay Magnolia
Oxydendrum arboreum - Sourwood
Pistacia chinensis - Chinese Pistache

Note: Final plant selection will emphasize native and adaptive species.

November 11, 2022

6.13 SITE LIGHTING

Proposed lighting at Arcadia will consist of LED street and parking area lights. Lighting fixtures including arm lights, up lights, bollards, building mounted lights, seasonal lights, and indirect lights, will focus the user's attention on the architectural and landscape features throughout Arcadia.

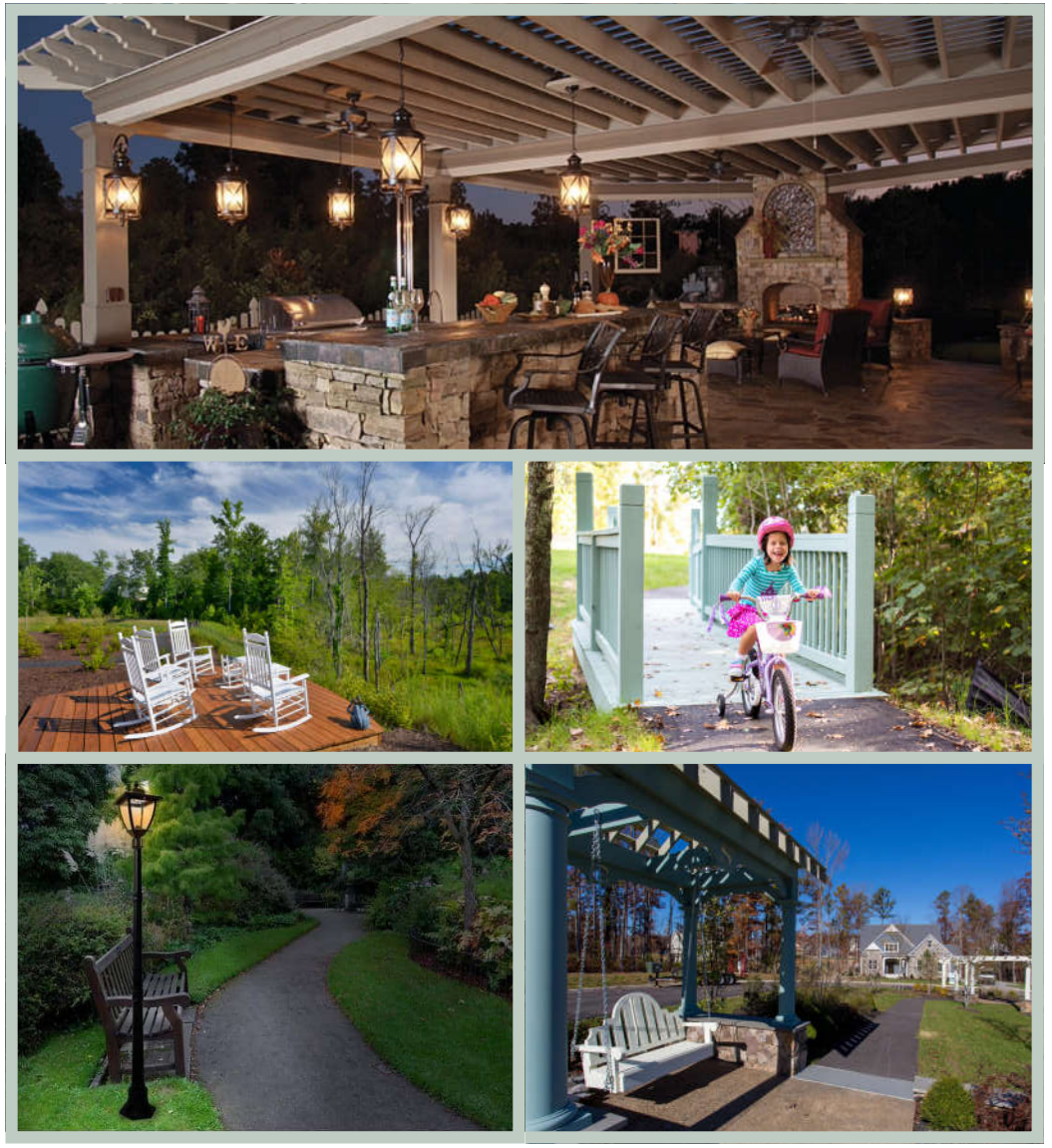
These lighting fixtures will complement the architectural and landscape typology and may vary in appearance. LED lighting fixtures are proposed; however, halogen fixtures may be used if LED is not available.

A lower, consistent level of lighting is proposed to provide even photometric coverage of vehicular and pedestrian areas. Street lights will target an average illumination of 0.5 foot candles throughout the development. A max to minimum ratio of 15:1 is proposed for all street and parking lot area lighting to maintain uniformity so pedestrians and drivers can see safely.

Street lights will be located within the landscape amenity panel, ten feet minimum from the center of street trees. Placement of the street light poles will be located near the side property lines of residential lots where possible. Per the Henrico County zoning ordinance, illumination will not exceed 1.0 foot candles beyond ten feet from the property line.

6.14 SITE FURNITURE

A variety of site furnishings will provide seating and gathering opportunities throughout the project. The selection of site furnishing materials will be influenced by their immediate setting in parks or plazas. ADA compliant seating will be included in some of the selections.



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