

LURAY HEIGHTS

CONCEPT PLAN SUBMISSION

OCTOBER 2006

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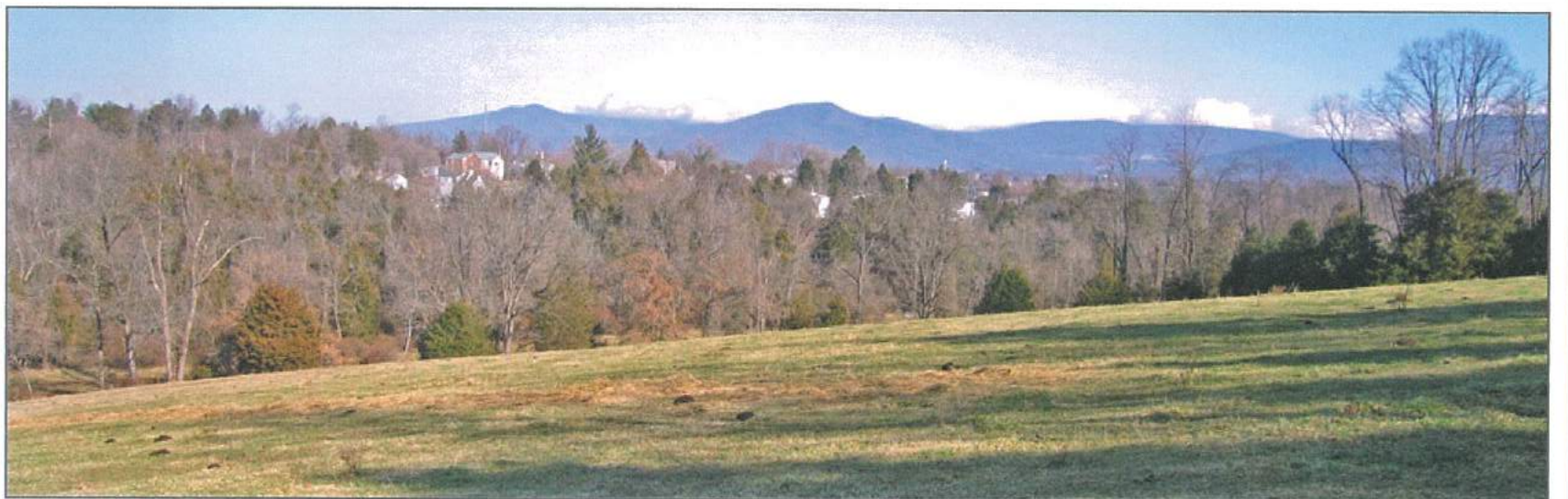
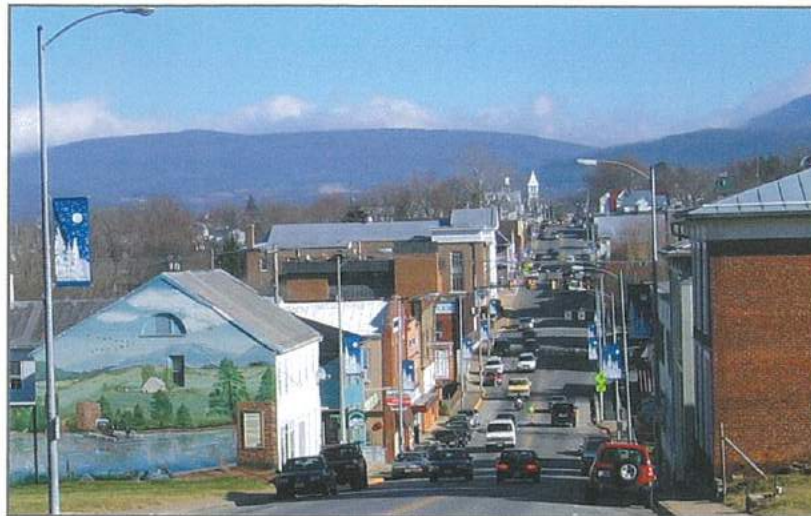
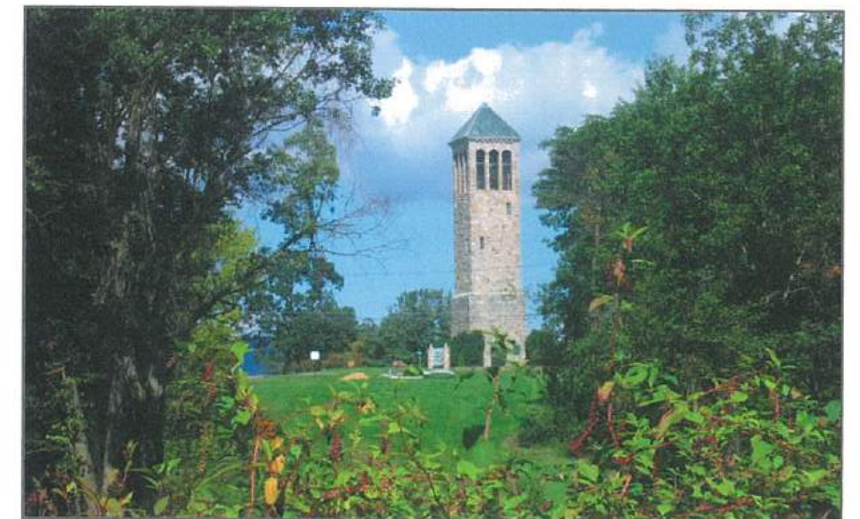
PROJECT DESCRIPTION:

The land for Luray Heights is a scenic 136-acre property that affords panoramic mountain views from its elevated setting between West Main Street, South Court Street, and Leaksville Road. The Luray Heights neighborhood design incorporates traditional town planning concepts and techniques to seamlessly blend a varied collection of new homes into the Town of Luray. This environmentally sensitive new community will be developed in a way that responds to the natural characteristics of the land and embodies the principles set forth in Luray's Planned Neighborhood Development zoning ordinance and the goals outlined in its Comprehensive Plan.

The Concept Plan for Luray Heights proposes up to a total of 531 new homes. The community will be comprised of a unique array of single family detached homes and spacious villa-townhomes, with an emphasis on first-floor master bedroom floor plans. Complementing the neighborhood will be a community recreation center, numerous pocket parks, and expansive natural open spaces laced with walkways and trails.

While surrounded by some of Luray's most desirable neighborhoods, the majority of the development area of Luray Heights is out-of-view from surrounding roads and neighborhoods. The Concept Plan proposes an interconnected network of tree-lined streets and sidewalks that will join this new neighborhood with the Town. To further connect people with the Town's natural and man made environments, Luray Heights incorporates an extensive system of paths and a paved bike and walking trail through open spaces to provide a safe and attractive pedestrian link between the residents of Luray Heights, Singing Tower Park, and adjacent neighborhoods.

Luray Heights is truly an example of how intelligent planning and sensitive design can create a signature community and a compatible extension of a historic small town.



DEVELOPMENT TEAM:

Land Planning	EDSA, Columbia, MD
Environmental Engineering	ECS Mid-Atlantic Limited, Winchester, VA
Geological Assessment	Specialized Engineering, Ranson, WV
Civil Engineering	Urban Engineering, Winchester, VA
Transportation	Stowe Engineering, Stephens City, VA
Developer	AREA Properties, Bethesda, MD

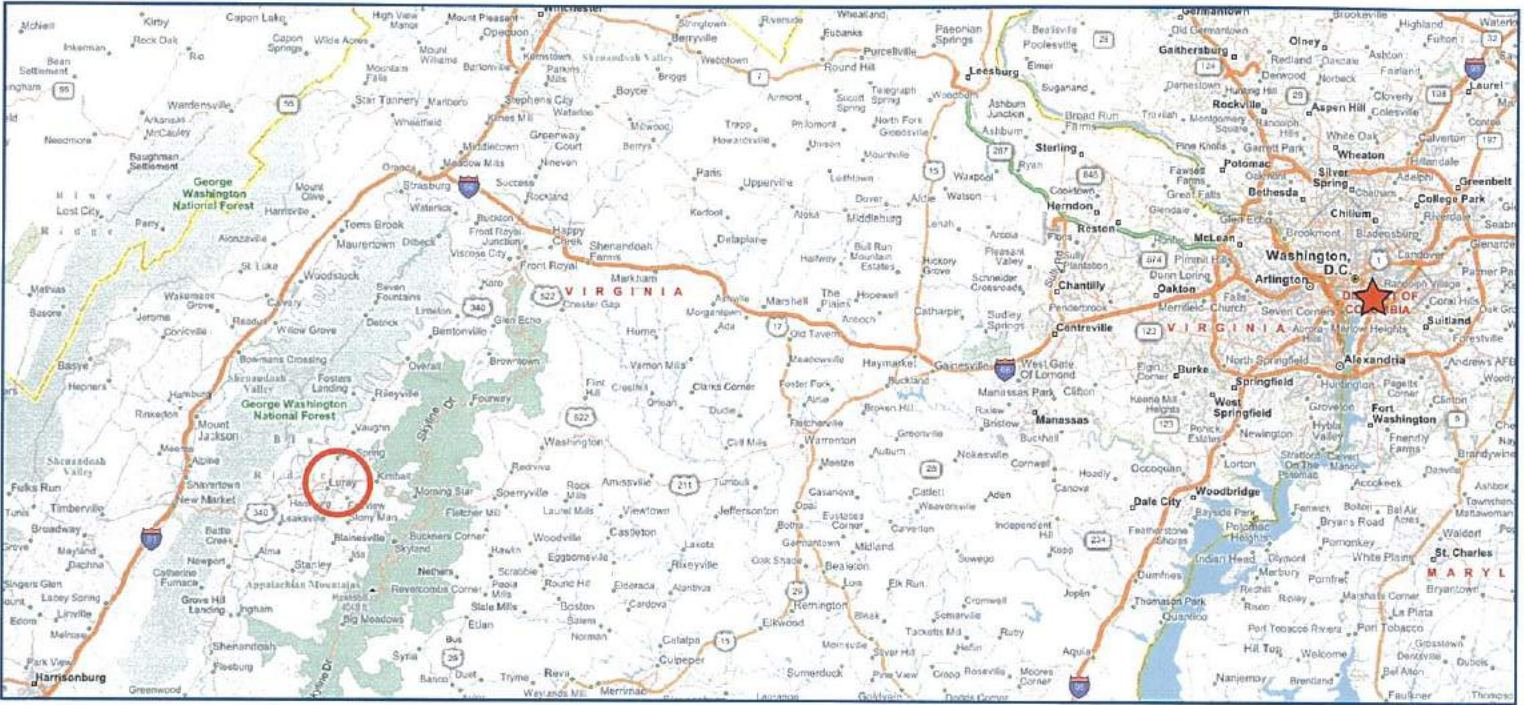
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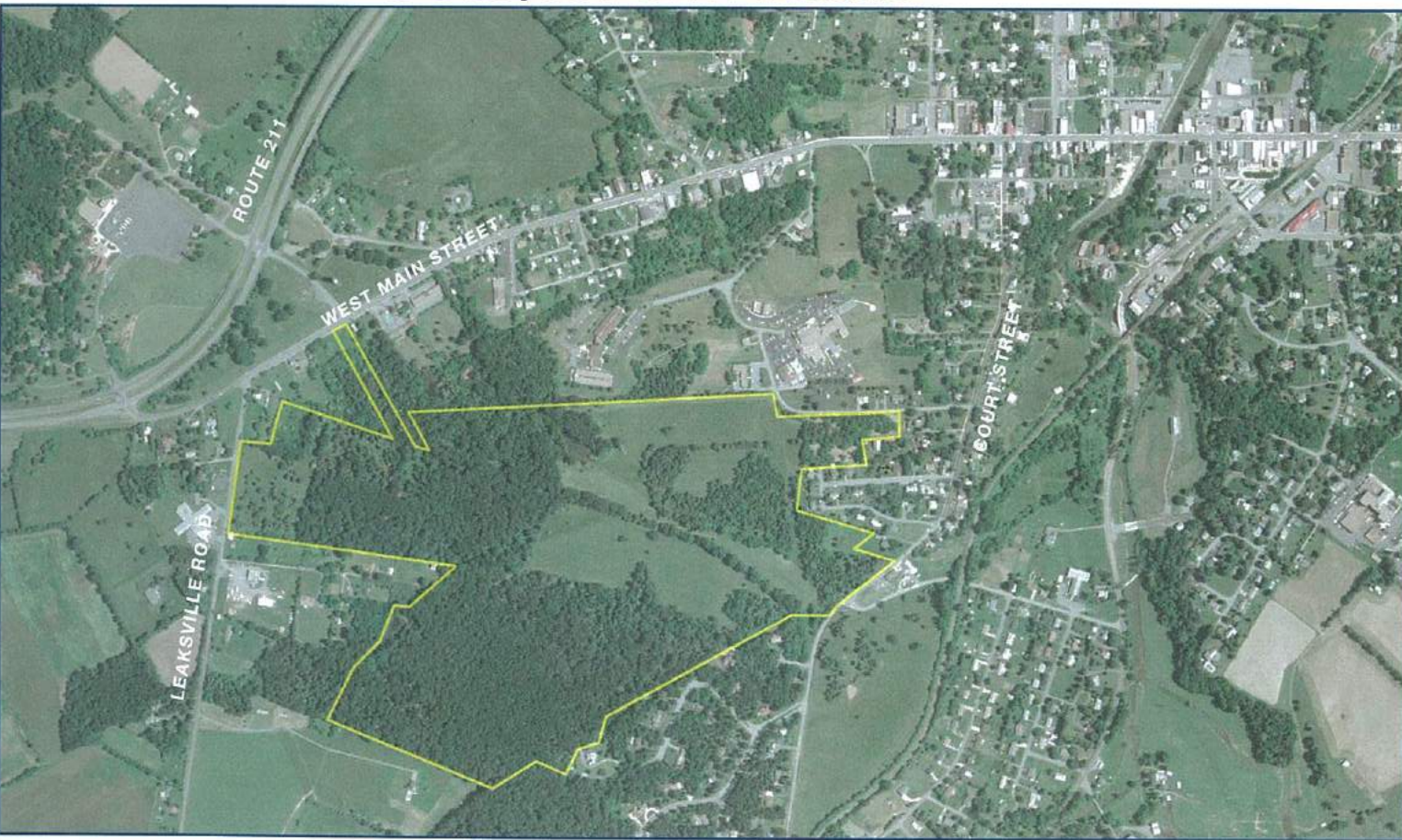
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PROJECT OVERVIEW **I**

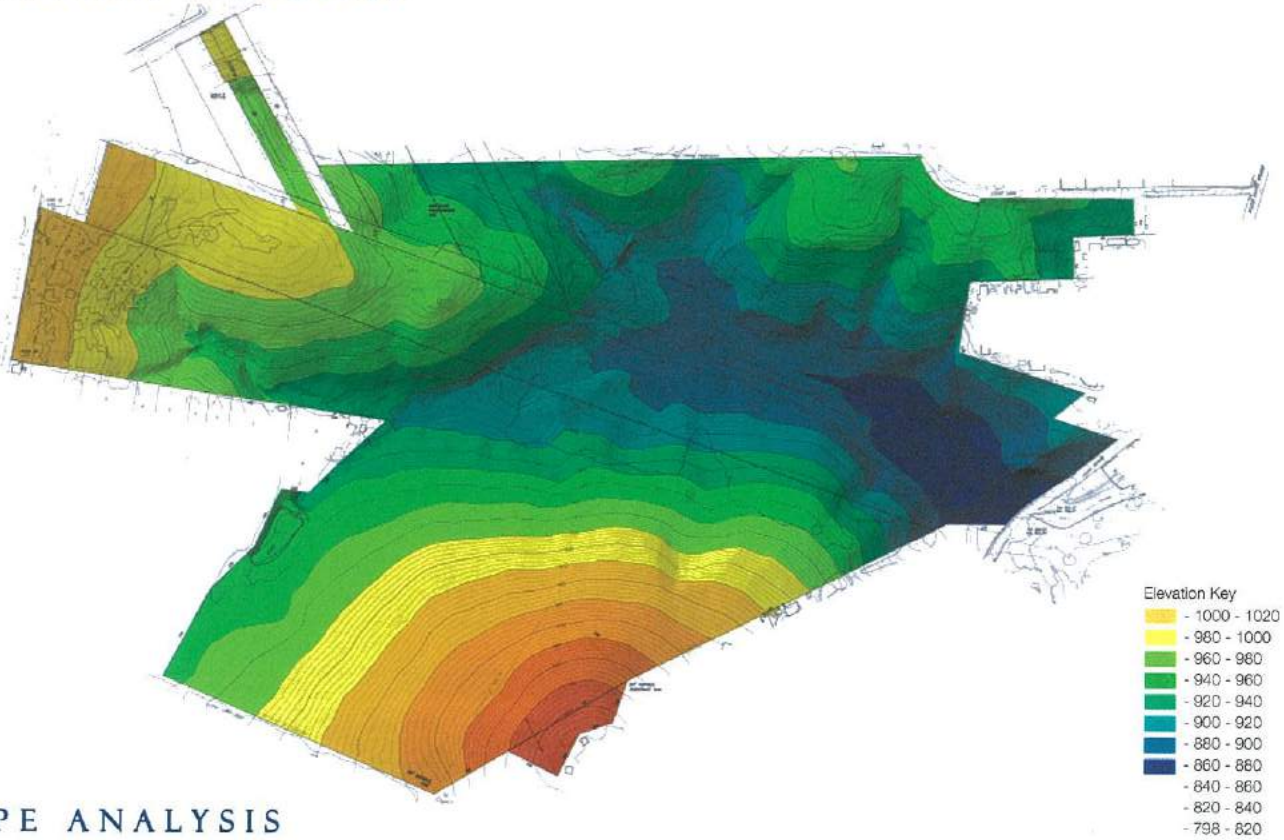
REGIONAL LOCATION MAP



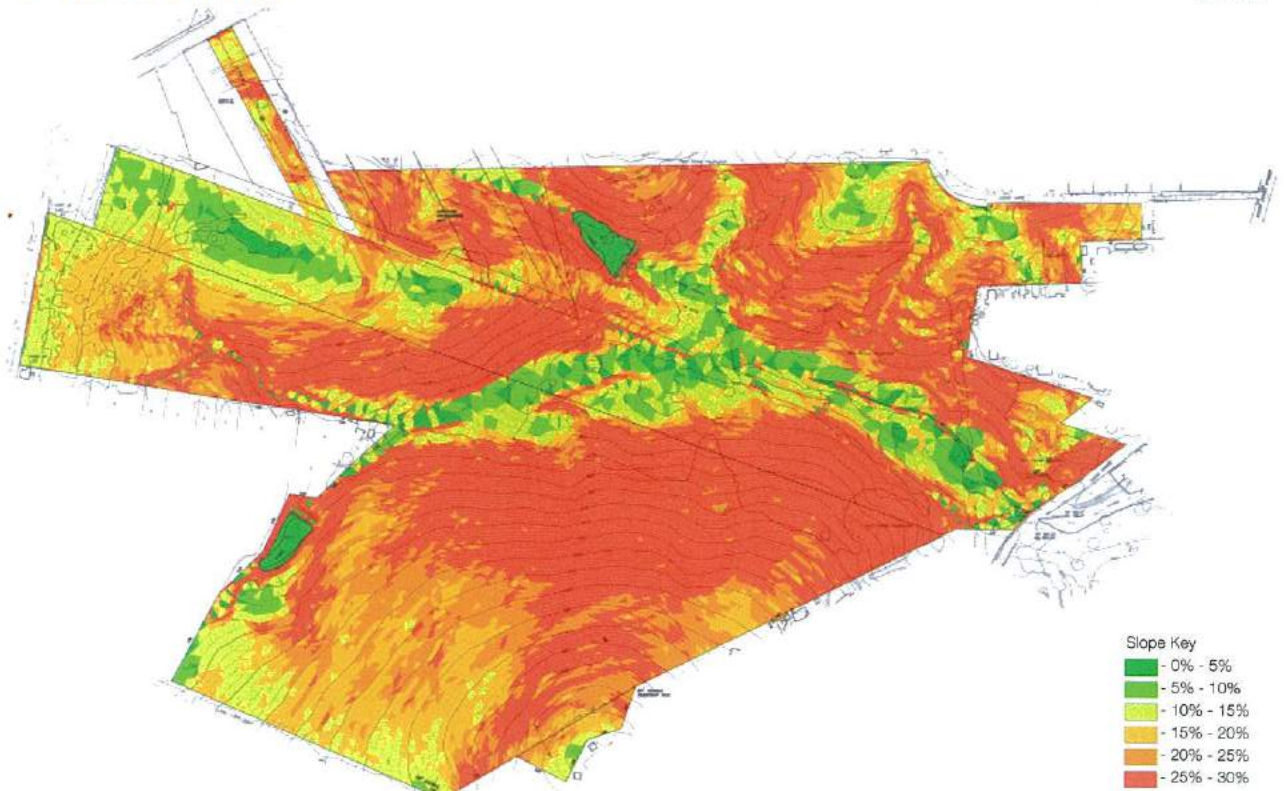
TOWN OF LURAY & PROJECT SITE AERIAL



ELEVATION ANALYSIS



SLOPE ANALYSIS

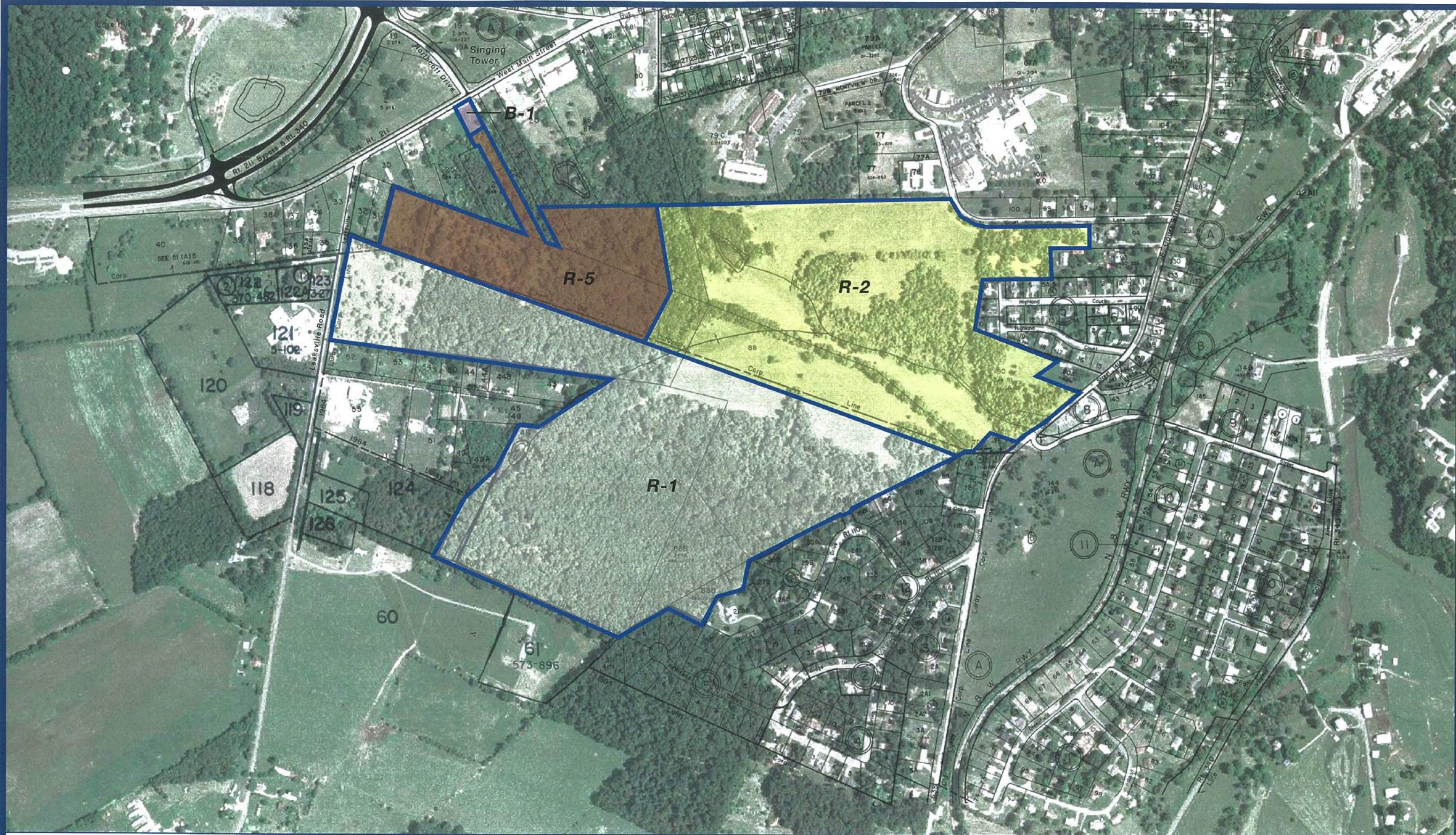


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SITE LOCATION & ANALYSIS 2



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PARCEL & ZONING PLAN **3**



Development Summary

Residential Lots	61.43 Ac.
Recreation Area	0.69 Ac.
Open Space - (33.5%)	45.81 Ac.
Roadway Network	28.57 Ac.
Total Property Acreage	136.50 Ac.
Single Family Detached	173 Units
Single Family Attached	358 Units
Total Residential Units	531 Units

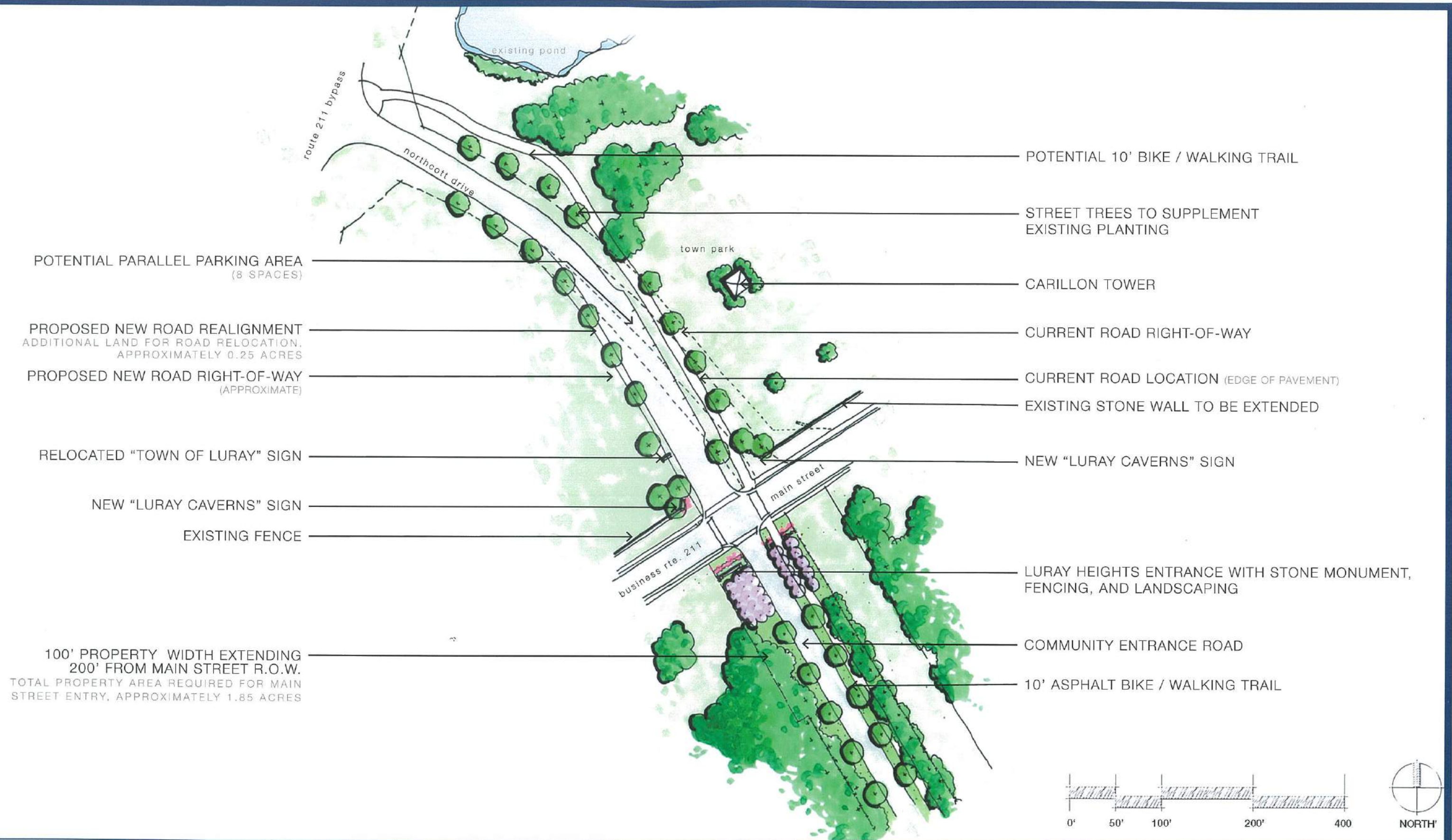


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ROAD ACCESS NETWORK 5



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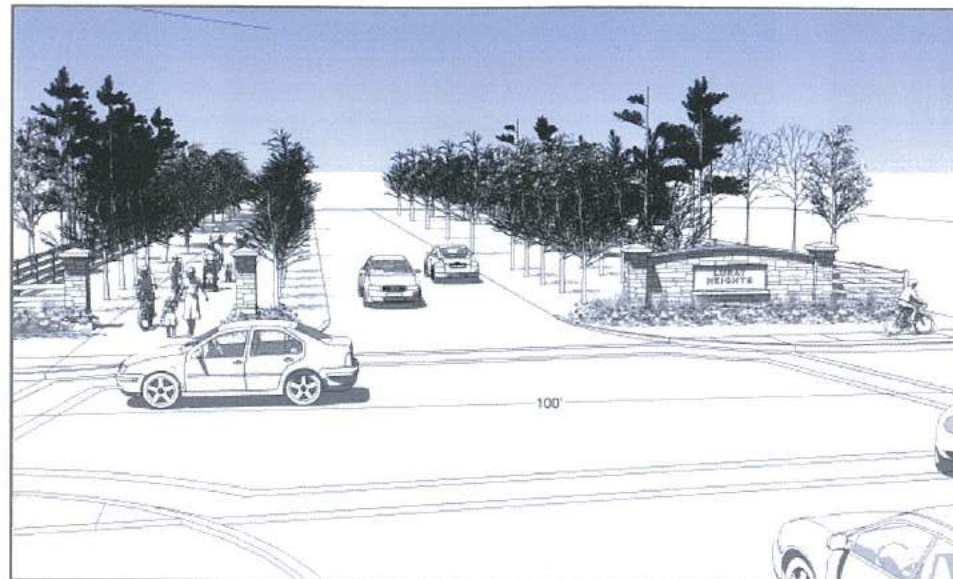
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MAIN STREET ENTRANCE PLAN **6**



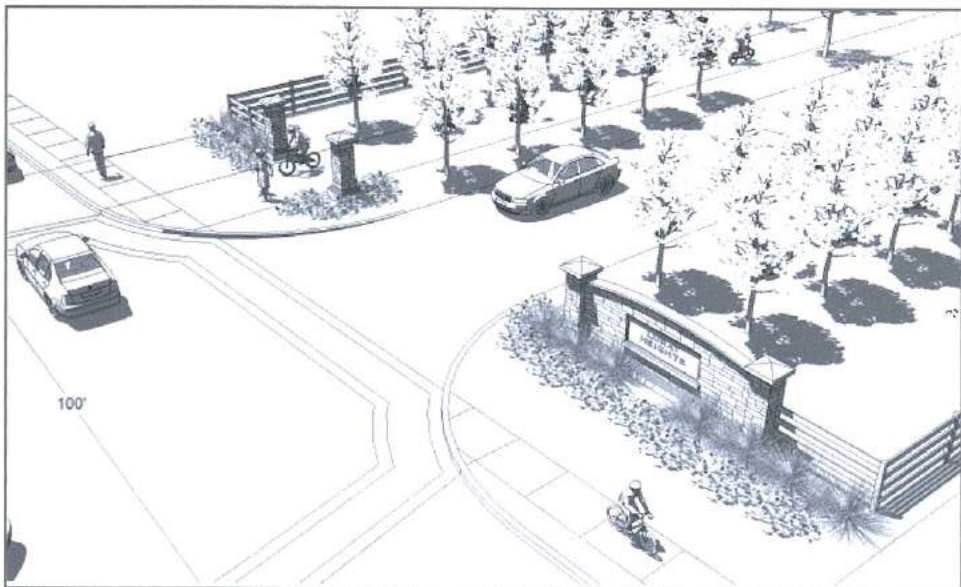
bike and walking trail entrance



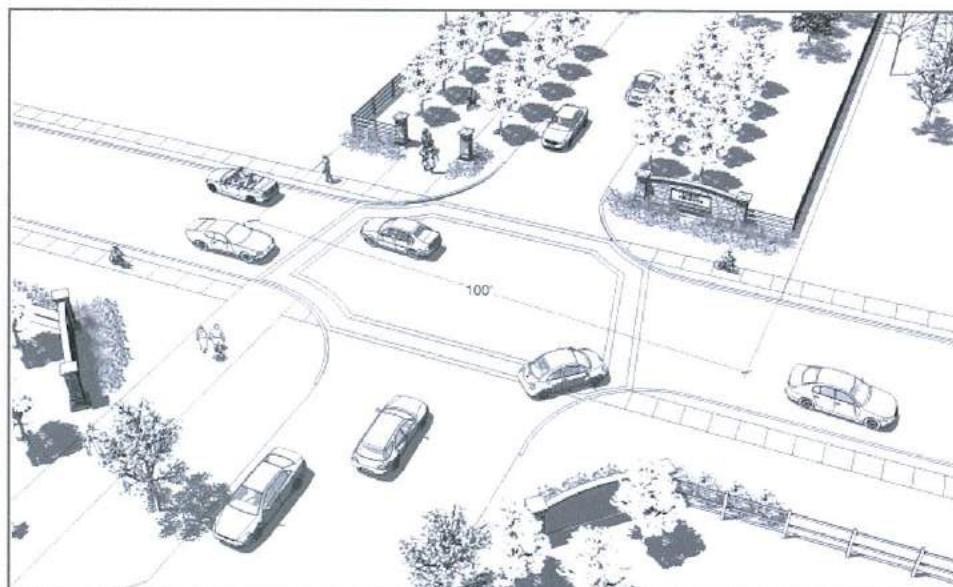
community entrance from Northcott Drive



entrance sign



view of community entrance



view of Northcott Drive and Main Street



Singing Tower from bike and walking trail

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