

Lyhus Property

*12170 Lime Kiln Road
Fulton, MD*

Howard County

Design Advisory Panel Application

December 2019



Development Team

Developer/Applicant:



Planning/Civil Engineering/Landscape Architecture:



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Project Overview

The property is zoned RR-DEO which allows 62 age-restricted active adult housing units under the conditional use provision to that zone. H&H Rock Companies recognizes the increasing demand of Baby Boomers to age in place in their hometown, as well as the limited capacity of the school system. It has also been established that age-restricted communities generate less traffic during peak hours when congestion is most prevalent.

For these reasons, H&H Rock Companies is committed to the development of approximately 58 age-restricted active adult housing units that will be comprised of single family, semi-detached homes.



Context Photos



Illustrative Plan



Program Summary

Proposed Development Program

Single Family, Semi Detached Dwellings(40 Feet Wide) 58

TOTAL 58 units

Community Amenities

- Community Center
- Walking Trails
- Outdoor Seating Areas
- Active Open Space Areas
- Passive Open Space Areas



Residential Elevations

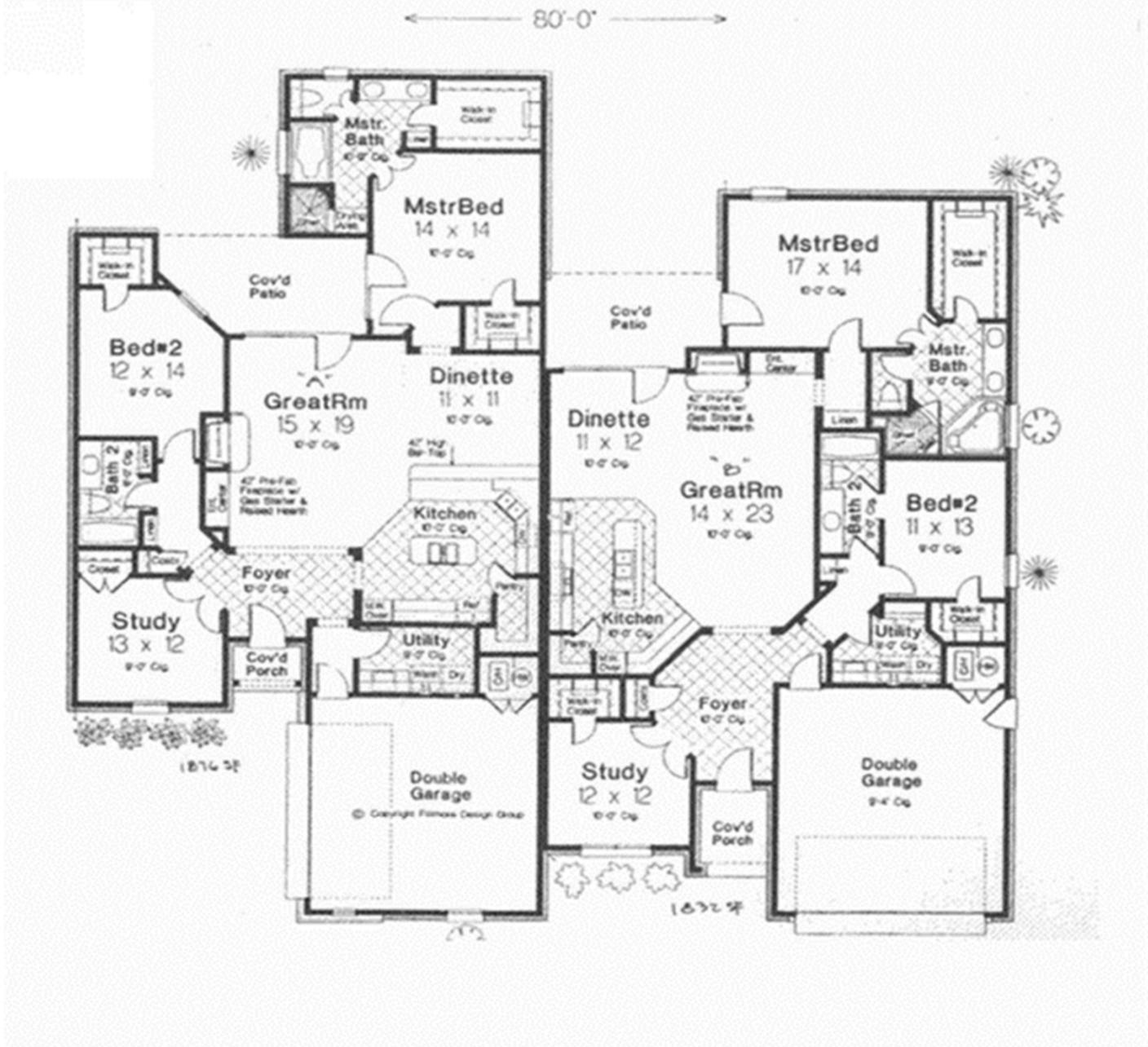
Single Family, Semi-Detached Homes

40' x 60' Individual Unit - Typical

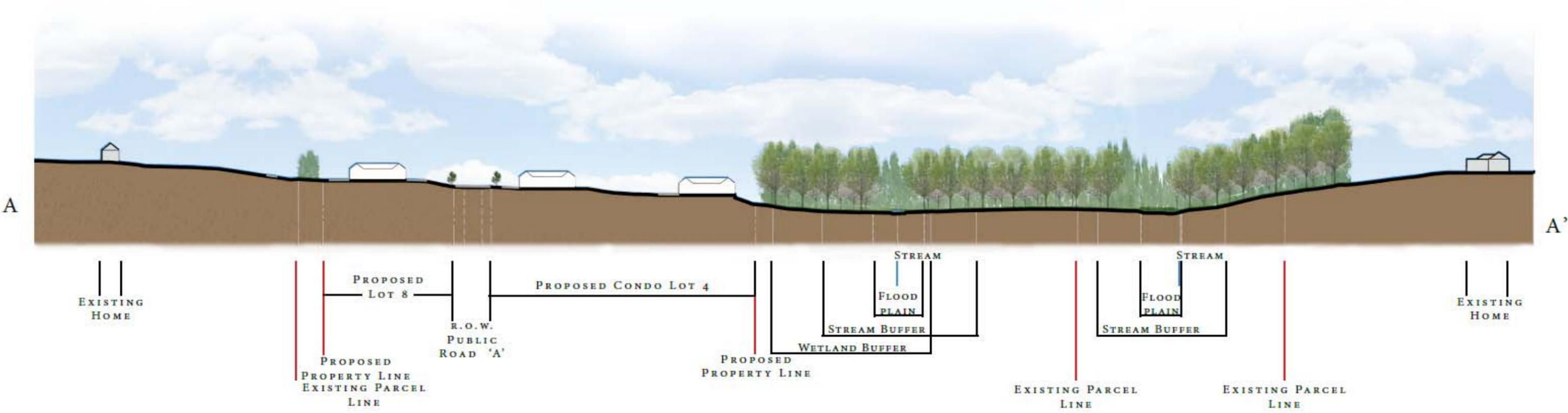
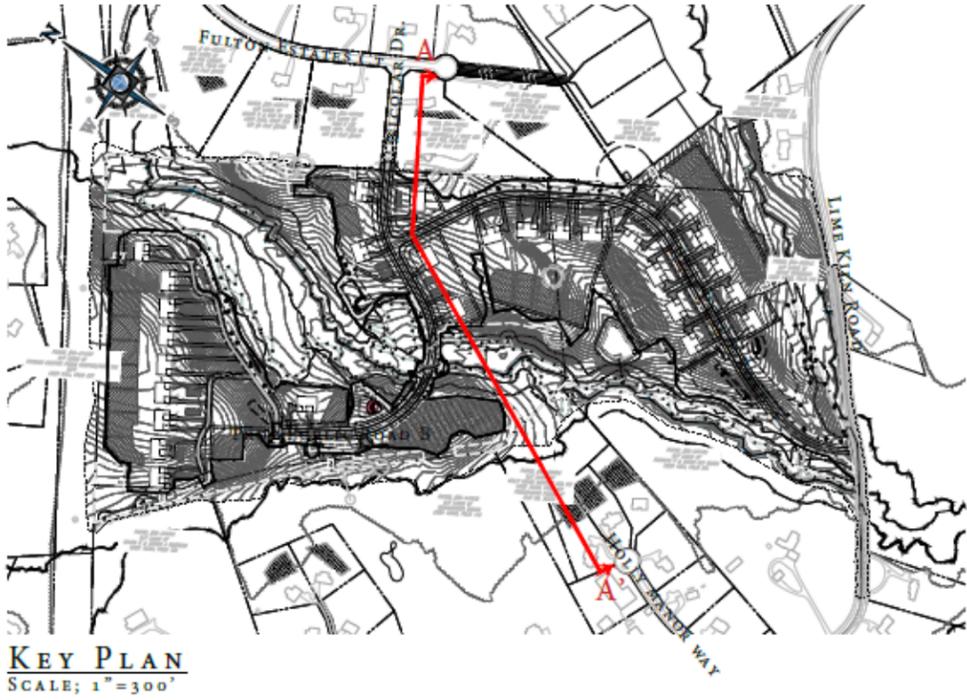


Residential Floor Plan

Single Family, Semi-Detached



Cross Section of Subject Property



SECTION A-A'
SCALE: 1"=100'

Community Center and Amenities



Community Center



Footbridge



Woodland Trail



Bike Path & Footbridge



Woodland Trail



Outdoor Seating Areas