

NAME OF THE PETITIONER

ROCK REALTY, LLC C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-579-2442

NAME OF COUNSEL

SANG OH
 TALKIN & OH, LLP
 5100 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 PHONE: (410) 964-0300

OWNERS:

LYHUS DEVELOPMENT LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075



LOCATION MAP

SCALE: 1" = 2,000'
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 ADC MAP COORDINATES: 300CS
 SUBJECT PROPERTY IS LOCATED
 APPROXIMATELY 3,500' FROM INTERSECTION OF
 SCAGSVILLE ROAD AND LIME KILN ROAD

BOHLER//
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
ALWAYS CALL 811
 It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MD1420672-1A
DRAWN BY:	KMT
CHECKED BY:	BFR
DATE:	02/10/2026
CAD I.D.:	P-CUSE-PROP

CONDITIONAL USE

FOR
THE HIGHLANDS FKA LYHUS PROPERTY
 PROPOSED DEVELOPMENT
 12170 LIME KILN ROAD
 FULTON, MARYLAND
 HOWARD COUNTY

BOHLER//
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

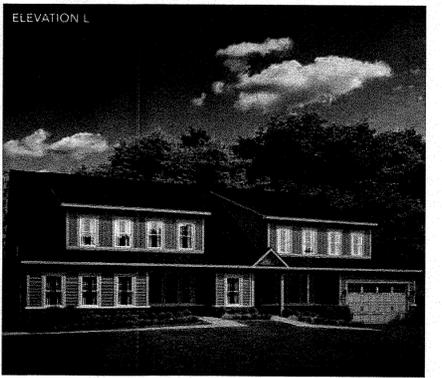
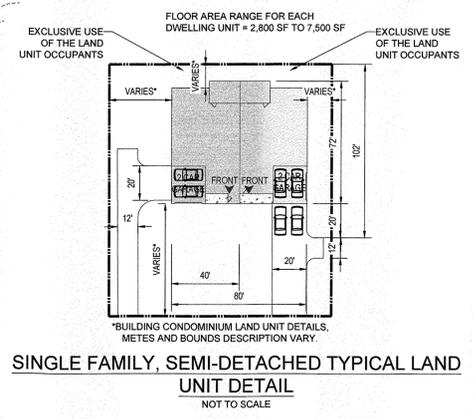
B & R ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 48982
 UNDER THE LAWS OF THE STATE OF MARYLAND
 LICENSE NO. 48982, EXPIRATION DATE: 7/30/2027

CONDITIONAL USE PLAN

SHEET TITLE:
CONDITIONAL USE PLAN
 SHEET NUMBER:
2 OF 3
 ORG. DATE - 02/10/2026

LEGEND

PROPERTY LINE	---
SETBACK LINE	---
LAND UNIT LINE	---
EXISTING CONTOUR	191, 190, 189
PROPOSED CONTOUR	191, 190
100 YEAR FLOODPLAIN	100 YR
MARYLAND STREAM BUFFER	SB
100' STREAM BUFFER	SPZ
WETLAND BUFFER	WB
EX. WETLAND	WB
EX. STREAM	---
STREAM BANK	---
EX. WETLAND AREA	---
EX. TREELINE	---
PROP TREELINE	---
SPECIMEN TREE	ST-01
MONITORING WELL	---
WELL BOX	---
CONCRETE PAVEMENT	---
SEPTIC RESERVE AREA	---
STEEP SLOPES (>25%)	---
EX. SANITARY EASEMENT	---
PROP FOREST CONSERVATION	---
CONDOMINIUM UNIT #	---



PROPERTY ADDRESS: 12170 LIME KILN ROAD, FULTON, MARYLAND
 TAX MAP: 40 GRID: 24 ZONED: RR-DEO
 PARCEL: 135
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

P&ID: 2026
 H:\14MD1420672\DRAWINGS\PLAN SETS\CONDITIONAL USE PLAN\ADDITIONAL UNIT SETS\CONDITIONAL USE PLAN LAYOUT.CUBE2

**LAND UNIT 1
(CONDOMINIUM
UNITS 1 AND 2)**

LINE	BEARING	DISTANCE	AREA
L1	N27°02'16"E	31.00	
L2	S62°57'44"E	7.90	
L3	N27°02'16"E	42.25	
L4	N62°53'55"W	7.90	0.395 AC.
L5	N27°02'16"E	38.99	
L6	S62°57'44"E	156.10	
L7	S27°02'16"W	112.25	
L8	N62°57'44"W	156.10	

**LAND UNIT 6
(CONDOMINIUM
UNITS 11 AND 12)**

LINE	BEARING	DISTANCE	AREA
L50	S03°06'10"W	16.00	
L51	S03°06'10"W	92.20	
L52	N84°19'26"W	156.03	
L53	N06°42'39"E	4.95	
L54	N05°09'38"E	14.01	
L55	S66°53'50"E	7.90	0.368 AC.
L56	N01°01'50"E	39.90	
L57	S67°33'02"W	7.89	
L58	N03°09'42"W	15.00	
L59	N04°53'25"W	3.00	
L60	N11°29'20"E	25.52	
L61	S86°53'50"E	154.82	

**LAND UNIT 11
(CONDOMINIUM
UNITS 21 AND 22)**

LINE	BEARING	DISTANCE	AREA
L107	N30°20'37"W	82.25	
L108	N59°39'23"E	5.92	
L109	N30°20'37"W	18.00	
L110	S59°39'23"W	165.90	0.488 AC.
L111	S30°20'37"E	131.25	
L112	N59°39'23"E	164.33	
L113	N27°26'48"W	31.04	
L114	S69°39'23"W	5.92	

**LAND UNIT 17
(CONDOMINIUM
UNITS 33 AND 34)**

LINE	BEARING	DISTANCE	AREA
L164	S62°38'56"E	133.11	
L165	S38°54'13"W	39.01	
L166	N52°38'56"W	10.22	
L167	S37°21'04"W	34.25	
L168	S62°38'56"E	11.72	0.336 AC.
L169	S30°47'57"W	18.12	
L170	S30°47'57"W	21.14	
L171	N52°38'56"W	138.02	
L172	N37°21'04"E	112.25	

**LAND UNIT 22
(CONDOMINIUM
UNITS 43 AND 44)**

LINE	BEARING	DISTANCE	AREA
L215	S31°36'01"E	118.31	
L216	N58°23'59"E	13.12	
L217	S31°36'01"E	10.25	
L218	N58°23'59"E	116.13	0.370 AC.
L219	N31°36'01"W	122.00	
L220	S58°23'59"W	17.00	
L221	S58°23'59"W	73.25	
L222	N31°36'01"W	13.50	
L223	S58°23'59"W	23.85	

**LAND UNIT 27
(CONDOMINIUM
UNITS 53 AND 54)**

LINE	BEARING	DISTANCE	AREA
L265	S31°09'00"E	39.01	
L266	N58°51'00"E	3.59	
L267	S31°09'00"E	17.12	
L268	S06°27'57"E	22.15	0.303 AC.
L269	S04°41'44"E	37.98	
L270	N58°51'00"E	137.88	
L271	N30°49'27"W	110.25	
L272	S58°51'10"W	116.03	

CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C169	334.57	334.57	N21°54'50"E	25.83	004°25'28"	12.92
C170	327.90	327.90	N16°22'36"E	18.00	003°08'45"	9.00
C171	327.90	327.90	N10°14'56"W	18.01	003°08'49"	9.01
C172	387.97	387.97	S44°39'04"E	18.00	002°39'32"	9.00
C173	952.53	952.53	S66°55'10"E	30.27	001°49'16"	15.14
C174	20.00	20.00	S30°41'54"W	14.68	043°04'13"	7.89
C175	63.18	63.18	N86°28'51"W	38.49	035°28'09"	20.20
C176	24.90	24.90	N78°14'06"W	19.41	045°53'20"	10.54
C177	62.10	62.10	N72°05'45"W	35.91	033°36'38"	18.76
C178	24.90	24.90	N60°15'03"W	23.87	057°18'03"	13.60
C182	327.90	327.90	S34°51'50"E	24.86	004°20'42"	12.44

**LAND UNIT 2
(CONDOMINIUM
UNITS 3 AND 4)**

LINE	BEARING	DISTANCE	AREA
L9	S62°57'44"E	156.10	
L10	S27°02'16"W	129.25	
L11	N62°57'44"W	156.10	
L12	N27°02'16"E	31.00	0.400 AC.
L13	S62°57'44"E	34.14	
L14	N27°02'16"E	80.25	
L15	N62°57'44"W	34.14	
L16	N27°02'16"E	18.00	

**LAND UNIT 7
(CONDOMINIUM
UNITS 13 AND 14)**

LINE	BEARING	DISTANCE	AREA
L62	N27°02'16"E	24.84	
L63	N62°57'44"W	151.41	
L64	S66°11'52"W	11.26	
L65	S27°02'16"W	96.25	
L66	S62°57'44"E	125.54	0.336 AC.
L67	N27°02'16"E	21.00	
L68	S62°57'44"E	31.35	
L69	N27°02'16"E	18.00	
L70	N62°57'44"W	31.35	
L71	N27°02'16"E	42.25	
L72	S62°57'44"E	31.35	

**LAND UNIT 12
(CONDOMINIUM
UNITS 23 AND 24)**

LINE	BEARING	DISTANCE	AREA
L115	S30°20'37"E	39.00	
L116	S59°39'23"W	5.92	
L117	S30°20'37"E	42.25	
L118	N59°39'23"E	5.92	0.404 AC.
L119	S30°20'37"E	26.46	
L120	S59°39'23"W	165.90	
L121	N30°20'37"W	107.71	
L122	N59°39'23"E	165.90	

**LAND UNIT 18
(CONDOMINIUM
UNITS 35 AND 36)**

LINE	BEARING	DISTANCE	AREA
L173	N85°54'08"W	62.01	
L174	N73°41'03"W	10.43	
L175	S10°12'50"W	54.01	
L176	S04°05'52"W	80.51	
L177	S85°54'08"E	107.25	0.326 AC.
L178	N04°05'52"E	53.97	
L179	N85°54'08"W	8.55	
L180	N04°05'52"E	9.00	
L181	S85°54'08"E	8.55	
L182	N04°05'52"E	19.03	
L183	N01°32'07"W	67.69	
L184	S89°24'42"W	22.72	
L185	S04°05'52"W	15.51	

**LAND UNIT 23
(CONDOMINIUM
UNITS 45 AND 46)**

LINE	BEARING	DISTANCE	AREA
L224	S38°57'08"E	101.85	
L225	S51°02'52"W	47.44	
L226	N38°57'08"W	5.00	
L227	S51°02'52"W	19.75	
L228	S38°57'08"E	5.00	0.312 AC.
L229	S51°02'52"W	45.05	
L230	N38°57'08"W	122.45	
L231	N58°23'59"E	3.48	
L232	N51°02'52"E	108.80	
L233	S38°57'08"E	20.15	

**LAND UNIT 28
(CONDOMINIUM
UNITS 55 AND 56)**

LINE	BEARING	DISTANCE	AREA
L301	N32°51'24"E	106.67	
L302	S51°48'28"E	14.22	
L303	S65°21'44"E	84.97	
L304	N58°23'59"E	17.58	0.431 AC.
L305	N24°38'16"E	34.40	
L306	N58°23'59"E	101.31	
L307	N31°36'01"W	51.82	

**LAND UNIT 3
(CONDOMINIUM
UNITS 5 AND 6)**

LINE	BEARING	DISTANCE	AREA
L17	S27°02'16"W	99.25	
L18	N62°57'44"W	156.10	
L19	N27°02'16"E	18.00	
L20	S62°57'44"E	7.90	0.348 AC.
L21	N27°02'16"E	42.25	
L22	N62°57'44"W	7.90	
L23	N27°02'16"E	39.00	
L24	S62°57'44"E	156.10	

**LAND UNIT 8
(CONDOMINIUM
UNITS 15 AND 16)**

LINE	BEARING	DISTANCE	AREA
L73	N62°57'44"W	5.90	
L74	S27°02'16"W	84.25	
L75	S62°57'57"E	5.90	
L76	S27°02'16"W	17.00	0.417 AC.
L77	N62°57'44"W	144.40	
L78	N27°02'16"E	120.26	
L79	S62°58'13"E	26.83	
L80	N27°04'08"E	11.00	
L81	S62°57'44"E	117.56	
L82	S27°02'16"W	30.00	

**LAND UNIT 13
(CONDOMINIUM
UNITS 25 AND 26)**

LINE	BEARING	DISTANCE	AREA
L123	S30°45'48"E	53.65	
L124	N59°39'23"E	5.92	
L125	S30°20'37"E	31.00	
L126	S59°39'23"W	165.90	0.456 AC.
L127	N30°20'37"W	112.25	
L128	N52°39'34"E	161.79	
L129	S38°07'49"E	23.05	
L130	S34°39'08"E	24.05	
L131	S64°54'36"W	5.95	

**LAND UNIT 19
(CONDOMINIUM
UNITS 37 AND 38)**

LINE	BEARING	DISTANCE	AREA
L186	S16°18'57"W	74.30	
L187	N73°41'03"W	110.25	
L188	N16°18'57"E	139.87	0.332 AC.
L189	N80°20'30"E	7.72	
L191	S16°18'57"W	11.68	
L192	S73°41'03"E	67.51	
L193	S10°12'50"W	54.01	

**LAND UNIT 24
(CONDOMINIUM
UNITS 47 AND 48)**

LINE	BEARING	DISTANCE	AREA
L234	S47°34'35"E	103.97	
L235	S42°25'25"W	46.16	
L236	N49°23'28"W	5.13	
L237	S40°58'15"W	15.65	
L238	S49°19'28"E	4.73	0.311 AC.
L239	S42°25'25"W	50.43	
L240	N47°34'35"W	102.61	
L241	N38°57'08"W	20.15	
L242	N51°02'52"E	3.51	
L243	N42°25'25"E	98.37	
L244	N33°47'01"E	4.60	
L245	S56°12'59"E	18.94	

**LAND UNIT 29
(CONDOMINIUM
UNITS 57 AND 58)**

LINE	BEARING	DISTANCE	AREA
L284	N05°52'09"W	8.20	
L285	N34°49'15"W	28.11	
L287	S32°51'24"W	13.07	
L288	N57°08'36"W	13.00	0.300 AC.
L289	S32°51'24"W	116.00	
L290	S57°08'36"E	96.25	
L291	N84°38'39"E	18.04	
L292	N32°51'24"E	106.67	
L293	N24°11'36"W	14.71	
L294	N82°05'20"W	26.09	
L295	N57°08'36"W	32.12	

**LAND UNIT 4
(CONDOMINIUM
UNITS 7 AND 8)**

LINE	BEARING	DISTANCE	AREA
L25	S27°02'16"W	112.25	
L26	N62°57'44"W	156.10	
L27	N27°02'16"E	31.00	
L28	S62°57'44"E	33.10	
L29	N27°02'16"E	9.90	
L30	N27°02'16"E	35.25	0.345 AC.
L31	N62°57'44"W	40.10	
L32	N27°02'16"E	18.00	
L33	S62°57'44"E	33.10	
L34	N72°02'16"E	9.90	
L35	N27°02'16"E	14.00	
L36	S62°57'44"E	116.00	

**LAND UNIT 9
(CONDOMINIUM
UNITS 17 AND 18)**

LINE	BEARING	DISTANCE	AREA
L83	N62°57'57"W	20.08	
L84	N16°01'02"W	26.69	
L85	N27°02'16"E	38.62	
L86	S62°57'44"E	32.40	
L87	N27°02'16"E	26.13	
L88	S62°57'44"E	5.90	0.383 AC.
L89	N27°02'16"E	30.00	
L90	N62°57'44"W	127.89	
L91	S27°04'08"W	11.12	
L92	N62°55'44"W	17.50	
L93	S27°02'16"W	120.14	
L94	S62°57'44"E	145.40	
L95	N27°02'16"E	17.00	

**LAND UNIT 14
(CONDOMINIUM
UNITS 27 AND 28)**

LINE	BEARING	DISTANCE	AREA
L132	S52°39'34"W	161.79	
L134	N49°23'45"W	29.71	
L135	N48°28'15"W	96.25	
L136	N41°31'45"E	114.00	
L137	N48°52'28"E	46.34	
L138	S60°28'43"E	18.00	0.537 AC.
L139	S29°27'15"W	5.92	
L140	S57°41'37"E	31.77	
L141	S50°38'35"E	62.00	
L142	N44°34'01"E	5.91	
L144	S41°34'37"E	23.62	

**LAND UNIT 20
(CONDOMINIUM
UNITS 39 AND 40)**

LINE	BEARING	DISTANCE	AREA
L194	S31°02'11"E	22.00	
L195	N58°23'59"E	5.10	
L196	S31°36'01"E	45.26	
L197	S58°23'59"W	136.90	
L198	N31°36'01"W	39.00	