Howard County Health Department

Bureau of Environmental Health
8930 Stanford Boulevard, Columbia, MD 21045
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-21-030** - 14607 Riggs Meadow Dr

DATE: October 13, 2021

The Health Department has reviewed the above referenced petition and has the following comments:

1. The Health Department has no objection to the solar project in the proposed location. Please note that the plan does not show the current location of the two sewage disposal areas on the property or the well locations, but they are not in conflict with the solar location.

1epartment of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: September 23, 2021

Hearing Examiner TBD

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. **BA-21-030C** Map No. _____ Block _____ Parcel ____ Lot _____

Petitioner: Indian One, LLC c/o SGC Power, LLC

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 10/07/21 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition:. SEE APPLICATION

****

To:

_____	MD Department of Education – Office of Child Care 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
X	Bureau of Environmental Health
X	Development Engineering Division
X	Department of Inspections, Licenses and Permits
X	Department of Recreation and Parks
X	Department of Fire and Rescue Services
_____	State Highway Administration
_____	Sgt. Karen Shinham, Howard County Police Dept.
_____	Tom Meunier, Department of Public Works
_____	Office on Aging, Terri Hansen (senior assisted living)
_____	Police Dept., Animal Control, Deborah Baracco, (kennels)
_____	Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
X	Land Development - (Religious Facility & Age-Restricted Adult Housing)
_____	Housing and Community Development
X	Resource Conservation Division – Beth Burgess
X	Route 1 Cases – DCCP – Kristin O'Connor
_____	Telecommunication Towers – (Comm. Dept.)
_____	Division of Transportation – Dave Cookson

COMMENTS: _____

_____

_____

_____

_____

_____

_____

SIGNATURE

T:\PubServ\DivForm\commFrm(Rev.2/09)

For DPZ Office use only:

BA CASE NO. BA-21-035

Date Submitted 9/14/21

CONDITIONAL USE PETITION
TO THE HOWARD COUNTY HEARING AUTHORITY

(This application will only be accepted after a pre-submission meeting. See attached info.)

1. **Conditional Use Request**

Conditional Use Category Solar Collector Facility, Commercial Ground-Mount Section 131.N. 52

Specific Use Requested Solar Collector Facility, Commercial Ground-Mount

2. **Name of Petitioner** Indian One, LLC c/o SGC Power, LLC

Trading as (If applicable)

Mailing Address 6865 Deerpath Road, Suite 330, Elkridge, Maryland 21075

Phone Number(s) 410-709-4987

E-Mail Address steve.nelson@sgc-power.com

Name of Principal Contact (If different) Steve Nelson

3. **Counsel for Petitioner** Thomas G. Coale, The Law Offices of Talkin & Oh, LLP

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, MD 21042

Phone Number(s) 410-964-0300

E-Mail Address tcoale@talkin-oh.com

4. **Conditional Use Site Description**

Address/Street for Property 14607 Riggs Meadow Drive, Cooksville, Maryland 21723

Tax Map 8 Grid/Block 22 Parcel 96 Lot PAR B

Department of Assessments and Taxation Account No. 04-360621

Total Land Area of Property 37.05± (X Acres) (___ Square Feet) Check one.

Election District 4th Zoning of Property RC-DEO

Subdivision Name and Plat No. (If Applicable) Riggs Meadow

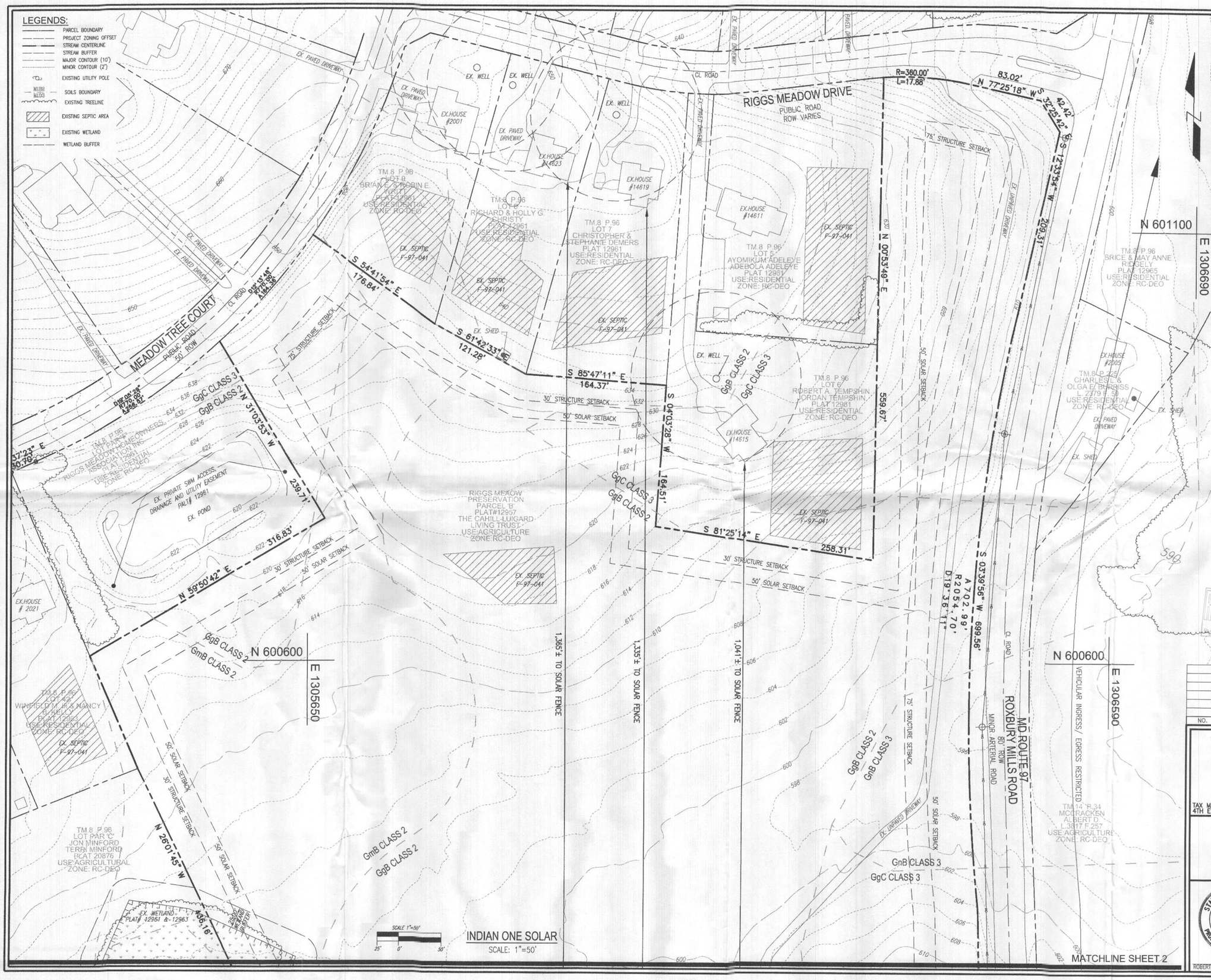
Total Land Area of Use (If different than above) 6.42± (X Acres) (___ Square Feet)

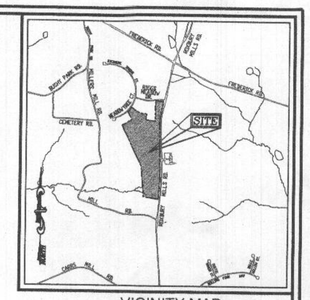
5. **Petitioner's Interest in Subject Property**

☐ OWNER (Including joint ownership)

☒ OTHER (Described and give name and address of owner)
Name of Owner Maura Cahill and Jan Luigard, Trustees of The Cahill-Luigard Living Trust
Mailing Address 11 Midhurst Road, Silver Spring, Maryland 20910

If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.





VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: PAGE 17 / GRID A1

GENERAL NOTES:

1. CONDITIONAL USE REQUESTED: SOLAR FACILITY, COMMERCIAL SECTION 131.0.N.52.
2. AREA OF PROPERTY: 37.05 AC.
3. COMMERCIAL SOLAR OPERATIONAL AREA: 6.42 AC. (0.15AC. ROAD+6.27AC. FENCE)
4. BEARINGS AND DISTANCES SHOWN HEREON WERE ACQUIRED FROM ALTA SURVEY PERFORMED BY CENTURY ENGINEERING ON FEBRUARY 2021.
5. TOPOGRAPHY SHOWN HEREON IS FROM ALTA SURVEY PERFORMED BY CENTURY ENGINEERING ON FEBRUARY 2021 AND OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY, MD GIS.
6. ROXBURY MILLS ROAD AND MEADOW TREE COURT ARE PUBLIC COUNTY ROAD.
7. PROPERTY ADDRESS: 14607 MEADOW TREE COURT COOKSVILLE, MD 21723
8. PROPERTY IS LOCATED IN THE 4TH ELECTION DISTRICT.
9. THE SUBJECT PROPERTY IS ZONED RC-DEO.
10. ALL STRUCTURE AND USES ARE SETBACK FROM THE ADJACENT PROPERTY LINES AND THE ULTIMATE RIGHT OF WAY LINE 50'.
11. NO STRUCTURES EXCEED 20' IN HEIGHT.
12. A TYPE 'D' BUFFER WILL BE PROVIDED ALONG THE PERIMETER OF THE CONDITIONAL USE AREA, UNLESS THE HEARING AUTHORITY DETERMINES THAT AN ALTERNATIVE BUFFER IS SUFFICIENT.
13. THE SECURITY FENCING IS PROVIDED BETWEEN THE LANDSCAPING AND SOLAR FACILITY.
14. THE SOLAR COLLECTOR WILL BE DESIGNED SO AS TO AVOID GLARE OR REFLECTION ONTO ADJACENT PROPERTIES AND WILL NOT CREATE A TRAFFIC HAZARD.
15. THE FACILITY WILL BE REGISTERED WITH FIRE RESCUE SERVICES AND A MAP WILL BE PROVIDED REGARDING THE SOLAR ARRAY AND PANEL DISCONNECT.
16. TREE REMOVAL WILL BE MINIMIZED AND FOREST CONSERVATION HAD BEEN PROVIDED WITH FINAL PLAN (F-97-051).
17. THE APPLICANT SHALL DEMONSTRATE THAT THE SOLAR FACILITY WILL NOT HARM THE SCENIC CHARACTERISTIC OF THE VIEW OF OR FROM,
    1. PUBLIC PARK
    2. NATIONAL AND STATE DESIGNATED BY WAY
    3. ROADS LISTED IN THE SCENIC ROADS INVENTORY
    4. A HISTORIC STRUCTURE
18. STREAM CENTERLINE AND THEIR BUFFERS ARE FROM HOWARD COUNTY, MARYLAND GIS AND PRELIMINARY PLAN PERFORMED BY ECO SCIENCE PROFESSIONALS, INC ON MAY 12TH 2021.
19. EXISTING TREELINES ARE IN ACCORDANCE WITH HOWARD COUNTY GIS AND PRELIMINARY ANALYSIS PERFORMED BY ECO SCIENCE PROFESSIONALS, INC. ON MAY, 12TH 2021.
20. NO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD ZONES ARE FOUND ON THE PARCEL ON WHICH THE PROJECT IS PROPOSED.
21. NO PARKS, PRESERVES OR PUBLIC OPEN SPACES, ARE LOCATED WITHIN THE PROJECT SITE.
22. THE SOLAR EQUIPMENT AND PANELS WITHIN THE SOLAR AREA SUBJECT TO REFITMENT AS PART OF THE SITE DEVELOPMENT PLAN PROCESS.
23. A ROW DRIVEN SINGLE-AXIS TRACKER IS PROPOSED. SOME GRADING MAY BE NECESSARY TO MAINTAIN APPROPRIATE EQUIPMENT SLOPES.
24. THE WETLAND AREAS ARE BASED ON A PRELIMINARY ANALYSIS PERFORMED BY ECO SCIENCE PROFESSIONALS, INC. ON MAY 12TH, 2021 AND RECORDED PLAT # 12961-12963.
25. THERE IS A HISTORIC STRUCTURE (POWELL LOG CABIN) SOUTH OF THE PROPERTY. THE HOWARD COUNTY HISTORIC SITE INVENTORY NUMBER IS HO CO-102.
26. THE TYPE 'D' LANDSCAPE BUFFER ON THE WEST SIDE OF THE PROPOSED SOLAR FACILITY WILL BE INSTALLED PRIOR TO THE INITIATION OF CONSTRUCTION.
27. MILLERS MILL ROAD IS LOCATED 534'± SOUTH OF THE SUBJECT PROPERTY AND IS CONSIDERED A SCENIC ROAD.

RECEIVED SEP 1 4 2021

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PETITIONER
INDIAN ONE, LLC
6865 DEERPATH ROAD
SUITE 330
ELKRIDGE, MD 21075
410-709-4987

OWNER
THE CAHILL-LUIGARD LIVING TRUST
11 MIDHURST RD
SILVER SPRING, MD 20910

NO.	REVISION	DATE

CONDITIONAL USE PLAN

INDIAN ONE SOLAR

14607 RIGGS MEADOW DRIVE, PRESERVATION PARCEL 'B'
PLAT# 12959

TAX MAP 8 BLOCK 22
4TH ELECTION DISTRICT

ZONED RC-DEO
PARCEL 98
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

STATE OF MARYLAND — ROBERT HARRIS VOGEL — 16193 — REGISTERED PROFESSIONAL ENGINEER

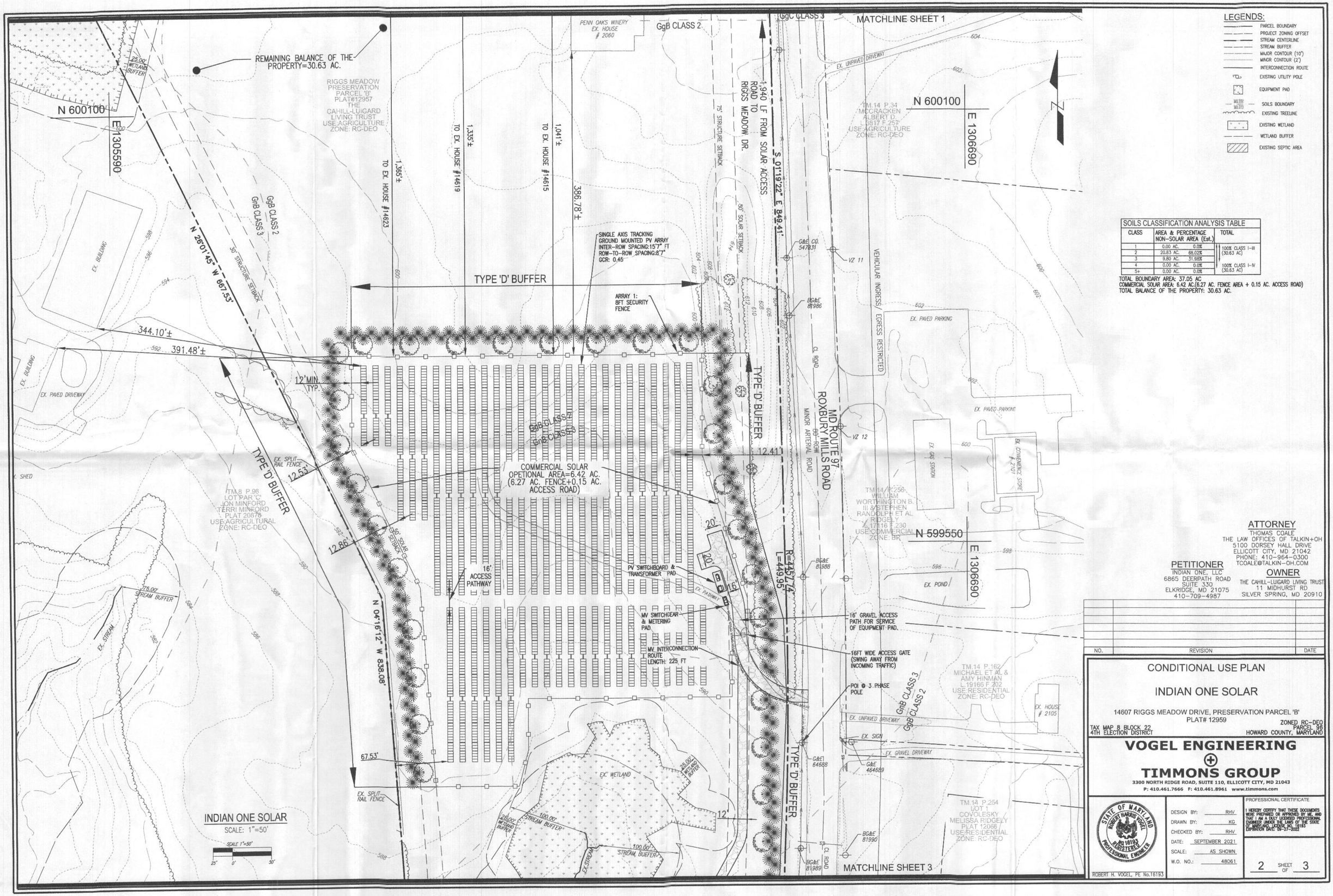
ROBERT H. VOGEL, PE No.16193

DESIGN BY:	RHV
DRAWN BY:	KG
CHECKED BY:	RHV
DATE:	SEPTEMBER 2021
SCALE:	AS SHOWN
W.O. NO.:	48061

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022

SHEET 1 OF 3



LEGENDS:

- PARCEL BOUNDARY
- PROJECT ZONING OFFSET
- STREAM CENTERLINE
- STREAM BUFFER
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- INTERCONNECTION ROUTE
- EXISTING UTILITY POLE
- EQUIPMENT PAD
- SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING WETLAND
- WETLAND BUFFER
- EXISTING SEPTIC AREA

SOILS CLASSIFICATION ANALYSIS TABLE

CLASS	AREA & PERCENTAGE NON-SOLAR AREA (Est.)		TOTAL
1	0.00 AC.	0.0%	100% CLASS I-III (30.63 AC)
2	20.83 AC.	68.02%	
3	9.80 AC.	31.98%	
4	0.00 AC.	0.0%	100% CLASS I-IV (30.63 AC)
5+	0.00 AC.	0.0%	

TOTAL BOUNDARY AREA: 37.05 AC
COMMERCIAL SOLAR AREA: 6.42 AC.(6.27 AC. FENCE AREA + 0.15 AC. ACCESS ROAD)
TOTAL BALANCE OF THE PROPERTY: 30.63 AC.

ATTORNEY
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410-709-4987

OWNER
THE CAHILL-LUIGARD LIVING TRUST
11 MIDHURST RD
SILVER SPRING, MD 20910

NO.	REVISION	DATE

CONDITIONAL USE PLAN

INDIAN ONE SOLAR

14607 RIGGS MEADOW DRIVE, PRESERVATION PARCEL 'B'
PLAT# 12959

TAX MAP 8 BLOCK 22
4TH ELECTION DISTRICT

ZONED RC-DEO
PARCEL: 86
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
⊕
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STATE OF MARYLAND
ROBERT HARRIS VOGEL
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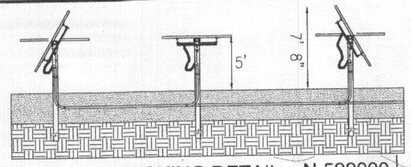


RACKING DETAIL
NTS

N 599000
E 1305690

LEGENDS:

- PARCEL BOUNDARY
- PROJECT ZONING OFFSET
- STREAM CENTERLINE
- STREAM BUFFER
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- EXISTING UTILITY POLE
- SOILS BOUNDARY (MIB2, MITG)
- EXISTING TREELINE
- EXISTING WETLAND
- WETLAND BUFFER
- EXISTING SEPTIC AREA
- EXISTING FOREST CONSERVATION AREA

REMAINING BALANCE OF THE PROPERTY=30.63 AC.

1.95AC± MEADOW PRESERVATION PARCEL 'B' PLAT#12962 THE CAHILL-LUIGARD LIVING TRUST USE: AGRICULTURE ZONE: RC-DEO

GgB CLASS 2
GnB CLASS 3

EX. WETLAND
25.00' WETLAND BUFFER
EX. STREAM
100' STREAM BUFFER

ARRAY-2: 8FT SECURITY FENCE

12' GRAVEL ACCESS PATH FOR ARRAY-2.

AVERAGE EX.TREE HIGHT 75.60'

TYPE 'D' BUFFER

S 04°34'42" W 444.41'

RELIEF FROM TYPE 'D' BUFFER DUE TO EXISTING VEGETATION

VEGETATION BUFFER DUE TO EXISTING RELIEF FROM TYPE 'D'

COMMERCIAL SOLAR OPERATIONAL AREA=6.42 AC. (6.27 AC. FENCE+0.15 AC. ACCESS ROAD)

30' STRUCTURE SETBACK
50' SOLAR SETBACK
75' STRUCTURE SETBACK

AVERAGE EX.TREE HIGHT 61.75'
AVERAGE EX.TREE HIGHT 66.34'
AVERAGE EX.TREE HIGHT 61.46'

PART OF FOREST CONSERVATION EASEMENT "D" (REFORESTATION) PLAT#12962

PART OF FOREST CONSERVATION EASEMENT "E" (RETENTION) PLAT#12962

N 04°16'12" W 838.08'

N 79°39'25" W 417.67'

206.03'

TM.8 P.96
LOT PAR 'C'
JON MINFORD
TERRI MINFORD
PLAT 20876
USE: AGRICULTURAL
ZONE: RC-DEO

TM.14 P.139
MARK REED
SHARON REED
3403 F.205
USE: RESIDENTIAL
ZONE: RC-DEO

EX. HOUSE # 2204

EX. HOUSE # 2415

EX. HISTORIC SITE
POWELL LOG CABIN
HO.CO. ID 102

EX. UNPAVED DRIVEWAY

EX. HOUSE # 2240

398.79'±

12,382± LF FROM SOLAR ACCESS RAOD TO MILLERS MILL ROAD

MINOR ARTERIAL 80' ROW ROAD

MD ROUTE 97
ROXBURY MILLS ROAD

CL ROAD

EX. GRAVEL DRIVEWAY

MILLERS MILL ROAD
50' ROW
SCENIC ROAD

MATCHLINE SHEET 2

TM.14 P.254
LOT 1
COVOLESKY
MELISSA RIDGELY
PLAT 12086
USE: RESIDENTIAL
ZONE: RC-DEO

TM.14 P.212
LOT 1
ERNEST DAVID
COVOLESKY
PLAT 3643
USE: RESIDENTIAL
ZONE: RC-DEO

N 599000
E 1306690

C&P BC 5
EX. BOLLARD
EX. PAVED DRIVEWAY
VEHICULAR INGRESS EGRESS RESTRICTED
EX. HOUSE # 2153
EX. MAILBOX
EX. PAVED DRIVEWAY
BG&E 81991
EX. SIGN
C&P MD 16

TM.14 P.212
LOT 2
NANCY P. PUTNAM
L.4887 F. 679
USE: RESIDENTIAL
ZONE: RC-DEO

EX. HOUSE # 2177
EX. POOL

TM.14 P.86
2149 LLC
PLAT 12086
USE: AGRICULTURAL
ZONE: RC-DEO

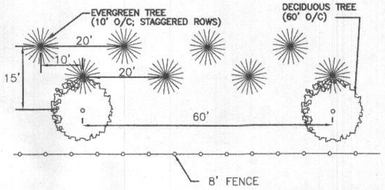
TM.14 P.254
LOT 3
WILSON J. &
LUCRETIA
SMALLWOOD
PLAT 12494
USE: RESIDENTIAL
ZONE: RC-DEO

N 598400
E 1306690

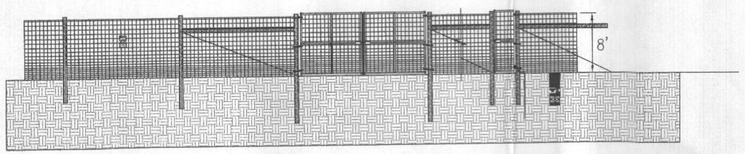
SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	D
TOTAL LINEAR FEET OF FENCE	3,115'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES 1,406'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1,708' 1:50 29 1:10 171 -
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES EX SHADE TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	33 203 - -

NOTES:

1. FENCE ALONG ALL SIDES OF THE SOLAR FACILITY SHALL BE WOVEN WIRE CATTLE FENCE INSTALLED AT A MINIMUM OF 8' IN HEIGHT.
2. TYPE 'D' BUFFER TREES SHALL CONSIST OF A DOUBLE ROW OF EVERGREEN TREES PLANTED AT INTERVALS OF 10' ON CENTER; ROWS OFFSET 15'; AND DECIDUOUS TREES PLANTED AT 60' ON CENTER.
3. EVERGREEN TREE SPECIES MAY INCLUDE:
   a. ILEX OPECA / AMERICAN HOLLY (5'-6' HGT.)
4. DECIDUOUS TREE SPECIES MAY INCLUDE:
   a. ACER GINNALA / AMUR MAPLE (1 1/2"-2" CAL.)
5. OTHER LANDSCAPE SPECIES MAY BE APPROVED WITH APPROVAL OF HOWARD COUNTY.
6. TYPE 'D' BUFFER ALONG ROXBURY MILLS ROAD TO MEET BGE LOCATION AND SPECIES GUIDELINES.



TYPE 'D' BUFFER PLANTING PATTERN DETAIL
NOT TO SCALE



FENCE DETAIL
GALVANIZED LIVESTOCK FENCE
NTS

INDIAN ONE SOLAR
SCALE: 1"=50'

SCALE 1"=50'
25' 0' 50'

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PLAT# 12957

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SHEET 3 OF 3