

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.

Date: September 23, 2021

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition.: SEE APPLICATION

COMMENTS: _____



For DPZ Office use only:

BA CASE NO. BA-21-0305

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)

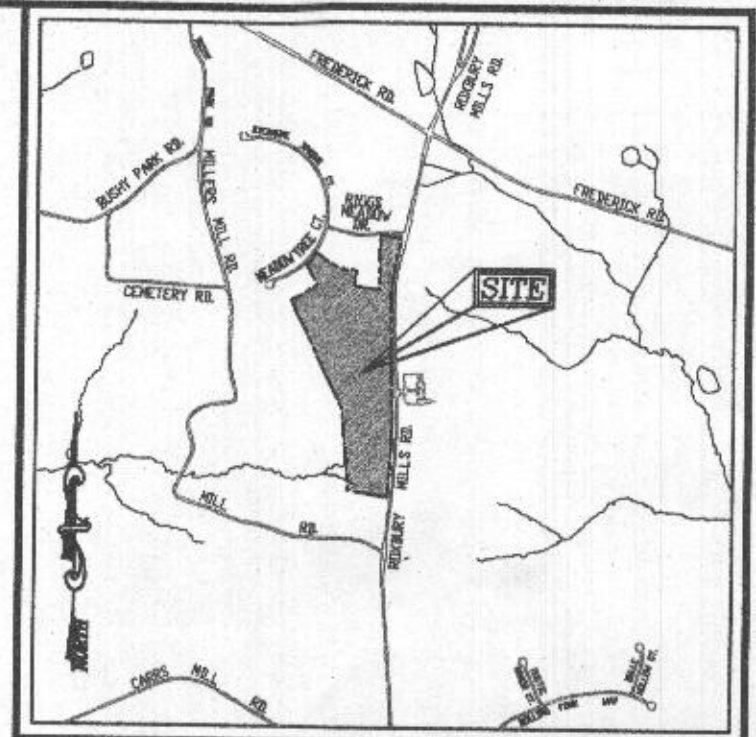
Name of Owner Maura Cahill and Jan Luigard, Trustees of The Cahill-Luigard Living Trust

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.

LEGENDS:

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



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 REFINEMENT 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 HD 00-102.
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.

ATTORNEY

THOMAS COALE
THE LAW OFFICES OF TALKIN+OH
5100 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
PHONE: 410-964-0300
TCOALE@TALKIN-OH.COM

PETITIONER

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6865 DEERPATH ROAD
SUITE 330
ELKRIDGE, MD 21075
410-709-4987

OWNER

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

CONDITIONAL USE PLAN

INDIAN ONE SOLAR

14607 RIGGS MEADOW DRIVE, PRESERVATION PARCEL 'B'
PLAT# 12959 ZONED RC-DEO PARCEL 96
HOWARD COUNTY, MARYLAND

TAX MAP 8 BLOCK 22
4TH ELECTION DISTRICT

VOGEL ENGINEERING

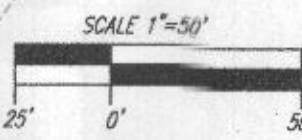
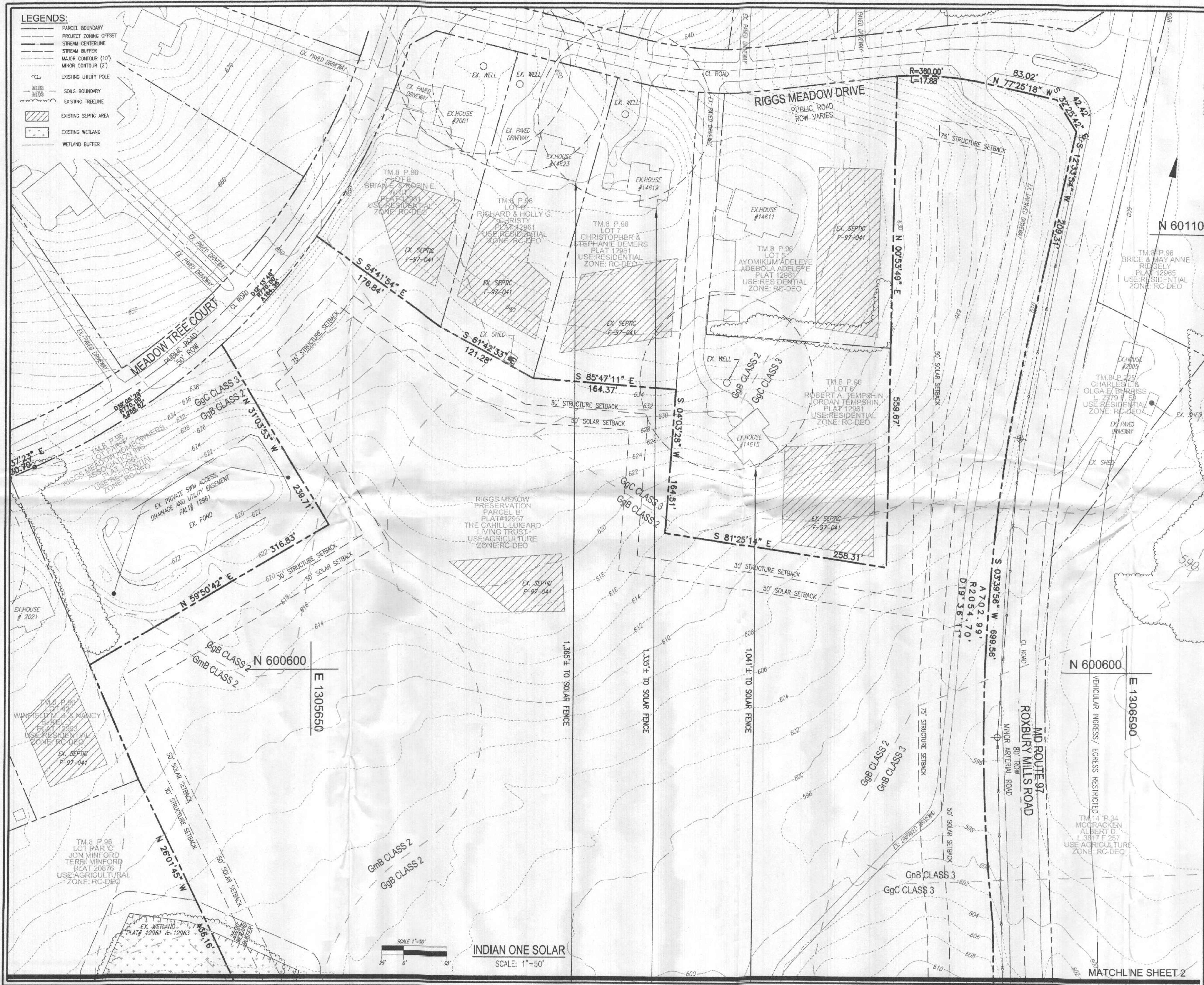
TIMMONS GROUP

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



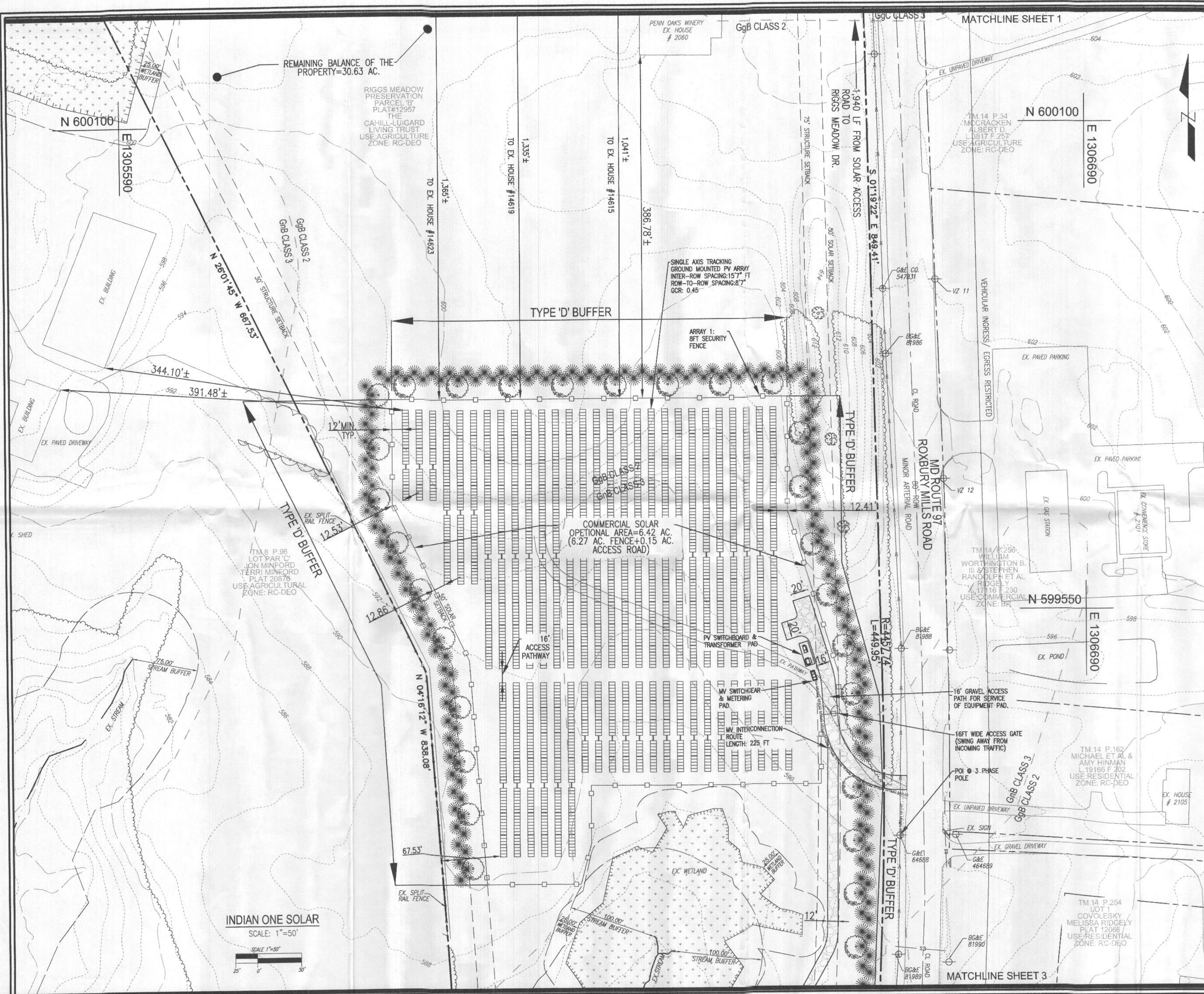
DESIGN BY: RHV
DRAWN BY: KG
CHECKED BY: RHV
DATE: SEPTEMBER 2021
SCALE: AS SHOWN
W.O. NO.: 48061

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. EXPIRATION DATE: 08-27-2025



INDIAN ONE SOLAR
SCALE: 1"=50'

MATCHLINE SHEET 2



- 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
THOMAS COALE
THE LAW OFFICES OF TALKIN+OH
5100 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
PHONE: 410-964-0300
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SUITE 330
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410-709-4987

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

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 96
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

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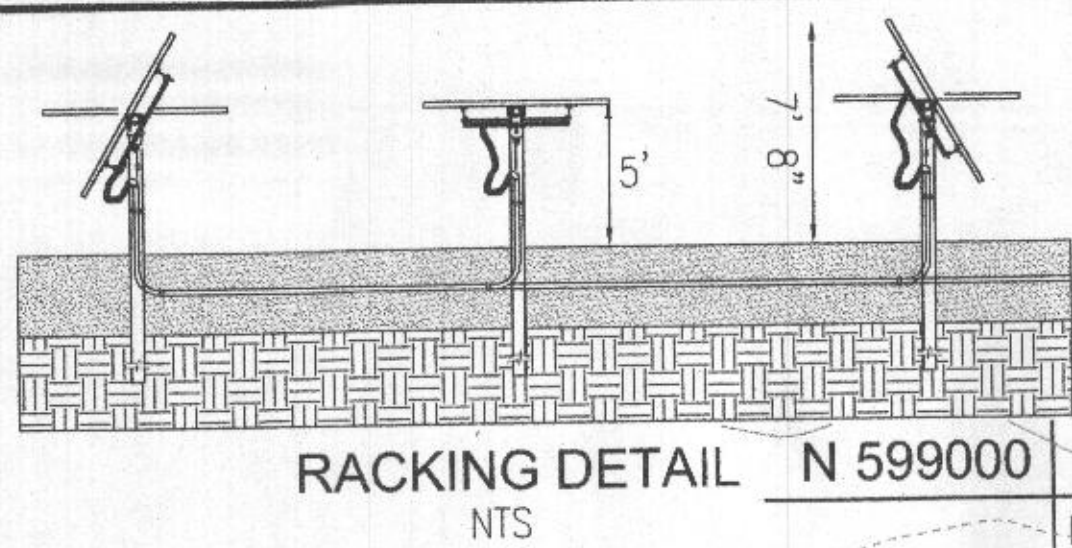
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 09-27-2022.

2 SHEET OF 3

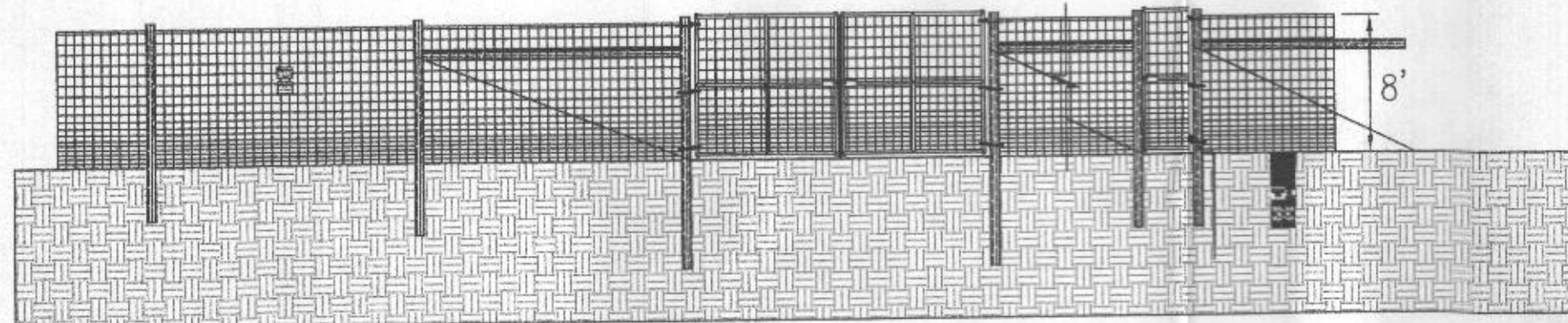
INDIAN ONE SOLAR
SCALE: 1"=50'
SCALE 1"=50'
25' 0' 30'



RACKING DETAIL NTS

LEGENDS:

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

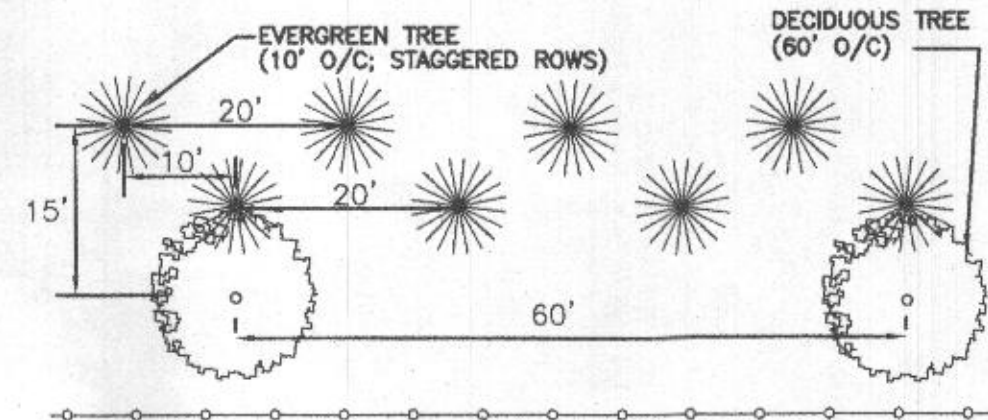


FENCE DETAIL GALVANIZED LIVESTOCK FENCE NTS

SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	
PERIMETER/FRONTAGE DESIGNATION	D
LANDSCAPE TYPE	1,115'
TOTAL LINEAR FEET OF FENCE	3,115'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES 1,408'
DESCRIBE BELOW IF NEEDED	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	No
DESCRIBE BELOW IF NEEDED	
NUMBER OF PLANTS REQUIRED	1,708'
SHADE TREES	1,860 29
EVERGREEN TREES	1:10 171
SHRUBS	
NUMBER OF PLANTS PROVIDED	33
SHADE TREES	203
EVERGREEN TREES	
EX SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	
SHRUBS (10:1 SUBSTITUTION)	
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	

NOTES:

- FENCE ALONG ALL SIDES OF THE SOLAR FACILITY SHALL BE WOVEN WIRE CATTLE FENCE INSTALLED AT A MINIMUM OF 8' IN HEIGHT.
- 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.
- EVERGREEN TREE SPECIES MAY INCLUDE:
a. ILEX OPECA / AMERICAN HOLLY (5'-8' HGT.)
- DECIDUOUS TREE SPECIES MAY INCLUDE:
a. ACER GINNALA / AMUR MAPLE (1 1/2"-2" CAL.)
- OTHER LANDSCAPE SPECIES MAY BE APPROVED WITH APPROVAL OF HOWARD COUNTY.
- TYPE 'D' BUFFER ALONG ROXBURY MILLS ROAD TO MEET BGE LOCATION AND SPECIES GUIDELINES.



TYPE 'D' BUFFER PLANTING PATTERN DETAIL NOT TO SCALE

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3 SHEET OF 3