



Maryland

Department of the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

October 10, 2024

RE: TPE MD PR270, LLC and FSC# 144-22 (PG CO)

To whom it may concern,

This letter shall serve as documentation that the Applicant has adequately addressed avoidance and minimization alternatives analysis, including, where necessary, an acceptable social and economic justification for unavoidable impacts to Tier II resources, as required by Code of Maryland Regulations (COMAR) 26.08.02.04-2, and therefore has satisfied the Antidegradation Tier II Review.

The forest conservation easement documentation is attached.

The Applicant shall provide this cover letter, along with all other Tier II Review documentation used by the Department to support the satisfactory determination for future State approvals, reviews, and permitting, where necessary. This letter is applicable to all portions of the project within the Tier II watershed. There are no further Tier II comments.

Additional comments may be provided if there is a major modification to the project, as stipulated by COMAR 26.08.02.04-2(F). Applicants may still have to update the Antidegradation Review Checklist for each set of approved construction plans when applying for coverage or transfers under the General Permit For Discharges of Stormwater Associated With Construction Activity Maryland General Permit No. 20-CP.

Best regards,

Angel D. Valdez

Tier II Implementation Coordinator
Watershed Protection, Restoration and Planning Program
Water and Science Administration, MDE

Cc:

Jennifer Nitsch, Industrial Stormwater Permits Division
Matt Perry, Industrial Stormwater Permits Division

Tax ID # 09-0923334

SCHEDULE "A"
DESCRIPTION OF A

WOODLAND CONSERVATION EASEMENT

LANDS OF THE
ROMAN CATHOLIC ARCHBISHOP
OF WASHINGTON (OWNER)

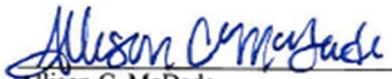
BEING A strip or parcel of land hereinafter described, in, through, over and across the property acquired by **ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON, a corporation** sole from **JOSEPH T. KOONTZ and JESSIE H. KOONTZ**, by deed dated August 12, 1960 and recorded among the Land Records of Prince George's County, Maryland in **Liber 2478 at Folio 310**, being more particularly described as follows:

BEGINNING for the same at a point, said point being located South 22°41'51" East 28.29 feet from the northwest end of the Sixth (6th) or South 22°48'08" East 367.00 feet (South 22°41'51" East 366.83 feet as now surveyed) deed line as described in a Deed recorded among the Land Records of Prince George's County, Maryland in **Liber 2478 at Folio 310**; thence binding on part of said deed line and the outline of said the property described in **Liber 2478 at Folio 310**

1. South 22°41'51" East 338.54 feet to a point; thence
2. South 07°50'30" East 330.00 feet to a point; thence
3. North 89°05'40" West 491.94 feet to a point; thence
4. North 17°05'16" West 372.24 feet to a point; thence
5. North 65°25'20" West 346.64 feet to a point; thence leaving said outline and in, though, over and across the property described in **Liber 2478 at Folio 310**
6. North 11°34'16" East 20.62 feet to a point; thence
7. South 65°24'16" East 301.28 feet to a point; thence
8. North 24°34'40" East 30.00 feet to a point; thence
9. South 65°25'20" East 394.79 feet to a point; thence
10. North 85°07'32" East 73.76 feet to a point; thence
11. North 00°07'53" West 339.13 feet to a point; thence

12. North 22°42'50" West 51.91 feet to a point; thence
13. South 62°57'40" East 43.33 feet to the **POINT of BEGINNING** containing 202,274 square feet or 4.6436 acres of land, more or less and being shown on Schedule 'B' and Schedule 'C', sheets 1 and 2 of 2, attached hereto and made a part thereof by this reference.

I prepared or responsibly oversaw the preparation of the metes and bounds as set forth in the regulations stated in Chapter 09.13.06.12 of the Maryland Minimum Standards for Surveyors.



Allison C. McDade
Professional Land Surveyor
MD. No. 21988
License Expires: 10-1-2022

