Short-Form Environmental Assessment

FEDERAL AVIATION ADMINISTRATION
MEMPHIS AIRPORTS DISTRICT OFFICE

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF AVIATION

TENNESSEE DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS

Airport Name: Music City Executive Airport
Proposed Project: RPZ Property Acquisition
Date Submitted to FAA/SBG: October 30, 2023

This environmental assessment becomes a Federal document when evaluated, signed, and dated by the Responsible FAA/SBG Official.

Xavier Gliesman — Responsible FAA/SBG Official

11/13/2023 — Date

General Information and applicability

This Short-Form Environmental Assessment (EA) is to be used only for federally obligated airports within the boundaries of the Federal Aviation Administration (FAA) Memphis Airports District Office (KY, NC, and TN). Prior to preparing any NEPA documentation, including this form, contact the MEM-ADO/SBG Environmental Protection Specialist or designated staff responsible for NEPA compliance for the subject airport to determine the level of documentation needed. Completed documentation without prior FAA/SBG concurrence may result in approval delays or rejection of NEPA documentation.

The Short-Form EA is intended to be used only when the following conditions are met: (1) the federal action cannot be categorically excluded (CATEX) because of involvement with extraordinary circumstances or because the action is not consistent with any CATEX described in FAA Orders 1050.1F or 5050.4B (or subsequent versions), (2) impacts from the federal action would be limited to one extraordinary circumstance, (3) the federal action would not create significant impacts to any environmental category unless it is mitigated to the point of non-significance, (4) the action is not considered controversial. Note that in certain cases the FAA/SBG may elect to prepare a full EA even if these conditions appear to be met.

Steps for completing Short-Form EA

This Short-Form EA is intended to comply with FAA requirements for satisfying NEPA. The preparer should be familiar with NEPA, CEQ, and FAA laws, requirements, and policies, including, but not limited to, FAA Orders 1050.1F and 5050.4B (or subsequent versions).

The Short-Form EA is formatted into three sections. Section I covers general information on the proposed action as well as information and certification from the preparer and airport sponsor. Section II addresses the purpose and need statement and alternatives. Section III covers affected environment and environmental consequences. All sections must be addressed for the form to be considered complete. The level of information needed to address each section is dependent upon the project and extent of impacts. However, for Section III, responses should provide enough information to allow the reviewer(s) to conclude there is no impact or no significant impact. A graphic depiction of the proposed action must be attached to the form. The use of additional graphics, pictures of the study area, and appendices is recommended and may be required pending upon the proposed action and environmental impacts.

As previously mentioned, Section III addresses the affected environment and environmental consequences. If the proposed action does not impact a particular resource, provide a brief explanation for why there is no impact. If the proposed action does impact a resource, describe the affected environment for the resource before discussing environmental consequences. For all resources, consider impacts caused by construction and post-construction activities. Also consider direct and indirect impacts. Cumulative impacts must be addressed in Section III (O).

Helpful factors that should be considered as part of the assessment and internet websites are listed below each resource section. The factors to be considered and websites provided are not intended to be a comprehensive list. Additional factors and sources should be reviewed as needed. Consultation with resource agencies, field analysis, or computer modeling may be required to aid the FAA/SBG in determining the extent of impacts. The preparer should contact the MEM-

ADO/SBG representative to determine the level of agency coordination, field analysis, and modeling needed.

Although multiple variations exist for adequately completing the NEPA process, the MEM-ADO recommends following the generalized steps below for Short-Form EAs:

1. Finalize planning process
2. Conduct preliminary environmental analysis
3. Obtain concurrence from MEM-ADO/SBG on use of this form
4. Conduct agency scoping, field analysis, and modeling as needed
5. Complete draft short form EA
6. Submit draft EA to MEM-ADO/SBG
7. Revise draft EA as needed
8. Obtain concurrence from MEM-ADO/SBG to initiate public involvement
9. Make draft EA available to public and issue public notice
10. Hold public meeting (if required)
11. Revise draft EA as needed
12. Submit final draft EA to MEM-ADO/SBG
13. Receive FONSI
14. Issue public notice for availability of final EA and FONSI

Completion of the Short-Form EA will permit the FAA/SBG to issue one of the following determinations: (1) issue a Finding of No Significant Impact (FONSI), (2) request that a full EA be prepared, (3) request that an Environmental Impact Statement (EIS) be prepared.

Section I

1. Airport and Project Information:
Airport Name and Three Letter Identifier: Music City Executive Airport (XNX)
Airport Address: 1475 Airport Road
City: Gallatin County: Sumner State: Tennessee
Project Name: RPZ Property Acquisition
Estimated Start Date: October 2023 Estimated Completion Date: December 2023

2. Preparer Information:
Name: Ryan Mountain
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Preparer Certification
I certify that the information I have provided in this document is, to the best of my knowledge, correct.

Ryan Mountain
Signature

9/11/2023
Date

3. Airport Sponsor Information:
Name: Jeff Dunham
Title: Airport Manager
Organization: Music City Executive Airport Authority
Address: 1475 Airport Road
City: Gallatin State: Tennessee
Telephone: 615.452.7248
E-mail: Jeff.Dunham@FlyXNX.com

Airport Sponsor Certification
I certify that the information I have provided in this document is, to the best of my knowledge, correct. I also recognize and agree that no construction activity, including but not limited to site preparation, demolition, or land disturbance, shall proceed until the FAA/SBG issues a final environmental decision for the proposed action described in this document.

Jeff Dunham
Signature

9/13/2023
Date

Section II

1. Provide purpose and need statement.

The purpose of the Proposed Action is to purchase private, residential land located within the Runway 35 Runway Protection Zone (RPZ). Approximately 5.07 acres will be acquired as a result of the Proposed Action. The acquisition is needed to fully control property located within the RPZ. Residential land use within the existing and ultimate approach and ultimate departure RPZ is considered incompatible land use according to FAA Advisory Circular (AC) 150-5300-13B. The general project location is shown on **Figure 1** in **Attachment A.**

2. Describe the preferred alternative and include all connected actions. Attach a graphic depiction of the proposed action, including haul routes and staging areas if applicable, to the back of this form or in an appendix.

The Proposed Action's study area is shown in **Figure 2** in **Attachment A**. A conceptual layout of the Proposed Action is shown in **Figure 3** in **Attachment A**. The properties to be acquired are located along Newton Lane south of the airport and south of the Runway 35 end.

The Proposed Action would purchase 5.07 acres, via fee-simple transactions, represented by three separate parcels as noted below in **Table 1** and identified on the Airport Layout Plan (ALP) located in **Figure 3**.

Table 1 - Property Acquisition Parcels

ALP Parcel No.	Acres	Structures
26	2.67	None
27	1.60	Residence
29	0.80	None

One recently vacated residence is located on the south side of Newton Lane on parcel 27 and would be removed as part of the Proposed Action. An Environmental Due Diligence Audit (EDDA) is currently being completed for acquisition of these properties, which will also evaluate the residence. The Proposed Action does not include any other construction-related impacts or other connected actions.

3. Describe the no action alternative including the environmental, operational, and economic impacts that would occur if used.

The No Action Alternative retains the current airport property configuration, would not include land acquisition, and would not provide control of a portion of the existing and ultimate approach and ultimate departure Runway 35 RPZ. No additional environmental impacts are anticipated with this alternative.

4. List and describe other reasonable alternatives.

There are no other reasonable alternatives proposed for this undertaking.

5. Provide rationale for why other reasonable alternatives were removed from consideration.

The Proposed Action does not include construction of any facilities; therefore, alternatives have been defined as either property acquisition and structure removal or no property acquisition.

Section III

(A) Air Quality

Factors to consider: (1) Impacts from aircraft, ground vehicle, and equipment emissions (2) Project location with respect to NAAQS attainment/maintenance/non-attainment areas. (3) Modeling requirements. Note: Impacts should be discussed for any action involving outside construction.
Resources:

(1) FAA 5050.4B Desk Reference air quality section: http://www.faa.gov/airports/environmental/environmental_desk_ref/media/desk-ref-chap1.pdf
(2) EPA Greenbook: http://www3.epa.gov/airquality/greenbook/

The U.S. Environmental Protection Agency (EPA) developed the National Ambient Air Quality Standards (NAAQs) under the Clean Air Act (CAA) for the six most common air pollutants; carbon monoxide, nitrogen dioxide, ozone, particulate matter, sulfur dioxide, and lead. These pollutants are regulated by the EPA through human health-based (primary standards) and environmental-based (secondary standards) criteria. The NAAQS are applicable to all areas of the United States. Areas of the United States with poor air quality that have ambient concentrations of these criteria pollutants above the NAAQS are designated as “nonattainment areas”. A nonattainment area is required to have an applicable State Implementation Plan (SIP) that sets mitigation measures and timelines to bring ambient concentrations of the criteria pollutants below the NAAQS. When ambient concentrations in a nonattainment area meet the NAAQS, the EPA designates the area as a “maintenance area” and the applicable SIP ensures that the ambient concentrations of criteria pollutants do not increase above the NAAQs again. With regard to aviation-related Federal actions planned to occur in a nonattainment or maintenance area, the proposed impacts to air quality must conform to the conditions of the applicable SIP.

The Environmental Protection Agency’s Greenbook National Area and County Level Multi-Pollutant Information was reviewed. A map of the counties within the United States designated as being in nonattainment for the Clean Air Act’s NAAQS was reviewed. Sumner County is within an area of attainment for the NAAQS. No impact to this resource will occur as the project only involves minor structure demolition and is not in a non-attainment or maintenance area.

The No Action Alternative would not directly or indirectly impact air quality as there would be no construction activities.

According to coordination with TDEC’s Division of Air Pollution Control (DAPC), the demolition activity associated with the Proposed Action requires as asbestos demolition notification and completion of pre-demolition surveys for identification of the presence of asbestos containing material (ACM). Refer to **Attachment E** for agency coordination. However, due the age of the structure, no ACM is anticipated to be encountered. No direct or indirect impacts would be

anticipated with the Proposed Action. FAA Order 1050.1F provides the FAA's significance threshold for Air Quality. A significant impact would occur if the Proposed Action would cause pollutant concentrations to exceed one or more of the NAAQS or if it were to increase the frequency or severity of any such existing violations. The Proposed Action will remove one residential structure over a short time frame over approximately 14 days and not include any other construction related activities. Temporary increases in emissions resulting from demolition of the residence may occur for a limited period of time. The temporary air quality impacts from construction would be limited to the project site and the immediate adjacent areas. Construction equipment (bulldozer and track hoe) is anticipated on the site for 20-30 hours. Hauling construction debris to an approved landfill is anticipated to take 10 hours.

(B) Biological Resources

Factors to consider: (1) Impacts to federal and state-listed species
(2) Impacts to non-listed species and migratory birds
(3) Impacts to habitat

Note: Impacts should be discussed for any action involving terrain/vegetation disturbance.

Resources:

(1) USFWS IPAC: http://ecos.fws.gov/ipac/
(2) TN state list https://dataviewers.tdec.tn.gov/dataviewers

On June 09, 2023, the United States Department of the Interior, Fish and Wildlife Service (USFWS), Tennessee Ecological Services Field Office was consulted early during the development of this EA through the USFWS Information for Planning and Consultation (IPaC) on-line tool, which was used to identify potential habitat for Federally listed endangered, threatened, and candidate species that may occur in or pass through the study area and are listed in **Table 2**. The USFWS listed three threatened or endangered species as potentially occurring within Sumner County and include the Gray Bat (*Myotis grisescens*), Northern Long-eared Bat (*Myotis septentrionalis*), Whooping Crane (*Grus americana*), and one proposed endangered species, the Tricolored Bat (*Perimyotis subflavus*). No critical habitat for these bat species has been designated. One candidate species, the Monarch Butterfly (*Danaus Plexippus*) is identified as potentially occurring within the project area. USFWS coordination is provided in **Attachment B**. Additionally, the project does not require any tree or structure removal other than one residence that may provide suitable bat summer roosting habitat. Based on a site visit, an estimated 4.25 acres of suitable summer roosting and foraging habitat was observed for the listed bat species. Marginal suitable habitat was observed for the Monarch Butterfly within the study area. Biological resources were evaluated within the study area as shown in **Figure 4**, which includes an overview of habitats.

Table 2: Federally Listed Species and State Species

Species*	Habitat Requirements	Habitat Present Within the Study Area	Impact Determinations
Federal Species			
Northern Long-eared Bat (*Myotis septentrionalis*) Threatened	In winter, Northern Long-eared bats use caves, mine portals, abandoned tunnels, protected sites along cliff lines and similar situations that afford protection from cold. They are easily overlooked as they often wedge themselves back into wall cracks.	The study area may contain trees suitable for roosting. Approximately 4.25 acres of suitable forested habitat is located within the study area. One house is located within the study area and will be removed. No caves or mine portals were observed in or near the project area.	May Affect, not likely to adversely affect.

Species*	Habitat Requirements	Habitat Present Within the Study Area	Impact Determinations
Federal Species			
Gray Bat (*Myotis grisescens*) Endangered	Primarily use caves throughout the year, although they move from one cave to another seasonally. Smaller colonies also occasionally roost under bridge structures.	The gray bat occurs in limestone karst areas and primarily uses caves throughout the year, although they move from one cave to another seasonally. Smaller colonies also occasionally roost under bridge structures.	No Effect
Tricolored Bat (*Perimyotis subflavus*) Proposed Endangered	In winter, tricolor bats hibernate in caves, mine portals, and man-made structures such as box culverts. During the summer they prefer to roost in the clumps of dead leaves of oak trees within complex oak forests greater than 50 years old. Less commonly, they will roost in clumps of dead pine needles attached to living trees. They commonly forage along riparian corridors.	The study area contains one residential structure and approximately 4.25 acres of mixed pine and hardwood trees. No tree impacts are anticipated; however, the structure will be removed. No bats are suspected of utilizing the residential structure.	Not likely to jeopardize the continued existence of the species.
Whooping Crane (*Grus americana*) Endangered Experimental Population, Non-Essential	This species can be found in coastal marshes and estuaries, inland marshes, lakes, open ponds, shallow bays, salt and sand flats, upland swales, wet meadows, rivers, pastures, and agricultural fields.	There is no suitable habitat within the study area. Much of the non-forested area is routinely maintained by mowing.	No Effect
Monarch Butterfly (*Danaus plexippus)* Candidate	Preferred habitat for this species includes areas with flowering nectar plants that provide nectar during the growing season. The presence of milkweed (*Asclepias* spp.) is required for breeding.	Marginal suitable habitat was observed in the study area, all of which is routinely maintained by mowing.	Not likely to jeopardize the continued existence of the species.
State Species			
Streamside Salamander *(Ambystoma barbouri) (State Endangered)*	Seasonally flowing karst streams; middle Tennessee.	Potential habitat is located within the stream located within the study area.	No Impact
Gray Bat* (*Myotis grisescens*) (State Endangered)	Cave obligate year-round, frequents forested areas; migratory.	Potential foraging habitat is present along the treeline adjacent to the stream. No caves are located within the study area.	No Effect
Allegheny Woodrat (*Neotoma magister*) (State Deemed in Need of Management)	Outcrops, cliffs, talus slopes, crevices, sinkholes, caves, and karst.	No habitat is present within the study area.	No impact
Blackfin Sucker (*Thobumia atripinnis*) (State Deemed in Need of Management)	Larger creeks with quiet or gently flowing pools with scattered slabrocks and undercut banks, Barren River watershed.	No habitat is present within the study area. The stream within the study area is small and would not meet habitat requirements.	No impact
Heron Rookery Animal Asseblage	Not specified	No assemblages of Herons were observed within the study area.	No impacts

USFWS IPAC Officials Species List, June 2023. TN State Species List, July 2023. *Federally listed species.

The Tennessee Wildlife Resources Agency (TWRA) was contacted on June 27, 2023. A response from TWRA was not received within 60 days of the request for comments. Additionally, The Tennessee Department of Environment and Conservation (TDEC) was contacted. TDEC rare species by watershed were also reviewed and included in the above table. Refer to **Attachment B** for a list of federal and state listed species from USFWS and TDEC. Four species were identified by TDEC that include the Streamside Salamander, Gray Bat, Allegheny Woodrat, and Blackfin Sucker. Based on the site visit and a habitat evaluation, the study area contains stream habitat for the Streamside Salamander and forested foraging habitat for the Gray Bat; however, no impacts to these habitats will occur. The No Action Alternative would not directly or indirectly impact fish, wildlife, or plant species within the study area.

On June 9, 2023, an informal Section 7 consultation was completed for the federally listed species. The Proposed Action would have a May Affect, not likely to adversely affect determination for the Northern Long-eared Bat (NLEB). The project is not likely to jeopardize the continued existence of the Tricolored Bat and will have no effect on the Gray Bat and Whooping Crane. Based on no impacts beyond demolition of the house, it has been determined that no further consultation is required for these species. Additionally, the proposed project is not anticipated to jeopardize the continued existence of the Monarch Butterfly. No further consultation is required for the butterfly due to it being a candidate species.

(C) Climate

Factors to consider:
(1) Impacts from Greenhouse Gases (GHGs) from aircraft, ground vehicles, or other sources
(2) Qualitative analysis should be used unless air quality modeling was used in part of Section III (A) Air Quality
Resources: FAA. 2020. Order 1050.1F Desk Reference, Environmental Impacts, Policies and Procedures.

Scientific research has determined that increasing concentrations of greenhouse gases (GHGs) in the atmosphere affects global climate. These GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These emissions primarily result from anthropogenic sources including the combustion of fossil fuels. The Intergovernmental Panel on Climate Change (IPCC) estimates that aviation accounted for 4.1% of global transportation of GHG emissions. The US EPA indicated that commercial aviation contributed 6.6% of total carbon dioxide emissions in 2013. It is uncertain the timing, magnitude, and location of aviation's impact to climate. However, minimizing GHG emissions and identifying potential future impacts of climate change are important to maintain a sustainable national airspace system.

Climate is addressed in this separate section of the EA per the Order 1050.1F and Desk Reference. The Council on Environmental Quality (CEQ) developed guidance on reporting GHG emissions and NEPA guidance. However, FAA has not identified significance thresholds. The U.S. Aviation Climate Goal (United States 2021 Aviation Climate Action Plan, 2021) has established a goal of achieving net-zero GHG emissions by 2050. These GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions primarily result from anthropogenic sources predominantly from the combustion of fossil fuels. Energy consumption also contributes to GHG production. Per guidance provided in Executive Order (EO) 13990, the depth of the GHG analysis is proportional to the project.

Since the No Action alternative does not involve construction activities, no new impacts to climate would be expected to occur. No direct or indirect impacts are expected, and no mitigation is required.

The study area for evaluating GHG is considered the immediate area around the Proposed Action since it only involves temporary demolition activities. Construction equipment (bulldozer and track hoe) is anticipated on the site for 20-30 hours. Hauling construction debris to an approved landfill is anticipated to take 10 hours.

The Proposed Action does not include construction of new structures that would directly or indirectly cause an increase in GHGs. Given the short duration of the demolition process for the one residential structure, any temporary GHG emissions due to equipment usage will be insignificant relative to the emissions of other airport activities. Therefore, no mitigation or BMPs are proposed as no direct or indirect climate impacts are anticipated.

(D) Coastal Resources

Factors to consider: (1) Impacts to Coastal Barrier Resources and Coastal Zone Management (CAMA) (2) Need for Federal Consistency Review
Note: This section is only applicable to the 20 coastal counties in NC
Resources:

(1) USFWS coastal barrier mapper http://www.fws.gov/cbra/Maps/Mapper.html

No impact to this resource will occur as the project is not located in a coastal area.

(E) DOT Section 4(f)

Factors to consider: (1) Impacts to parks, national forest, wildlife refuge, or other recreational areas (2) Impacts to Section 106 resources (3) Constructive use impacts from noise (4) Impacts to Section 6(f) Lands
Resources: (none)

Section 4(f) of the Department of Transportation (USDOT) Act of 1966 protects important public resources including public parks, recreation areas, wildlife, or waterfowl refuges of national, state, or local significance, and historic sites. Land and Water Conservation Funds (LWCF) can also be applied to park properties. The Secretary of Transportation may approve a transportation program or project requiring the use of land off a public park, recreation area, or wildlife or waterfowl refuges of national, state, or local significance, or land of a historic site of national, state, or local significance if there is no feasible alternative to using that land and the project includes planning to minimize harm resulting from the use.

There would be no direct or indirect impacts to Section 4(f) of Section 6(f) properties located within or adjacent to the study area. Therefore, no mitigation is required.

The No Action Alternative would not directly or indirectly impact the use of any Section 4(f) or Section 6(f) properties. No publicly owned parks, recreation areas, wildlife, or waterfowl refuges of national, state, or local significance, and historic sites would be affected by the No Action Alternative.

(F) Farmland

Factors to consider: (1) Impacts to farmlands considered to be prime, unique, or statewide and locally important (2) Farmlands include pasturelands, croplands, and forest (even if zoned for development)
Note: In certain cases, airport owned land may be considered farmland.
Resources:

(1) NRCS/USDA AD 1006 Form:
http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf

The Farmland Protection Policy Act (FPPA) regulates federal actions with the potential to convert farmlands to non-agricultural uses. The FPPA is intended to minimize the impact that federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It assures that, to the extent possible, federal programs are administered to be compatible with state and local units of government and with private programs and policies to protect farmland. There are three classes of farmland categorized based on soil types and are defined below:

- Prime Farmland – Farmland as designated by the USDA as having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops which is currently available for use.

- Unique Farmland – Farmland other than prime farmland that has the combined conditions to produce sustained high-quality yields of specialty crops such as citrus, nuts, fruits, and vegetables when properly managed.

- Farmland of Statewide Importance – Farmland other than Prime or Unique Farmland that has a good combination of physical and chemical characteristics for the production of crops important to the agricultural economy of the state.

The FPPA defers to local jurisdictions regarding the identification of areas to be identified as having the appropriate soil characteristics to be designated as prime, unique, or farmland of state or local importance.

The study area contains approximately 2.8 acres of prime farmland as determined by mapping soil units according to the Natural Resources Conservation Service (NRCS) web soil survey (accessed July 2023) as provided in **Figure 5** in **Attachment A**. The No Action Alternative will not include any changes to the airport and therefore would not impact farmlands.

The Proposed Action does not include conversion of any farmland to non-farmland use. The residential demolition area is located in areas not considered prime farmlands.

(G) Hazardous Materials, Solid Waste, and Pollution Prevention

Factors to consider: (1) Impacts or removal of hazardous materials/waste from existing sites or facilities (2) Use of hazardous materials for new construction (3) Impacts to solid waste facilities from construction and post-construction activities (4) Use of pollution prevention activities, plans, programs, or policies.

EPA Databases were searched to identity and superfund, hazardous waste, or solid waste generating facilities. Databases included:

(1) EPA Superfund site search: http://cumulis.epa.gov/supercpad/cursites/srchsites.cfm
(2) EPA hazardous waste cleanup sites: http://www.epa.gov/cleanups/cleanups-my-community

(3) EPA's RCRA Online was searched with regard to solid waste facilities: http://www3.epa.gov/epawaste/conserve/imr/cdm/pubs/cd-meas.pdf

Federal actions require consideration of hazardous material, solid waste, and pollution prevention impacts in NEPA documentation. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) defines a hazardous material as any substance or material that has been determined to be capable of posing an unreasonable risk to health, safety, and property when transported in commerce. The term hazardous material includes both hazardous wastes and hazardous substances, as well as petroleum and natural gas substance and materials. The Resource Conservation and Recovery Act (RCRA) defines solid waste as any discarded material that meets specific regulatory requirements and can include items such as refuse, scrap metal, spent material, chemical-by-products, and sludge from industrial and municipal wastewater and water treatment plants. Pollution prevention describes methods used to avoid, prevent, or reduce pollutant discharges or emissions through strategies such as using fewer toxic inputs, redesigning products, altering manufacturing and maintenance processes, and conserving energy. The Proposed Action area was assessed for the presence of hazardous material, hazardous waste, and hazardous substances. If the Proposed Action would include generation of hazardous waste or the use of fuel storage tanks federal, state, and or local statutes and regulations may apply.

An Environmental Due Diligence Audit (EDDA) was prepared for the Proposed Action and indicated did not identify any potentially hazardous wastes or materials on the property considered to be a recognized environmental condition (REC). The regulatory records review did not identify any surrounding sites that may have the potential to cause contamination of the property.

The airport accomplishes pollution prevention through the implementation of a site-specific industrial SWPPP and individual NPDES permit.

Coordination with TDEC's Division of Solid Waste Management (DSWM) indicated no immediate concerns. DSWM stated that any wastes generated by the planned activities be handled according to the Solid and Hazardous Waste Rules and Regulations of the state. According to coordination with TDEC's Division of Air Pollution Control (DAPC), the demolition activity associated with the Proposed Action requires an asbestos demolition notification and completion of pre-demolition surveys for identification of the presence of asbestos containing material (ACM). Pre-demolition surveys should also include an evaluation for lead-based paint. Due the age of the structure, no ACM is anticipated to be encountered. TDEC's Division of Underground Storage Tanks (UST) also commented that no active facilities or ongoing petroleum UST cleanups are in the area. Refer to **Attachment E** for agency coordination.

The Proposed Action would not have any direct impacts to known superfund, hazardous waste cleanup, or documented solid waste generation sites were. No hazardous waste sites were identified in the study area. Short-term and temporary impacts may occur as a result of construction activities for the Proposed Action and include the temporary increase of petroleum fuels on-site that are utilized by construction equipment. During demolition activities associated with the Proposed Action, the primary potential pollutant is sediment and silt entering storm water and receiving waters at the airport. This could affect biotic communities on airport property or downstream of the airport. Demolition activities will also produce solid waste, which may include masonry bricks, concrete blocks, scrap metal or steel, asphalt shingles, glass, wood, and other construction debris. The residential structure to be removed is estimated to be 3,150 square feet in size.

Under the No Action Alternative, no impacts to hazardous materials, solid waste or hazardous waste are expected to occur. The Airport would continue to operate its facilities in compliance with the same regulations associated with transport, storage, and use of existing hazardous materials as it does today. No increase in stormwater runoff or pollution would be expected by the No Action Alternative. Deicing operations would continue to occur as they have, which have the potential to affect the streams within the study area in the event of a spill or if unrecovered fluid enters these streams.

A notice of intent to demolish per TN Code 65-31-106 shall be adhered to, which includes a three (3) working day notification prior to demolition activities and the area shall be marked by one-call service. Additionally, prior to initiating construction associated with the Proposed Action, the Airport will obtain permit coverage for construction activities. General construction best management practices (BMPs) including silt fences, check dams, herbaceous buffers, and other controls as appropriate will be incorporated into construction plans to help prevent erosion and protect water quality in compliance with local erosion and sediment control regulations. Construction BMPs for the Proposed Action will include designating specific areas for construction equipment staging, maintenance, and fueling. These areas will be designed to provide appropriate secondary containment and other control measures to avoid and/or minimize potential, inadvertent, releases of fuels, oils, and other contaminants to stormwater, soil, and groundwater within the project area. Wastes associated with construction and operations at the site will be handled in accordance with the Solid and Hazardous Waste Rules and Regulations of the state. This includes all materials that would be classified as solid and/or hazardous wastes. Any temporary fuel tanks or the temporary storage of other regulated materials will comply with federal, state, and local regulations.

(H) Historical, Architectural, Archeological, and Cultural Resources

Factors to consider: (1) Impacts to above and below ground resources (2) Indirect impacts from light emissions, vibration, and noise (3) Impacts to viewshed from construction or removal of buildings, trees, and other objects.
Note: Obtain FAA/SBG concurrence before completing any of the following: (1) Initiating formal Section 106 proceedings (2) Coordinating the APE or determination of effects (3) Consulting with THPOs
Note: “Previously disturbed” terrain does not necessarily exclude the action from Section 106
Resources:

(1) NPS NRHP database: http://www.nps.gov/nr/research/
(2) NC GIS historic sites: http://gis.ncdcr.gov/hpoweb/
Note: These databases do not feature all known or potential sites.

The National Historic Preservation Act of 1966 requires that an initial review be made to determine if any properties are on, or eligible for inclusion in, the National Register of Historic Places (NRHP). In accordance with 40 CFR 1507.2, CEQ regulations, Section 106 of the National Historic Preservation Act, and FAA Order 1050.1E the Tennessee Historical Commission (THC) acting as the State Historic Preservation Office (SHPO), was consulted early in the process.

In reviewing the NRHP interactive web mapper, the closest NRHP listed property is approximately 2.25 miles from the Areas of Potential Effect (APE) and not visible from the APE. The APE includes direct property acquisition boundaries, which fall within a 50-foot buffer to account for potential below ground resources and a visual/indirect APE buffer to account for potential impacts of the Proposed Action. A figure of the APE and information submitted to the SHPO are found in **Attachment C**.

On July 20, 2023, Section 106 coordination concerning the Proposed Action was initiated with THC. On July 20, 2023, THC identified that there were no NRHP listed or eligible properties affected by the undertaking for the Proposed Action. THC coordination is provided in **Attachment C**.

(I) Land Use

Factors to consider: (1) Impacts to existing and/or planned land uses or zoning (2) Compatibility with airport design standards such as RPZs (3) Consistency with local public agencies (4) Creation of wildlife attractants
Resources: (none)

For airport actions, the land use section of the environmental document should include documentation to support the required airport sponsor's assurance under 49 U.S. Code (U.S.C.) § 47107(a)(10) that appropriate action, including the adoption of zoning laws, has been or will be taken, to the extent reasonable, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. The assurance must be related to existing and planned land uses.

Land use in the area around the airport is primarily undeveloped partially wooded field to the west, south and north, residential areas to the east and southeast, and commercial properties to the west along with airport facilities to the west. The entire study area is zoned as rural residential and is not located on airport property.

The No Action Alternative will result in no land use changes.

The airport plans to keep the study area clear of obstructions and residential land use in compliance with AC 150/5300-13A. The Proposed Action would remove approximately 5 acres of residential land use currently located with the Runway 35 RPZ.

(J) Natural Resources and Energy Supply

Factors to consider: (1) Impacts on fuel, electricity, gas, water, wood, asphalt, aggregate, and other construction material supplies (2) Impacts from construction as well as post-construction and maintenance activities.
Resources: (none)

No impact to this resource will occur as the project involves minor and temporary demolition of one residential structure estimated to be 3,150 square feet in size. Utilities such as electricity and gas will be turned off after the land acquisition transaction is finalized. No adverse effects or exceedances of local or regional natural resources and energy supplies are anticipated.

(K) Noise and Compatible Land Use

Factors to consider: (1) Impacts to non-compatible land uses and local land use standards (2) Changes in operational activity, fleet mix, flight tracks, or engine runups (3) Modeling requirements
Note: Effective 5/29/15 all modeling must be completed with AEDT. See FRN:
https://www.federalregister.gov/articles/2015/05/15/2015-11803/noise-fuel-burn-and-emissions-modeling-using-the-aviation-environmental-design-tool-version-2b
Resources:

(1) FAA 5050.4B Desk Reference noise section: http://www.faa.gov/airports/environmental/environmental_desk_ref/media/desk-ref-chap17.pdf
(2) FAA noise/land use compatibility chart: http://www.ecfr.gov/cgi-bin/text-idx?SID=1ae7ac2b63580049ff71cc00a57ce7fa&mc=true&node=ap14.3.150_135.a&rgn=div9

The FAA provides federal compatible land use guidelines for several land uses as a function of yearly day/night sound levels (DNL) for which FAA measures operational noise impacts. FAA Order 5050.4B defines a noise sensitive area as "an area where noise interferes with the area's typical activities or its uses". Noise sensitive areas typically include residential homes, educational institutions, health care facilities, religious structures and sites, parks, recreational areas, areas with wilderness characteristics, wildlife refuges, and cultural and historical sites. FAA orders 1050.1F and 5050.4B define a significant noise impact from operations as one which would occur if the proposed action would cause noise-sensitive areas to experience an increase in noise of 1.5 dB or more at or above the 65 DNL noise contour when compared to a No Action Alternative for the same time frame.

As the project does not include a change in airfield configuration, operations, fleet mix, or flight paths, it was determined that performing a noise contour analysis for the Proposed Action is not warranted. Temporary construction noise impacts may occur in the immediate vicinity of the Proposed Action produced by heavy equipment associated with demolition of the structure. As a result, temporary and minor land use compatibility impacts are anticipated as a result of the Proposed Action.

(L) Socioeconomics, Environmental Justice, Children's Environmental Health and Safety Risks

Factors to consider: (1) Impacts from property acquisition and/or relocation of displaced persons/businesses (2) Impacts to population, economic activity, employment, income, public services, transportation networks, and planned development (3) Impacts to minority and low-income populations (4) Impacts to children
Resources:
(1) Census Bureau fact finder: http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml
(2) Bureau of Economic Analysis: http://www.bea.gov/
(3) EPA EJ Screen: http://ejscreen.epa.gov/mapper/

Property Acquisition and Relocations
The Proposed Action requires property acquisition of three parcels and relocation of one residence as shown on **Figure 3** of **Attachment A**. The residence to be relocated will be compensated for assisting in relocating to different location as a result of the Proposed Action.

Population, Economic Activity, Employment, Income, Public Services, Transportation Networks, and Planned Development
The proposed project is not anticipated to have a substantial influence on changes to population, employment, public services, transportation networks, or planned development. The Proposed Action is not anticipated to have a substantial impact on economic activity or income.

Environmental Justice
FAA Order 1050.1F, describes the socioeconomic impacts associated with relocation or other community disruption, transportation, planned development, and employment. This evaluation includes effects on Environmental Justice (EJ). Executive Order (EO) 12898 "Federal Actions to

Address Environmental Justice in Minority and Low-Income Populations" (February 11, 1994) states that if possible, no federal actions should place any adverse environmental, economic, social, or health effects on minority or low-income groups.

An EJ review and demographic profile of the surrounding area was performed in accordance with EO 12898. The EJ review was intended to identify and address any disproportionately high and adverse effects to low-income or high minority populations within the study area. A low-income population was defined as a census block group whose median household income is at or below the 2021 Department of Health and Human Services (HHS) poverty guidelines for a family of four, which is $26,500. A high minority population, for the purposes of this study, was defined as a population equal to or greater than 50 percent of the total population.

According to the 2020 American Community Survey Decennial Census obtained from the U.S. Census Bureau, the census block group, census tract contain a minority population of 23 percent of the total population of the block group. The block group has a 14.6 percent population below the poverty level with is 0.1 percent and 0.3 percent above Gallatin and State estimates. The block group has a 75.4 percent median household income higher than the 2021 HHS poverty guideline. No impact to these populations would occur as the property to be acquired contains only one residence and no other displacements or relocations of persons or businesses.

The No Action Alternative would not adversely impact EJ populations.

The Proposed Action includes one residential relocation; however, no adverse effects on residential acquisitions or relocations, disruptions in established communities, businesses, or planned developments, are anticipated as a result of the Proposed Action. Based on the analysis, no disproportionately high or adverse impacts to EJ populations are anticipated as a result of the Proposed Action.

Protection of Children

Executive Order 13045 pertains to "Protection of Children for Environmental Health and Safety Risks", April 21, 1997. This mandate requires that federal agencies are to identify and assess environmental health and safety risks that may affect children. EO 13045 states that to the extent permitted by law and appropriate, each federal agency shall make it a high priority to identify and assess environmental health risks and safety risks that may disproportionately affect children and ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or safety risks.

An evaluation of the child population in the study area was performed in accordance with EO 13045. The evaluation was intended to analyze proposed activities for any environmental health or safety risks that may disproportionately affect children. According to the 2021 American Community Survey 5-year estimates obtained from the U.S. Census Bureau, approximately 34.4 percent of the total population in the block group is under 18 years old, which is more than 10 percent higher comparable to the City of Gallatin (22.8 percent) and Sumner County (23.6 percent). The closest school to the project is located approximately 2.1 miles to the northwest. The construction of the project will be conducted in a safe manner to prevent accidents by using the standard precautionary measures. In conformance with the EO, children will be restricted at or near the construction areas. All construction areas would be restricted on a short-term basis from general public access. Based on the analysis, no disproportionately high or adverse impacts are anticipated to effect health of create safety risks to children as a result of the Proposed Action.
The No Action Alternative would not adversely impact the health and safety of children.

(M) Visual Effects (including light emissions)

Factors to consider: (1) Impacts to residential areas, Section 106 resources, Section 4(f) properties, protected coastal areas and rivers, scenic roads/byways, scenic trails, and sensitive wildlife species (2) Impacts from new construction or modification (3) Impacts from object removal (e.g. trees, buildings, etc)
Resources: (none)

Two residences are located on the north side of Newton Lane, one to the east, and one to the south of the study area. The residential structure in the study area is in the viewshed of two of the four residences (two located north of Newton Lane) as shown in **Figure 2**. These residences are not considered historic properties and are not over 50 years old.

The No Action Alternative would not change the existing visual character or have any additional light emission impacts.

Visual effects on two of the adjacent four residences is anticipated to be minor as the result of the Proposed Action and is consistent with other landscapes at the airport that are already visible to surrounding properties. The Proposed Action would not negatively impact any of the structures present in the visual study area. No permanent lighting is proposed as part of the Proposed Action; however, temporary lighting during construction demolition activities may occur. Demolition activities are anticipated to occur during daylight hours.

(N) Water Resources

Factors to consider:
(1) Impacts to floodplains, wetlands, surface waters, groundwater, and wild and scenic rivers
(2) Impacts to jurisdictional and non-jurisdictional wetlands
(3) Impacts from increased stormwater runoff
(4) Changes in hydrologic patterns
(5) Impacts to floodplains
(6) Impacts from sedimentation, petroleum/chemical/hazmat spills, or other factors causing water quality degradation
(7) Impacts to NRI listed rivers, river segments, or study rivers
Resources:

(1) FEMA Flood Map Service Center: https://msc.fema.gov/portal
(2) USGS National Map: http://viewer.nationalmap.gov/viewer/
(3) USFWS National Wetland Inventory: http://www.fws.gov/wetlands/Data/Mapper.html
    Note: The NWI is not considered an official wetland delineation.
(4) NPS National River Inventory: http://www.nps.gov/ncrc/programs/rtca/nri/index.html
(5) National Wild and Scenic River's website http://www.rivers.gov/map.php

Groundwater

The airport is located above Ordovician aquifer based on the USGS National Water Information System Mapper (https://maps.waterdata.usgs.gov/mapper/index.html). The region is underlain by sedimentary rocks of the Paleozoic age that consists of limestone, shale, dolomite, siltstone, sandstone, and claystone (Generalized Geologic Map of Tennessee). According to the Web Soil Survey (https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx), the Godwin silt loam soils series has a depth to groundwater of 46 centimeters (approximately 18 inches). The EPA Sole Source Aquifer interactive map (https://www.epa.gov/dwssa/map-sole-source-aquifer-locations) was accessed and found no Sole Source Aquifers within or near the study area.

No facilities that provide a source of public water supplies was identified within or near the study area. The TDEC Division of Water well viewer (https://tdec-division-of-water-tdec.hub.arcgis.com/datasets/3b59f1b3cf38441297fd9252243c9295_0/explore?location=36.362816%2C-86.401200%2C14.73) indicated that no water wells were located within the study area. The two closest water wells are reported to be located approximately 1,000 feet to the southwest and 1,300 feet to the northeast of the study area. One spring was identified within the study area.

No changes to groundwater recharge are anticipated. There is anticipated to be a decrease in impervious areas associated with the Proposed Action. Construction activities and stormwater runoff would have a minimal impact on groundwater quality and on-site spring due to the incorporation of best management practices (BMP) such as silt fence and rolled fiber barrier. No change in hydrologic patterns, stormwater runoff, ground water recharge capability, or to drinking water supplies will occur.

Wild and Scenic Rivers.
No impacts would occur to water resources listed on National Parks Service's Nationwide Rivers Inventory. National River Inventory River segments are potential candidates for inclusion in the National Wild and Scenic River System. No rivers listed on the Nationwide Rivers Inventory are located within the study area or in the vicinity.

Wetlands
A total of 0.71 acres of wetlands were identified in the study area that included one palustrine forested wetland (PFO) and is shown on **Figure 6** in **Attachment A**. The wetland delineation report is provided in **Attachment D**. Dominant vegetation observed included small-spike false nettle (*Boehmeria cylindrica*), Frank's sedge (*Carex frankii*), eastern poison ivy (*Toxicodendron radicans*), green ash (*Fraxinus pennsylvanica*), and black willow *(Salix nigra*). This wetland is likely subject to regulation by the USACE due to the surface hydrologic connection and close proximity to Other Waters (OW) 1, a USGS-mapped intermittent stream that passes through the eastern portion of the study area. Additionally, a spring was delineated within the study area and is also adjacent to the wetland. However, the Proposed Action would not impact any wetlands.

Surface Water/Other Waters (OW)
Approximately 479 linear feet of one unnamed tributary to the Cumberland River (OW 1) were identified in the study area and shown on **Figure 6**. During the site investigation, OW 1 was determined to be an intermittent stream with bedrock substrate (R4SB1) and is not mapped by USGS. Riparian zone vegetation included species mentioned above. OW 1 is likely subject to regulation by the USACE due to its connection to downstream surface waters. The Proposed Action would not impact OW 1. As mentioned previously, a ponded spring (Palustrine Unconsolidated Bottom (PUB)) was also observed within the study area and located adjacent to Wetland (W) 1 and OW 1. Potentially jurisdictional water features are summarized in **Table 3**.

Table 3: Potentially Jurisdictional Features

Identification Number	Cowardin Classification	Acreage/Length in the Study Area
W 1 (Wetland 1)	PFO1E	0.71 acre
P 1 (Ponded spring)	PUB3Fx	161 square feet
OW 1 (Intermittent stream)	R4SB1	479 linear feet
	TOTAL	**0.72 acres**

*Cowardin classifications found at: https://mtnhp.org/nwi/Cowardin.pdf.

Stormwater Runoff
Potential impacts to surface water quality resulting from stormwater runoff during construction were assessed. Temporary, short-term impacts to surface waters near disturbed areas may occur from stormwater runoff during construction. These impacts, which may occur as a result of increased sedimentation and siltation resulting from land disturbance, may temporarily decrease water quality. However, these impacts are not anticipated to be significant as BMP measures and provisions and specifications of FAA Advisory Circular 150/5370-10F *Standards for Specifying Construction of Airports* will be implemented to avoid and/or minimize adverse construction impacts. Appropriate BMPs will be installed prior to and maintained through construction of the Proposed Action. All disturbed areas will be seeded or sodded, or otherwise stabilized at the completion of construction activities.

The Proposed Action will be subject to regulatory programs such as Sections 401 and 404 of the CWA, which protect surface waters by requiring improvements to meet water quality standards. However, the Proposed Action fully avoids alterations to all surface waters and wetlands. No sedimentation, petroleum/chemical/hazmat spills, or other factors causing water quality degradation are anticipated as a result of the Proposed Action. BMPs will require measures to prevent or minimize the potential release of contaminants into surface waters, provide swift response to accidental spills, and define acceptable on-site storage of fuel and lubricants.

Floodplains
According to the Federal Emergency Management Agency (FEMA) website, no FEMA-mapped floodplains or floodways are present in the study area. No impacts would result to floodplains.

(O) Permits and Certifications

List all permits and certifications required to be obtained.

- Recommended BMPs for sediment and erosion control measures be implemented prior to construction and regularly maintained during construction.
- The Proposed Action would require preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP).
- A notice of intent to demolish per TN Code 65-31-106 shall be adhered to, which includes a three (3) working day notification prior to demolition activities and the area shall be marked by one-call service.
- Pre-demolition asbestos survey is required per Chapter 1200-03-11 of the Tennessee Air Pollution Control Regulations. Any ACM found must be handled and disposed of in accordance with Federal, state, and local regulations.

Past, present, and reasonably foreseeable future projects at the airport were evaluated to determine the cumulative impacts on the environment as a result of the following projects. Projects that have occurred within the last five years at the airport include:

Past Projects:

- Apron Rehabilitation
- Northwest Apron Expansion
- Perimeter Fencing Phase I
- Sanitary Sewer Line Installation
- Airport Layout Plan Update
- Utility Relocation On-Call Services
- Obstruction Clearing Categorical Exclusion
- Corporate Hangar Site Development
- Water Line Installation
- T-Hangar Site Development
- Runway Safety Area Inventory
- Perimeter Fencing Phase II
- Sumner County EMA Facility – Property Subdivision
- Tennessee Multisector General Permit

Ongoing Projects:

- RPZ Property Acquisition
- 34:1 Slope Violations
- Midfield Apron Expansion

Future Projects:

- Runway Safety Area Grading & Signage Installation
- Terminal Area Access Road Relocation
- Terminal Building Construction
- Terminal Apron Expansion
- Perimeter Fencing Phase III
- Fuel System Relocation
- T-Hangar Apron Rehabilitation & Tie-Down Area Paving
- Perimeter Fencing Phase IV
- Northeast Apron Expansion Phase I
- Northeast Apron Expansion Phase II

Overall, cumulative impacts of the recent past and reasonably foreseeable future actions, combined with the Proposed Action include ground disturbance, obstruction removal, property acquisition, and minor increases in additional paved surfaces on airport-owned property. As BMPs and permitting requirements would be followed, the Proposed Action will have only minor cumulative impacts on the surrounding natural or man-made environment. No adverse impacts are expected. This conclusion is based on the assumption that all projects will be implemented as planned and will comply with all applicable regulations and guidelines. No cumulative impacts are associated with the No Action alternative.

(P) Mitigation

Describe mitigation required as part of the project. Include mitigation cost and when/where mitigation will occur. Do not include best management practices (BMPs).

- Relocation of one residence is required and will be completed as a fee-simple purchase. No other mitigation is required for the Proposed Action.
- Mitigation or abatement of ACM and lead-based paint would be required if these materials are identified during pre-demolition surveys.

(Q) Public Involvement

List agencies and organizations that reviewed the proposed action.

The following agencies were consulted during the preparation of this project:

- U.S. Army Corps of Engineers (Preliminary Jurisdictional Determination received September 14, 2023)
- U.S. Fish and Wildlife Service (through IPaC) (Response received on June 9, 2023)
- Tennessee Department of Environment and Conservation
    - Division of Solid Waste Management (Response received on July 20, 2023)
    - Division of Air Pollution Control (Response received on July 19, 2023)
    - NEPA (Initial response received June 27, 2023)
    - Division of Water (Hydrologic Determination submitted on July 7, 2023, No response within 60 days)

- Tennessee Wildlife Resources Agency (Information submitted June 27, 2023. No response within 60 days)
- State Historic Preservation Office/Tennessee Historical Commission (Response received on July 20, 2023)

Discuss additional public involvement actions taken. Please include the name and date(s) of newspaper publications. Attach affidavit or tear sheet.

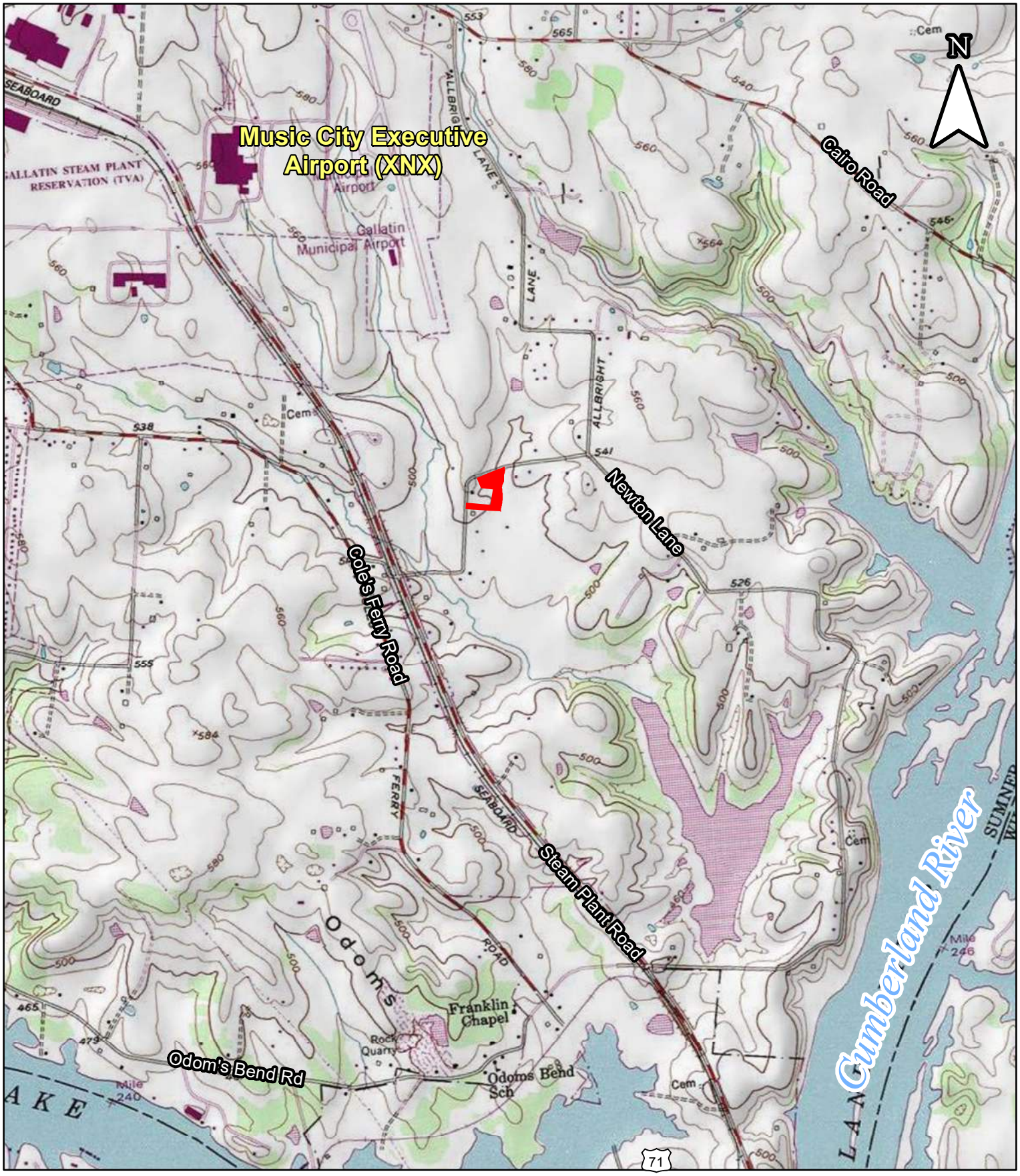
This Short-Form Environmental Assessment (draft version) was completed in August 2023 and was prepared for public review and comment. The Music City Executive Airport opened the public comment period by placing advertisements on September 28 and October 12, 2023 in the Gallatin News, a newspaper of general circulation throughout Gallatin and Sumner County, Tennessee. Copies of the advertisements and affidavits of publication are included with this document in **Attachment E**. Hardcopies of the Short-Form EA were made available for the public to review for 30 days (until October 28, 2023) at the Airport Terminal Building. Opportunities were provided to the public to respond to the Short-Form EA via letter, email, or directly contacting the Airport via telephone. No comments were received. A list of preparers is provided in **Attachment F**.

List of Attachments

ENVIRONMENTAL ASSESSMENT

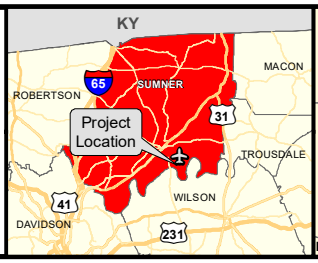
ATTACHMENT A

Figures



Property to be Acquired

0 0.5 1
Miles



GARVER

Figure 1

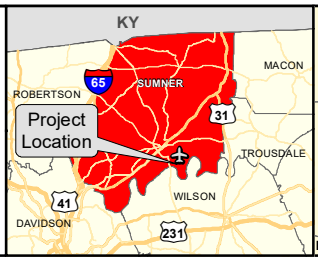
VICINITY MAP
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Area of Potential Affect (APE)
Indirect/Visual APE
Ground Disturbance Area

0 500 1,000
Feet

N

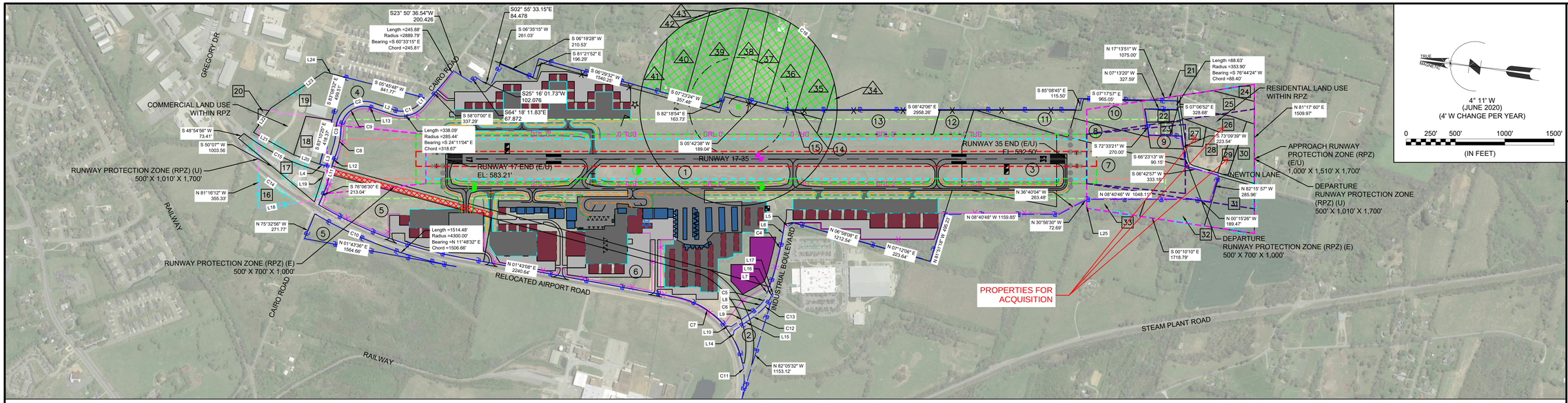


GARVER

Figure 2

PROJECT LOCATION
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320



GARVER

AIRPORT PROPERTY DATA TABLE

TRACT/PARCEL	GRANTOR	GRANTEE	INTEREST TYPE	ACREAGE	CONVEYANCE INSTRUMENT	LIBER/BOOK AND PAGE	TAD PROJECT NUMBER	DATE ACQUIRED	PURPOSE FOR ACQUISITION	PARCEL NUMBER
1	SUMNER COUNTY	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	303.26	DEED	BOOK 421 - PAGE 610	N/A	11/05/1979	N/A	127 052.00 000
2	SUMNER COUNTY	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	2.79	DEED	BOOK 4244 - PAGE 121	N/A	01/20/2016	N/A	127 052.01 000
3	SUMNER COUNTY	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	15.60	DEED	BOOK 484 - PAGE 395	N/A	02/27/1995	N/A	134 010.01 000
4	HP GALLATIN, INC.	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	4.86	DEED	BOOK 484 - PAGE 395	N/A	06/06/1995	N/A	127 030.00 000
5	HP GALLATIN, INC.	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	20.91	DEED	BOOK 3023 - PAGE 15	N/A	09/30/2008	N/A	127 053.00 000
6	RR DONNELLEY, INC.	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	22.07	DEED	BOOK 3555 - PAGE 839	N/A	03/31/2016	N/A	127 064.06 000
7	WHITAKER JOE H,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	24.09	DEED	BOOK 169 - PAGE 484	N/A	03/02/2016	N/A	134 010.05 000
8	COLEY STEVE L & ELIZABETH,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	4.49	DEED	P.B. 10 - PAGE 48	83-555-0766-04	04/10/2014	RUNWAY 35 RPZ	134 013.00 000
9	COLEY ELIZABETH J,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	1.00	DEED	P.B. 10 - PAGE 48	83-555-0766-04	04/10/2014	RUNWAY 35 RPZ	134 013.01 000
10	COLEY STEVE L & ELIZABETH,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	5.00	DEED	P.B. 10 - PAGE 48	83-555-0766-04	04/10/2014	RUNWAY 35 RPZ	134 012.02 000
11	JOHNSON JEFFREY B,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	3.09	DEED	BOOK 4193 - PAGE 487	83-555-0109-19	02/05/2019	EAST SIDE ROFA	134 012.00 000
12	POPE DENNIS,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	1.95	DEED	BOOK 495 - PAGE 261	83-555-0109-19	03/19/2019	EAST SIDE ROFA	127 067.00 000
13	DOSS JOHN JR,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	6.63	DEED	BOOK 631 - PAGE 257	83-555-0109-19	02/06/2019	EAST SIDE ROFA	127 068.00 000
14	LAWSON MARY,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	0.43	DEED	P.B. 30 - PAGE 329	83-555-0109-19	02/06/2019	EAST SIDE ROFA	127 051.00 000
15	BRITTON STACY R,	SUMNER COUNTY REGIONAL AIRPORT AUTHORITY	SIMPLE	0.03	DEED	P.B. 30 - PAGE 329	83-555-0109-20	02/05/2019	EAST SIDE ROFA	127 051.01 000
TOTAL OWNED ACREAGE (EXISTING)				416.20						
16	JONES RANDALL G,	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	1.58	N/A	BOOK 3508 - PAGE 772	N/A	TBD	RUNWAY 17 RPZ	127 001.01 000
17	BCR PROPERTIES, LLC.	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	3.27	N/A	BOOK 3508 - PAGE 772	N/A	TBD	RUNWAY 17 RPZ	127 002.05.000
18	RAMSEY JAMES ROBERT,	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	2.50	N/A	BOOK 4760 - PAGE 609	N/A	TBD	RUNWAY 17 RPZ	127 002.03 000
19	RCO HOLDING COMPANY	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	8.03	N/A	BOOK 4156 - PAGE 217	N/A	TBD	RUNWAY 17 RPZ	127 002.09 000
20*	LEGGE KENNETH D JR. & SUSAN A,	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	0.22	N/A	BOOK 4137 - PAGE 801	N/A	TBD	RUNWAY 17 RPZ	127 002.11 000
21*	GREGORY STEPHEN UTEVA	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	0.17	N/A	BOOK 528 PAGE 477	N/A	TBD	RUNWAY 17 RPZ	134 013.05 000
22	CARTER PEGGY A	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	1.00	N/A	BOOK 3034 PAGE 639	N/A	TBD	RUNWAY 35 RPZ	134 013.03 000
23	VANNOY LEE R	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	1.00	N/A	BOOK 511 PAGE 36	N/A	TBD	RUNWAY 35 RPZ	134 013.02 000
24*	KEITH EVA P	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	0.84	N/A	BOOK 385 PAGE 106	N/A	TBD	RUNWAY 35 RPZ	134 025.00 000
25*	SKELLY BRIAN W/ ELIZABETH J	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	3.27	N/A	BOOK 82 PAGE 753	N/A	TBD	RUNWAY 35 RPZ	134 026.00 000
26	CLAUD TONYA L,	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	2.67	N/A	BOOK 5140 PAGE 866	N/A	TBD	RUNWAY 35 RPZ	134 027.02 000
27	CLAUD TONYA L,	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	1.60	N/A	BOOK 5140 PAGE 867	N/A	TBD	RUNWAY 35 RPZ	134 027.01 000
28	SUMNER COUNTY	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	2.92	N/A	BOOK 4100 PAGE 372	N/A	TBD	RUNWAY 35 RPZ	134 027.00 000
29	DEVORE TONYA LYNN/ DEVORE GREGORY LEE	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	0.80	N/A	BOOK 5140 PAGE 866	N/A	TBD	RUNWAY 35 RPZ	134 027.03 000
30*	BRAZIER JAMES R/ GERALDINE	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	2.41	N/A	BOOK 363 PAGE 430	N/A	TBD	RUNWAY 35 RPZ	134 028.00 000
31*	CARILLON GEORGE RAY	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	5.02	N/A	BOOK 2683 PAGE 846	N/A	TBD	RUNWAY 35 RPZ	134 011.00 000
32*	WHITAKER ALLAN, AND JOE WHITAKER	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	0.75	N/A	BOOK 4460 PAGE 456	N/A	TBD	RUNWAY 35 RPZ	134 010.03 000
33*	WHITAKER JOE H,	ULTIMATE PROPERTY PURCHASE	FUTURE LAND ACQUISITION	0.66	N/A	BOOK 4460 PAGE 452	N/A	TBD	RUNWAY 35 RPZ	134 010.00 000
TOTAL OWNED ACREAGE (ULTIMATE)				454.90						

NOTE: ALL ACREAGE LISTINGS ARE ESTIMATES BASED OFF OF BEST ABSTRACT OF TITLE INFORMATION AVAILABLE. THERE ARE NO ENCUMBRANCES ON THE PROPERTY TO THE BEST OF OUR KNOWLEDGE. A MEETS AND BOUNDS SURVEY WAS NOT CONDUCTED AS PART OF THIS PROJECT.
PROPERTY BASE MAP DATA OBTAINED FROM AIRPORT AND SUMNER COUNTY PROPERTY SEARCH APPLICATION.

* ACREAGE LISTED IS BASED OFF OF ACREAGE NEEDED TO ENCOMPASS RUNWAY PROTECTION ZONE (RPZ) AND NOT ENTIRE TRACT ACREAGE.

PROPERTIES FOR ACQUISITION

LEGEND

ITEM	EXISTING	ULTIMATE
BUILDING RESTRICTION LINE	BRL 0'	BRL 0'
AIRPORT PROPERTY LINE	P	P(U)
FENCE	X	X
AIRFIELD PAVEMENT		
PAVEMENT REMOVAL		
BEACON		
FUEL STORAGE AND PUMPS		SAME
BUILDINGS/HANGARS		
LIGHTED WIND CONE & SEGMENTED CIRCLE		
AWOS		
GROUND CONTOURS	680	SAME
PRECISION APPROACH PATH INDICATOR (PAPI)		SAME
THRESHOLD LIGHTS		SAME
RUNWAY END IDENTIFICATION LIGHTS (REILS)		SAME
RUNWAY PROTECTION ZONE (RPZ)		
DEPARTURE RUNWAY PROTECTION ZONE (RPZ)		SAME
RUNWAY SAFETY AREA (RSA)		
RUNWAY OBJECT FREE AREA (OFA)		
RUNWAY OBSTACLE FREE ZONE (OFZ)		
TAXIWAY SAFETY AREA (TSA)		
TAXIWAY OBJECT FREE AREA (TOFA)		
PART 77 APPROACH SURFACE	AS	AS (U)
DEPARTURE SURFACE	DEP	DEP (U)
GLIDE SLOPE QUALIFICATION SURFACE	GQS	GQS (U)
THRESHOLD SITING SURFACE	TSS	TSS (U)
HOLDLINES & SIGNS		
AIRPORT REFERENCE POINT (ARP)		
PRIMARY & SECONDARY AIRPORT CONTROL STATIONS (PACS & SACS)		
VEGETATION		SAME
FLOWLINE		SAME
LIGHTPOLE		SAME
UTILITY POLE		SAME
ELECTRICAL UTILITY LINE	E	SAME
DETENTION POND AREA		
AVIGATION EASEMENT		

AIRPORT SPONSOR BLOCK

CURRENT AND FUTURE DEVELOPMENT DEPICTED ON THIS ALP IS APPROVED AND SUPPORTED BY AIRPORT SPONSOR

TITLE, AIRPORT SPONSOR'S REPRESENTATIVE

SIGNATURE DATE

REV.	DATE	DESCRIPTION	BY

MUSIC CITY EXECUTIVE AIRPORT
GALLATIN, TENNESSEE

AIRPORT LAYOUT PLAN WITH NARRATIVE REPORT

Exhibit A Property Map

JOB NO.: 19A08300
DATE: SEP, 2022
DESIGNED BY: NRP
DRAWN BY: CHB

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
Figure 3

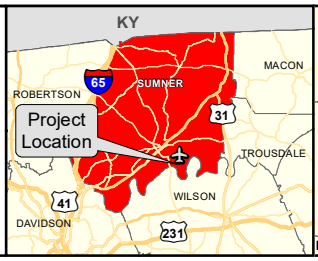
SHEET NUMBER **20**

File: L:\2019\19A08300 - XNX Gallatin MPU\Drawings\XNX-ALP-APM-CHB.dwg, Last Save: 9/8/2022 2:49 PM Last saved by: DLMcKnight
Last plotted by: McKnight, Dylan L. Plot Style: ACCmono.stb Plot Scale: 1:1 Plot Date: 9/8/2022 11:23 AM Plotter used: _AutoCAD PDF (General Documentation).pc3

Stream
Stream
Wetlands
P 1
W 1
Forested Area
Study Area

0 150 300
Feet

N



GARVER

Figure 4

Biological Resources
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Map Scale: 1:1,570 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Figure 5

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

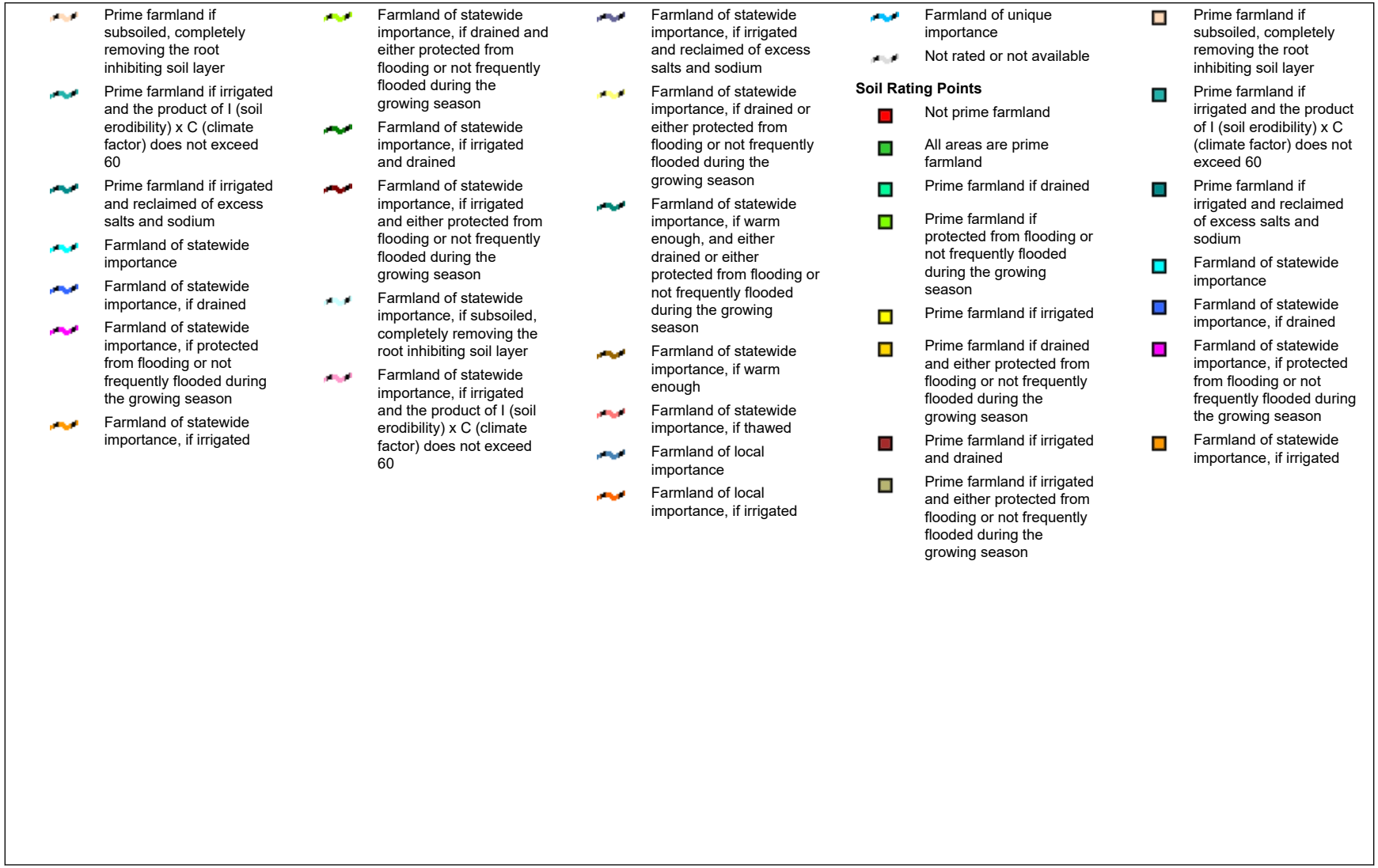
Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sumner County, Tennessee
Survey Area Data: Version 15, Sep 15, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 14, 2020—Feb 29, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmB	Armour silt loam, 2 to 5 percent slopes	All areas are prime farmland	0.3	6.5%
Go	Godwin silt loam, occasionally flooded	All areas are prime farmland	2.5	55.4%
MmC2	Mimosa silt loam, 5 to 12 percent slopes, eroded	Not prime farmland	1.3	28.0%
MnC2	Mimosa silt loam, 5 to 20 percent slopes, eroded, very rocky	Not prime farmland	0.5	10.2%
Totals for Area of Interest			**4.5**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Study Area

Data Point (DP) Wetland

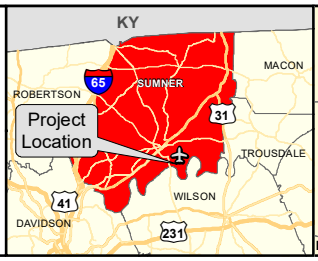
Stream P 1

Stream W 1

0 150 300

Feet

N



GARVER

Figure 6

Wetland Overview

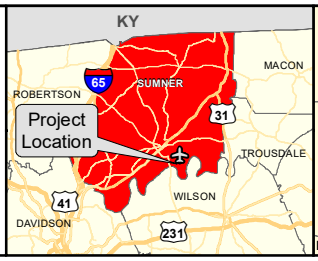
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Study Area
Ground Disturbance Area

0 150 300
Feet

N



GARVER

Figure 7

Staging and Haul Route
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

ENVIRONMENTAL ASSESSMENT

ATTACHMENT B

Threatened and Endangered Species Coordination (USFWS and TDEC)

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Tennessee Ecological Services Field Office
446 Neal Street
Cookeville, TN 38501-4027
Phone: (931) 528-6481 Fax: (931) 528-7075

In Reply Refer To:
Project Code: 2023-0091839
Project Name: XNX RPZ Property Acquisition

June 09, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Tennessee Ecological Services Field Office
446 Neal Street
Cookeville, TN 38501-4027
(931) 528-6481

PROJECT SUMMARY

Project Code: 2023-0091839
Project Name: XNX RPZ Property Acquisition
Project Type: Acquisition of Lands
Project Description: Property acquisition of approximately 5 acres within the airport's Runway 35 RPZ. The project includes removal of a residence located within the property to be acquired.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.3627302,-86.40468619371254,14z

Counties: Sumner County, Tennessee

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Gray Bat *Myotis grisescens* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6329	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Field Sparrow *Spizella pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Aug 15

NAME	BREEDING SEASON
Kentucky Warbler *Oporornis formosus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12

(0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

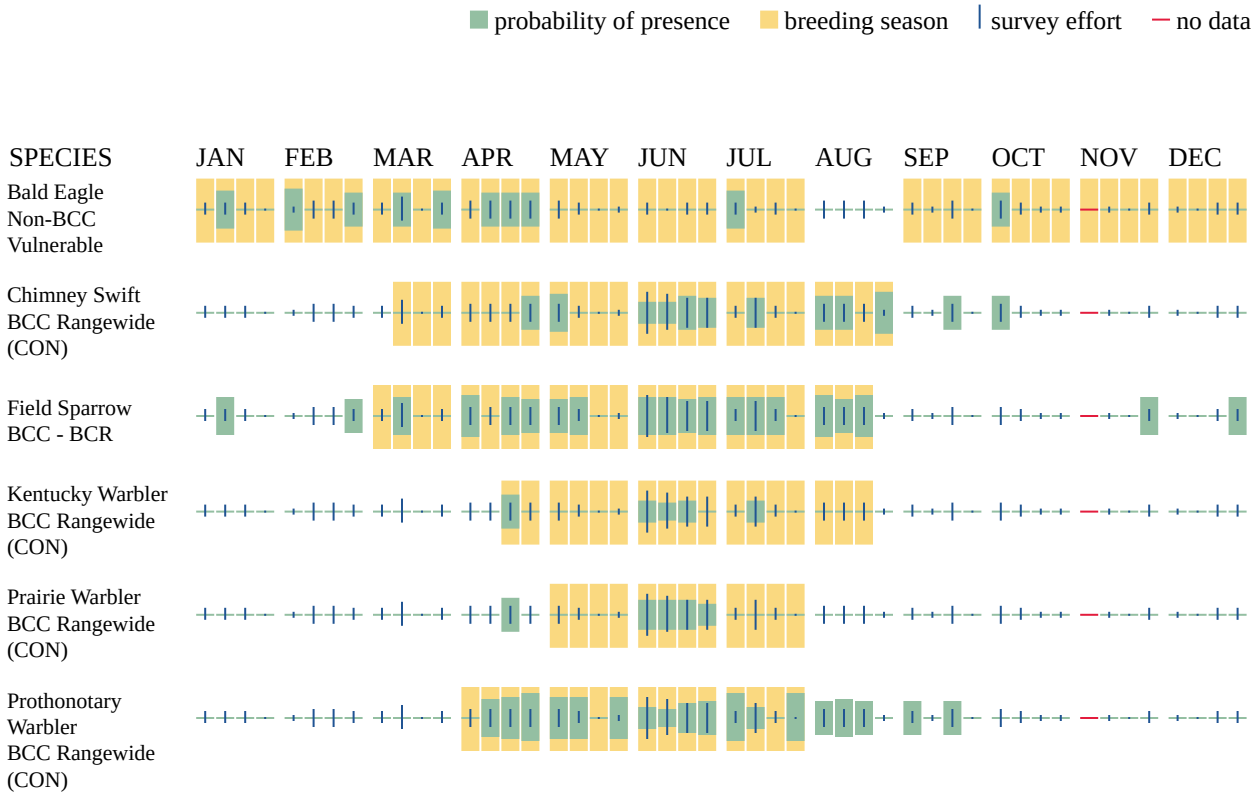
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

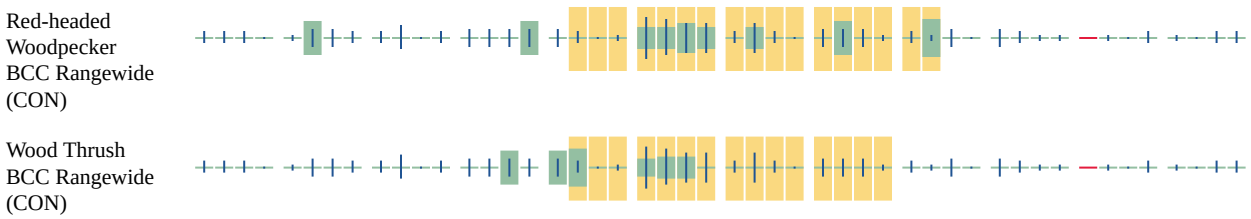
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1A

IPAC USER CONTACT INFORMATION

Agency: Gallatin city
Name: Garver LLC
Address: 4300 South J.B Hunt Drive, Suite 240
Address Line 2: Suite 240
City: Rogers
State: AR
Zip: 72758
Email arbiologist@garverusa.com
Phone: 4792874628

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Federal Aviation Administration

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Tennessee Ecological Services Field Office
446 Neal Street
Cookeville, TN 38501-4027
Phone: (931) 528-6481 Fax: (931) 528-7075

In Reply Refer To: June 09, 2023
Project code: 2023-0091839
Project Name: XNX RPZ Property Acquisition

Federal Nexus: yes
Federal Action Agency (if applicable): Federal Aviation Administration

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for 'XNX RPZ Property Acquisition'

Dear Garver LLC:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on June 09, 2023, for 'XNX RPZ Property Acquisition' (here forward, Project). This project has been assigned Project Code 2023-0091839 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (DKey), invalidates this letter.

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the determination of “May Affect, Not Likely to Adversely Affect” the northern long-eared bat. Unless the Service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that consultation on the Action is complete and no further action is necessary unless either of the following occurs:

- new information reveals effects of the action that may affect the northern long-eared bat in a manner or to an extent not previously considered; or,
- the identified action is subsequently modified in a manner that causes an effect to the northern long-eared bat that was not considered when completing the determination key.

15-Day Review Period

As indicated above, the Service will notify you within 15 calendar days if we determine that this proposed Action does not meet the criteria for a “may affect, not likely to adversely affect” (NLAA) determination for the northern long-eared bat. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NLAA concurrence provided here. This verification period allows the identified Ecological Services Field Office to apply local knowledge to evaluation of the Action, as we may identify a small subset of actions having impacts that we did not anticipate when developing the key. In such cases, the identified Ecological Services Field Office may request additional information to verify the effects determination reached through the Northern Long-eared Bat DKey.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Gray Bat *Myotis grisescens* Endangered
- Monarch Butterfly *Danaus plexippus* Candidate
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may affect the species and/or critical habitat listed above. Note that reinitiation of consultation would be necessary if a new species is listed or critical habitat designated that may be affected by the identified action before it is complete.

If you have any questions regarding this letter or need further assistance, please contact the Tennessee Ecological Services Field Office and reference Project Code 2023-0091839 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

XNX RPZ Property Acquisition

2. Description

The following description was provided for the project 'XNX RPZ Property Acquisition':

> Property acquisition of approximately 5 acres within the airport's Runway 35 RPZ. The project includes removal of a residence located within the property to be acquired.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.3627302,-86.40468619371254,14z

DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for the Endangered northern long-eared bat (*Myotis septentrionalis*).

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. The proposed action does not intersect an area where the northern long-eared bat is likely to occur, based on the information available to U.S. Fish and Wildlife Service as of the most recent update of this key. If you have data that indicates that northern long-eared bats are likely to be present in the action area, answer "NO" and continue through the key.

   Do you want to make a no effect determination?

   No

3. Do you have post-white nose syndrome occurrence data that indicates that northern long-eared bats (NLEB) are likely to be present in the action area?

   Bat occurrence data may include identification of NLEBs in hibernacula, capture of NLEBs, tracking of NLEBs to roost trees, or confirmed acoustic detections. With this question, we are looking for data that, for some reason, may have not yet been made available to U.S. Fish and Wildlife Service.

   No

4. Does any component of the action involve construction or operation of wind turbines?

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

   No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

   Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

   Yes

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

   No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

   No

10. Have you determined that your proposed action will have no effect on the northern long-eared bat? Remember to consider the effects of any activities that would not occur but for the proposed action.

    If you think that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, answer “No” below and continue through the key. If you have determined that the northern long-eared bat does not occur in your project’s action area and/or that your project will have no effects whatsoever on the species despite the potential for it to occur in the action area, you may make a “no effect” determination for the northern long-eared bat.

    Note: Federal agencies (or their designated non-federal representatives) must consult with USFWS on federal agency actions that may affect listed species [50 CFR 402.14(a)]. Consultation is not required for actions that will not affect listed species or critical habitat. Therefore, this determination key will not provide a consistency or verification letter for actions that will not affect listed species. If you believe that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, please answer “No” and continue through the key. Remember that this key addresses only effects to the northern long-eared bat. Consultation with USFWS would be required if your action may affect another listed species or critical habitat. The definition of Effects of the Action can be found here: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    No

11. Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating northern long-eared bats?

    No

12. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    (If unsure, answer "Yes.")

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags ≥3 inches (12.7 centimeter) dbh), answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    Yes

13. Will the action cause effects to a bridge?

    No

14. Will the action result in effects to a culvert or tunnel?

    No

15. Does the action include the intentional exclusion of northern long-eared bats from a building or structure?

    Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local U.S. Fish and Wildlife Services Ecological Services Field Office to help assess whether northern long-eared bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures

    No

16. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

17. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

18. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic on one or more existing roads?

    Note: For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

19. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

20. Will the proposed action involve the creation of a new water-borne contaminant source (e.g., leachate pond pits containing chemicals that are not NSF/ANSI 60 compliant)?

    No

21. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

22. Will the action include drilling or blasting?

    No

23. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    No

24. Will the proposed action involve the use of herbicides or pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    No

25. Will the action include or cause activities that are reasonably certain to cause chronic nighttime noise in suitable summer habitat for the northern long-eared bat? Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    No

26. Does the action include, or is it reasonably certain to cause, the use of artificial lighting within 1000 feet of suitable northern long-eared bat roosting habitat?

    Note: Additional information defining suitable roosting habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    No

27. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

28. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area? If unsure, answer "No."

    No

29. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property and has a diameter breast height of six inches or greater.

    No

30. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

    No

31. Will the action result in the use of prescribed fire?

    No

32. Will the action cause noises that are louder than ambient baseline noises within the action area?

    Yes

33. Will the action cause noises during the active season in suitable summer habitat that are louder than anthropogenic noises to which the affected habitat is currently exposed? Answer 'no' if the noises will occur only during the inactive period.

    Note: Inactive Season dates for areas within a spring staging/fall swarming area can be found here: https://www.fws.gov/media/inactive-season-dates-swarming-and-staging-areas.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    No

PROJECT QUESTIONNAIRE

Will all project activities by completed by April 1, 2024?

Yes

IPAC USER CONTACT INFORMATION

Agency: Gallatin city
Name: Garver LLC
Address: 4300 South J.B Hunt Drive, Suite 240
Address Line 2: Suite 240
City: Rogers
State: AR
Zip: 72758
Email arbiologist@garverusa.com
Phone: 4792874628

LEAD AGENCY CONTACT INFORMATION

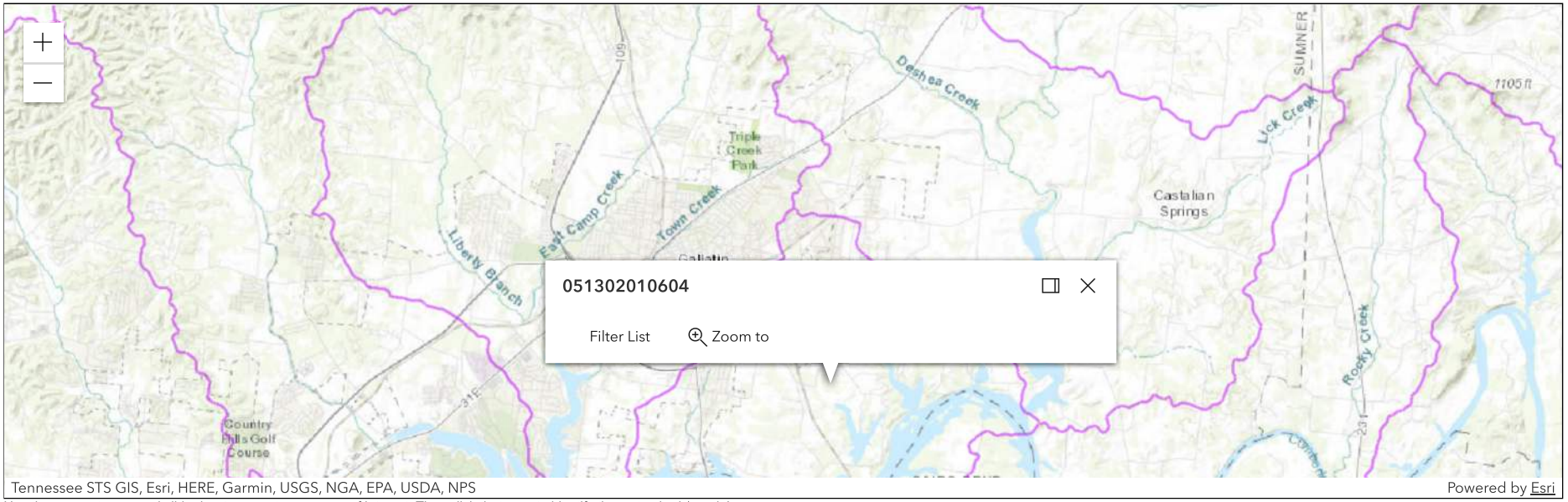
Lead Agency: Federal Aviation Administration

Help

Key to Status and Ranks

- Download Status and Ranks

Watershed Map



Use the mouse to pan and slider bar to zoom to your area of interest. Then click that area to identify the watershed (purple).

Rare Species By Tennessee Watershed

Data is refreshed on or around January and July each year.

Go | Actions

Row text contains '051302010604'

1 - 5 of 5

Huc 8	Huc 8 Name	Huc 12	Huc 12 Name	Type	Category	Scientific Name	Common Name	Global Rank	State Rank	Fed Status	State Status	Habitat Description	Wet Habitat Flag
05130201	Old Hickory Lake	051302010604	Cumberland River-Bulls Creek	Vertebrate Animal	Amphibian	Ambystoma barbouri	Streamside Salamander	G4	S2	--	E	Seasonally flowing karst streams; middle Tennessee.	Aquatic
05130201	Old Hickory Lake	051302010604	Cumberland River-Bulls	Vertebrate Animal	Mammal	Myotis grisescens	Gray Myotis	G3G4	S2	LE	E	Cave obligate year-round; frequents	Upland

			Creek									forested areas; migratory.	
05130201	Old Hickory Lake	051302010604	Cumberland River-Bulls Creek	Vertebrate Animal	Mammal	Neotoma magister	Allegheny Woodrat	G3G4	S3	--	D	Outcrops, cliffs, talus slopes, crevices, sinkholes, caves & karst.	Upland
05130201	Old Hickory Lake	051302010604	Cumberland River-Bulls Creek	Vertebrate Animal	Fish	Thoburnia atripinnis	Blackfin Sucker	G3	S2	--	D	Larger creeks with quiet or gently flowing pools with scattered slabrocks & undercut banks; Barren River watershed.	Aquatic
05130201	Old Hickory Lake	051302010604	Cumberland River-Bulls Creek	Animal Assemblage	-	Rookery	Heron Rookery	G5	SNR	--	Rare, Not State Listed	-	-

Please deselect the filter(s) that you do not wish to display. Only 1 filter can be displayed at any given time.

ENVIRONMENTAL ASSESSMENT

ATTACHMENT C

Cultural Historic Resources Information and SHPO Coordination

Mountain, Ryan C.

From: TN Help <tnhelp@service-now.com>
Sent: Thursday, July 20, 2023 2:51 PM
To: Schmidt, Cassie P.; Mountain, Ryan C.
Subject: Music City Executive Airport Land Acquisition - Project # SHPO0003471

TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550
www.tnhistoricalcommission.org

07-20-2023 10:59:02 CDT

Ryan Mountain
Garver
rcmountain@garverusa.com

RE: Federal Aviation Administration (FAA), Music City Executive Airport Land Acquisition, Project#: SHPO0003471, Gallatin, Sumner County, TN

Dear Ryan Mountain:

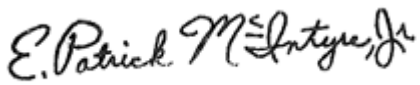
In response to your request, we have reviewed the documents you submitted regarding your proposed undertaking. Our review of and comment on your proposed undertaking are among the requirements of Section 106 of the National Historic Preservation Act. This Act requires federal agencies or applicants for federal assistance to consult with the appropriate State Historic Preservation Office before they carry out their proposed undertakings. The Advisory Council on Historic Preservation has codified procedures for carrying out Section 106 review in 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739).

After considering the documentation submitted, it is our opinion that there are no National Register of Historic Places listed or eligible properties affected by this undertaking. We have made this determination because either: no National Register listed or eligible Historic Properties exist within the undertaking's area of potential effects, the specific location, size, scope and/or nature of the undertaking and its area of potential effects precluded affects to Historic Properties, the undertaking will not alter any characteristics of an identified eligible or listed Historic Property that qualify the property for listing in the National Register, or it will not alter an eligible Historic Property's location, setting or use. We have no objections to your proceeding with your undertaking.

If your agency proposes any modifications in current project plans or discovers any archaeological remains during the ground disturbance or construction phase, please contact this office to determine what further action, if any, will be necessary to comply with Section 106 of the National Historic Preservation Act. If you are applying for federal funds, license or permit, you should submit this letter

as evidence of consultation under Section 106 to the appropriate federal agency, which, in turn, should contact us as required by 36 CFR 800. If you represent a federal agency, you should submit a formal determination of eligibility and effect to us for comment. Please provide your Project # when submitting any additional information regarding this undertaking. You may direct questions or comments to Jennifer Barnett, who drafted this response, at Jennifer.Barnett@tn.gov, +16156874780.

Sincerely,



E. Patrick McIntyre, Jr.
Executive Director and
State Historic Preservation Officer

Ref:MSG9130127_3LojwsUZZ2jhmC1tjMZT

4300 South J.B. Hunt Drive
Suite 240
Rogers, AR 72758

TEL 479.257.9188

www.GarverUSA.com

July 18, 2023

Section 106 Review Request
Submitted via TN Service Portal

Re: XNX Land Acquisition Environmental Assessment
Music City Executive Airport, Gallatin, Tennessee
Request for Information

To Whom it May Concern:

A National Environmental Policy Act (NEPA) Environmental Assessment (EA) is being prepared to address the potential environmental impacts associated with a land acquisition project at the Music City Executive Airport in Gallatin, Tennessee. The EA will be submitted for Tennessee Department of Transportation Aeronautics Division (TAD) for review and approval. The project is needed to fully control land use within the Runway 35 RPZ. Residential land use within the RPZ is considered incompatible land use according to FAA Advisory Circular 150-5300-13B. The project includes residential land acquisition of 5.07 acres and removal of one residential structure. No construction or tree removal activities are included in this project. The proposed project and location are shown on the attached figures.

Currently, we are in the scoping process for the NEPA document and request that you review the proposed study area. Please notify us of any constraints or concerns you may have regarding the proposed project. We are seeking comments regarding issues such as unique environmental features or environmentally sensitive areas, socioeconomic issues, proposed urban developments, and permits or approvals that should be obtained prior to construction of the project. Contact information for the proposed project is provided below:

Consultant Contact Information:

Garver, LLC
Attn: Ryan Mountain
4300 South J.B. Hunt Dr., Suite 240
Rogers, AR 72758
479.287.4628
rcmountain@garverusa.com

Project Information:

- Lead Agency: TAD
- Project Title: RPZ XNX Land Acquisition
- Project Location (see Figure 1):
  - 1475 Airport Road, Gallatin, TN 37066
  - Latitude: 36.363181° Longitude: -86.404739°

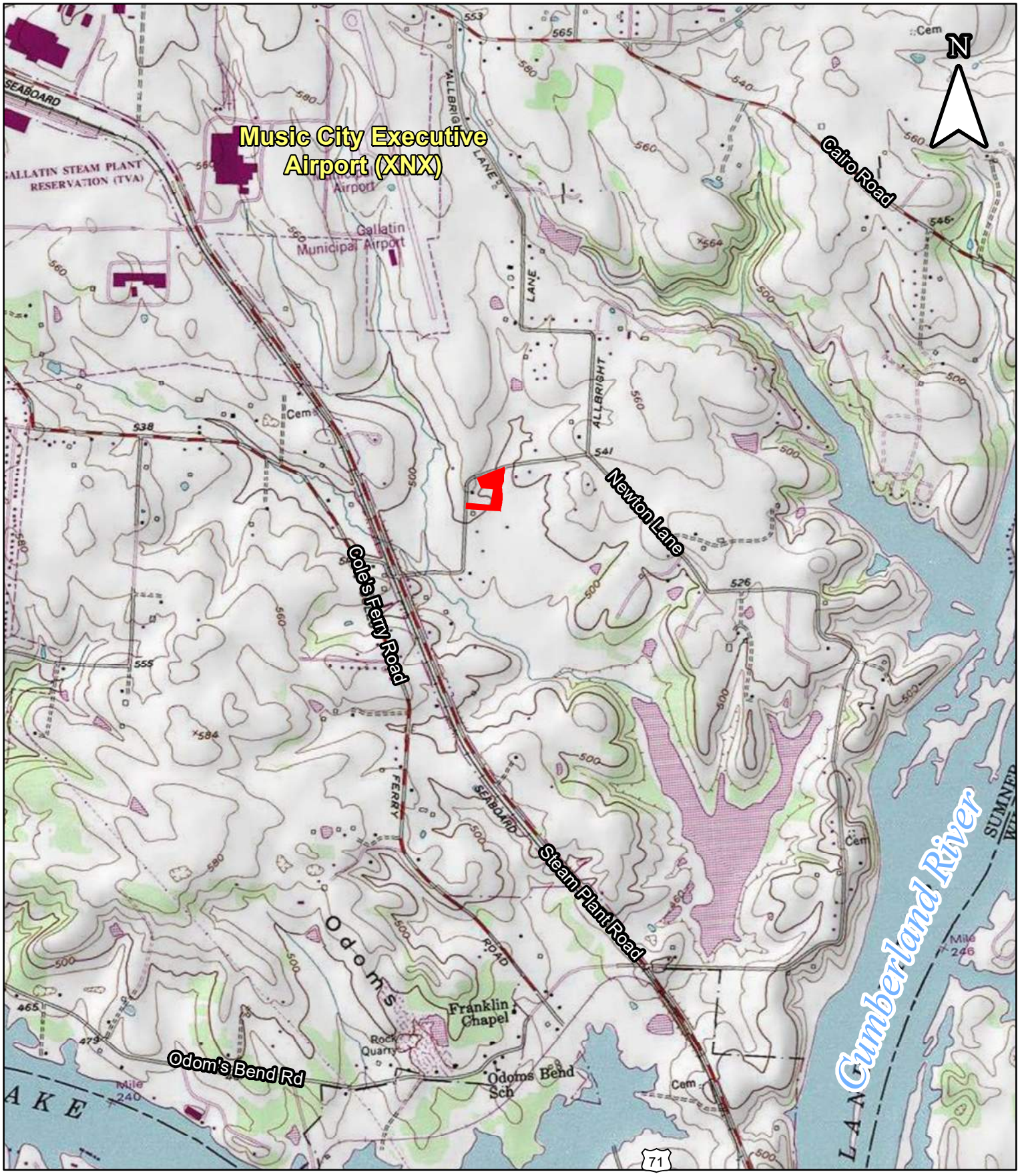
The residence proposed for demolition was constructed in 1995 and is located at 370 Newton Lane, Gallatin, TN 37066. Photographs of this residence and surrounding structures are provided as attachments. There are no other structures within the direct APE. The residence (temporarily assigned code: SU-IP-001) is recommended not eligible for listing on the National Register of Historic Places due to insufficient age of the structure. The Proposed Action is anticipated to have no effect on historic properties. Information on surrounding properties is also provided.

We would appreciate your response within 30 days to help us maintain our project schedule. If you have any questions regarding this request, please contact me.

Sincerely,

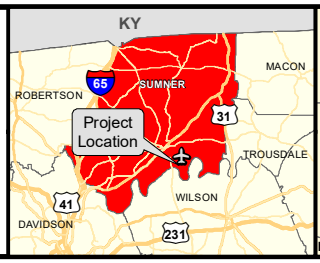
Ryan Mountain
Senior Environmental Specialist

Enclosures
- Site Location Map
- Aerial APE Figure
- Site Photographs
- THC Viewer Maps
- Parcel Information



Property to be Acquired

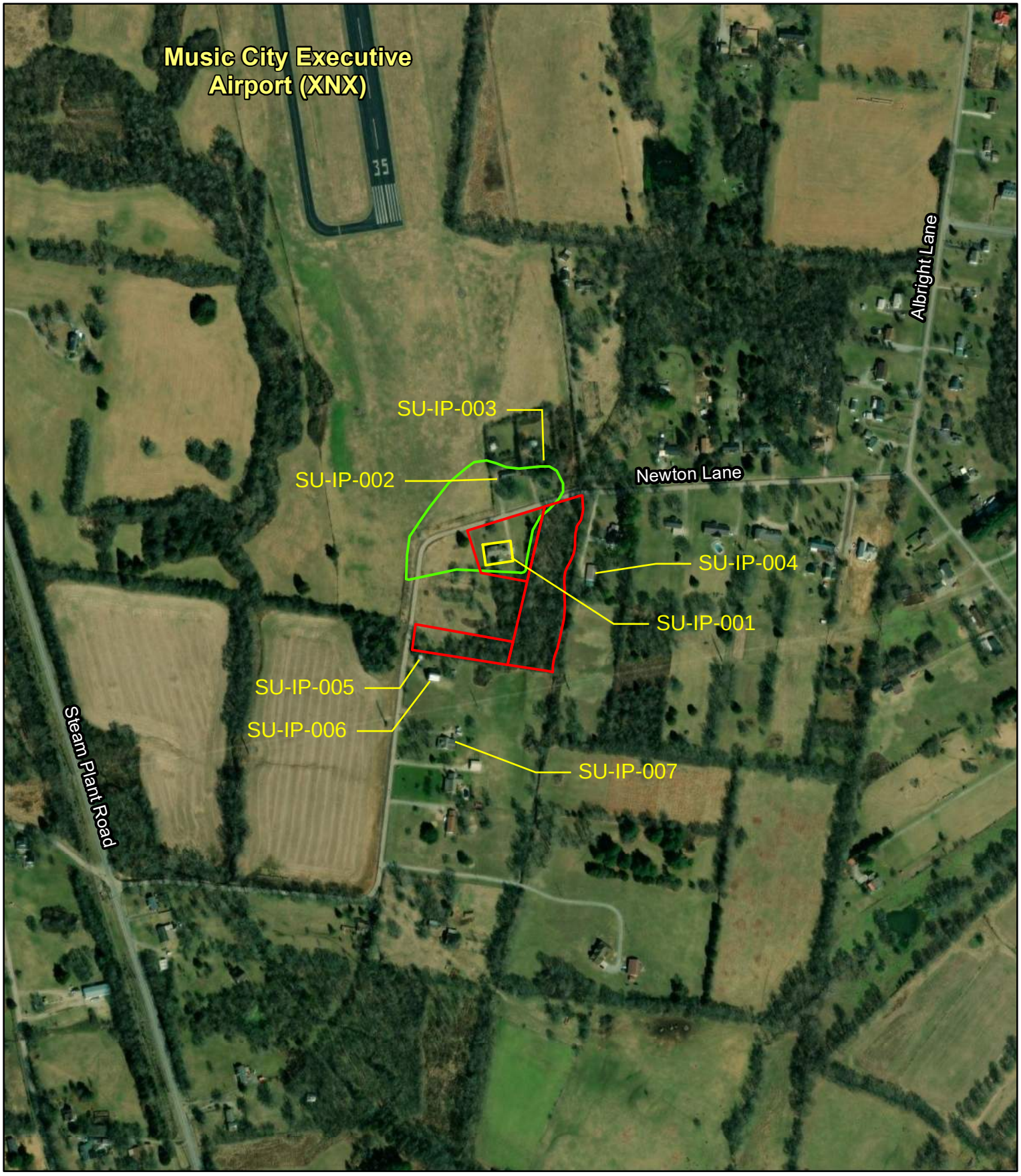
0 0.5 1
Miles



GARVER

VICINITY MAP
XNX Property Acquisition

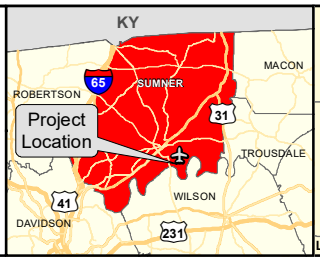
Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320



Area of Potential Affect (APE)
Indirect/Visual APE
Ground Disturbance Area

0 500 1,000
Feet

N



GARVER

XNX MUSIC CITY EXECUTIVE

PROJECT LOCATION
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

▲ View to the southwest of the residence proposed for removal. Structure SU-IP-001.

▲ View to the northeast of the residence within the APE. Newton Lane is located in the background on the left.

▲ View from the south edge of the southern-most parcel of the APE looking south-southeast at adjoining property located south of the APE and east of Newton Lane. SU-IP-007.

▲ Brush pile located on adjoining property to south.

▲ View of the north side of the barn that is located on adjoining property approximately 60 feet south of the APE. SU-IP-006

▲ View of the west side of the barn that is located on adjoining property approximately 60 feet south of the APE. The residence on adjoining property to the south is visible in the background.

XNX Property Acquisition
Music City Executive Airport
Environmental Assessment

On-site photographs taken June 14, 2023
Garver Project No. 22A08320

▲ View to the east, parallel to Newton Lane on the left. The forested area between the residence located east of this parcel and the residence located within the APE shields any visual observations. SU-IP-001

▲ View to the north of the adjoining parcel and residence located north of Newton Lane. SU-IP-002

▲ View to the north, northeast of the adjoining parcel and residence located north of Newton Lane. This residence is located east of the one in Photograph 8. SU-IP-003

▲ View to the east of the forested area from the yard within the APE.

▲ View to the west, northwest from the western side yard of the residence located within the APE.

▲ View of an adjacent structure to the southwest of the APE. This structure appears to be constructed of concrete cinder blocks with sheet metal roof. SU-IP-005

XNX Property Acquisition
Music City Executive Airport
Environmental Assessment

On-site photographs taken June 14, 2023
Garver Project No. 22A08320

▲ View, facing southwest, of the northeast corner of the APE. The stream present along the east edge of the APE is visible on the left.

▲ View, facing north, of brush pile located on adjoining property to the south of the on-site residence.

▲ View of spring fed pool/pond located within the APE approximately 90 feet south of Newton Lane and approximately 150 feet northeast of the house.

▲ View, facing upstream (north), of the small stream located along the east edge of the APE.

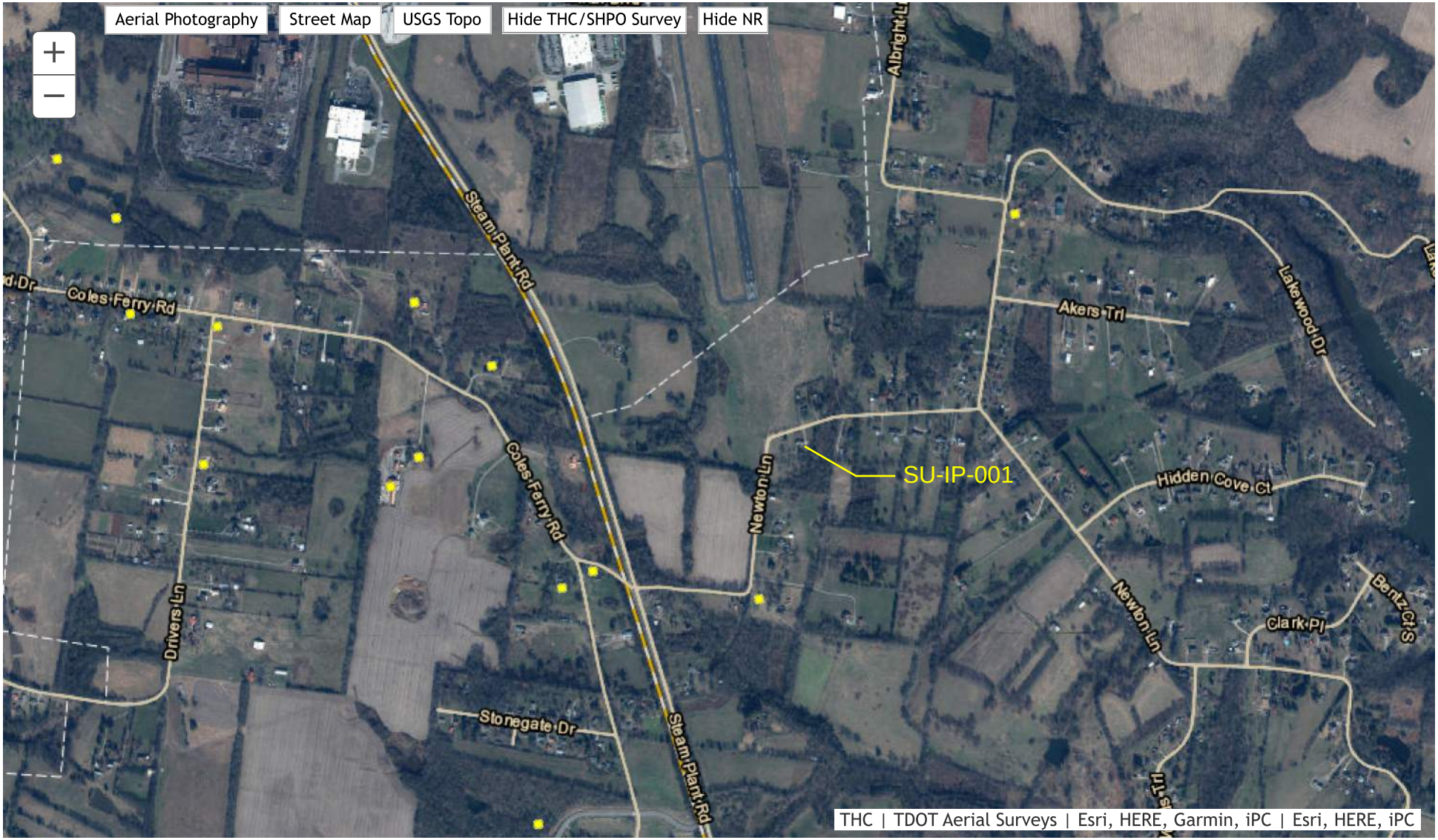
▲ View, facing downstream (south), of the small stream located along the east edge of the APE. The home located on the adjoining property to the east is visible on the left side of the photograph.

▲ View, facing north-northwest, of a forested wetland area located within the woods between the stream and residence.

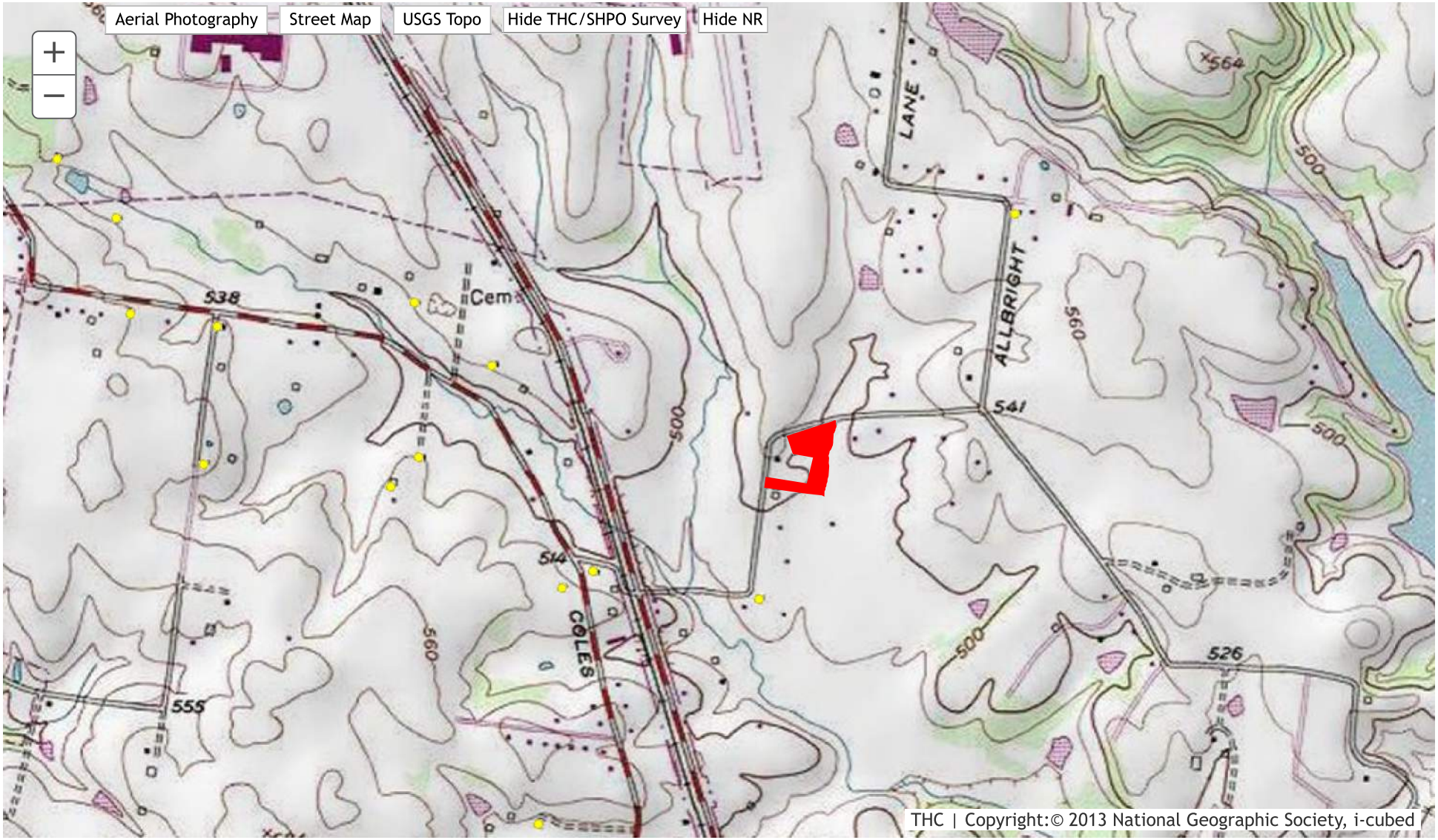
XNX Property Acquisition
Music City Executive Airport
Environmental Assessment

On-site photographs taken June 14, 2023
Garver Project No. 22A08320

Tennessee Historical Commission View



Tennessee Historical Commission View



Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

Sumner (083)
Tax Year 2023 | Reappraisal 2019

Jan 1 Owner
VANNOY LEE R ETUX
RACHEL JEAN
375 NEWTON LANE
GALLATIN TN 37066

Current Owner
375 NEWTON LANE
GALLATIN TN 37066

NEWTON LANE 375

Ctrl Map:	Group:	Parcel:	PI:	SI:
134		013.02		000

Value Information

Land Market Value:
Improvement Value:
Total Market Appraisal:
Assessment Percentage:
Assessment:

SU-IP-002

Subdivision Data

Subdivision:
WOODED ACRES

Plat Book:	Plat Page:	Block:	Lot:
10	48		15

Additional Information

PLAT: 10 PAGE: 48 BLOCK: LOT: 15 SUBD: WOODED ACRES

General Information

Class: 00 - Residential
City #:
Special Service District 1:
District: 03
Number of Buildings: 1
Utilities - Water/Sewer:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS
City:
Special Service District 2:
Neighborhood: GSPR
Number of Mobile Homes:
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** **Total Land Units:** 1

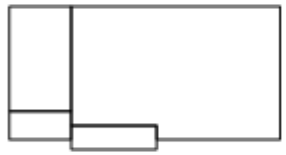
Land Code	Soil Class	Units
04 - IMP SITE		1.00

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
1 - AVERAGE
Square Feet of Living Area:
1178
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
00 - NONE
Shape:

Stories:
1.00
Actual Year Built:
1983
Plumbing Fixtures:
3
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,178
CPF - CARPORT FINISHED	286
OPF - OPEN PORCH FINISHED	90
UTF - UTILITY FINISHED	78

Outbuildings & Yard Items

SU-IP-002

Building #	Type	Description	Units
1	WDK - WOOD DECK	90	120
1	GUD - DETACHED GARAGE UNFINISHED	54	576
1	DRW - DRIVEWAY	21.2	2,400

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/14/1995		511	36	V - VACANT	-	-
6/14/1995		504	143	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/31/1989		92	563	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/23/1984		482	285	I - IMPROVED	-	-

Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

Sumner (083)
Tax Year 2023 | Reappraisal 2019

Jan 1 Owner
CARTER PEGGY A
379 NEWTON LANE
GALLATIN TN 37066

Current Owner
379 NEWTON LANE
GALLATIN TN 37066

NEWTON LANE 379

Ctrl Map:	Group:	Parcel:	PI:	SI:
134		013.03		000

Value Information

Land Market Value:
Improvement Value:
Total Market Appraisal:
Assessment Percentage:
Assessment:

SU-IP-003

Subdivision Data

Subdivision:
WOODED ACRES

Plat Book:	Plat Page:	Block:	Lot:
10	48		14

Additional Information

PLAT: 10 PAGE: 48 BLOCK: LOT: 14 SUBD: WOODED ACRES

General Information

Class: 00 - Residential
City #:
Special Service District 1:
District: 03
Number of Buildings: 1
Utilities - Water/Sewer:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS
City:
Special Service District 2:
Neighborhood: GSPR
Number of Mobile Homes:
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units
1	GUD - DETACHED GARAGE UNFINISHED	46	600
1	SLB - SLAB	36.2	324

Sale Information

Long Sale Information list on subsequent pages

Land Information

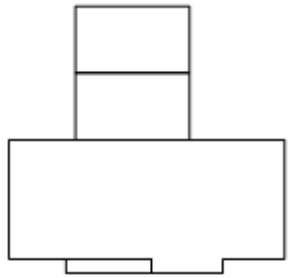
Deed Acres: 0 **Calculated Acres:** **Total Land Units:** 1

Land Code	Soil Class	Units
04 - IMP SITE		1.00

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
1 - AVERAGE
Square Feet of Living Area:
1831
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
00 - NONE
Shape:
Stories:
1.00
Actual Year Built:
1983
Plumbing Fixtures:
3
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,495
BSF - BASE SEMI FINISHED	336
CPF - CARPORT FINISHED	336
OPF - OPEN PORCH FINISHED	54

Sale Information

SU-IP-003

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/25/2008		3034	639	V - VACANT	-	-
9/7/1994		449	829	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/12/1988		5	283	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/4/1983		472	613	V - VACANT	-	-

Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

Sumner (083)
Tax Year 2023 | Reappraisal 2019

Jan 1 Owner
SKELLY BRIAN W ETUX
ELIZABETH J
400 NEWTON LANE
GALLATIN TN 37066

Current Owner
400 NEWTON LANE
GALLATIN TN 37066

NEWTON LANE 400

Ctrl Map:	Group:	Parcel:	PI:	SI:
134		026.00		000

Value Information

Land Market Value:
Improvement Value:
Total Market Appraisal:
Assessment Percentage:
Assessment:

SU-IP-004

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1:
District: 03
Number of Buildings: 1
Utilities - Water/Sewer:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City:
Special Service District 2:
Neighborhood: GSPR
Number of Mobile Homes:
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/25/1989	$72,000	82	753	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/14/1984	$0	494	714	V - VACANT	-	-

Land Information

Deed Acres: 0 **Calculated Acres:** **Total Land Units:** 5.3

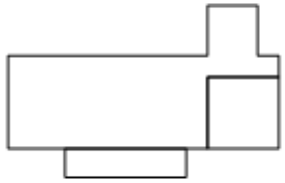
Land Code	Soil Class	Units
04 - IMP SITE		5.30

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
1 - AVERAGE
Square Feet of Living Area:
2172
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:

Stories:
1.00
Actual Year Built:
1976
Plumbing Fixtures:
6
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,772
BSF - BASE SEMI FINISHED	400
OPF - OPEN PORCH FINISHED	272

Outbuildings & Yard Items

Building #	Type	Description	Units
1	WDK - WOOD DECK	81	225
1	SLB - SLAB	25	600
1	GUD - DETACHED GARAGE UNFINISHED	40	2,160
1	DRW - DRIVEWAY	7.5	4,404

SU-IP-004

Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

Sumner (083)
Tax Year 2023 | Reappraisal 2019

Jan 1 Owner
BRAZIER JAMES R ETUX
GERALDINE
340 NEWTON LANE
GALLATIN TN 37066

Current Owner
340 NEWTON LANE
GALLATIN TN 37066

NEWTON LANE 340

Ctrl Map:	Group:	Parcel:	PI:	SI:
134		028.00		000

Value Information

Land Market Value:
Improvement Value:
Total Market Appraisal:

SU-IP-005
SU-IP-006
SU-IP-007

Land Use Value:
Improvement Value:
Total Use Appraisal:
Assessment Percentage:
Assessment:

Additional Information

General Information

Class: 11 - Agricultural
City #:
Special Service District 1:
District: 03
Number of Buildings: 1
Utilities - Water/Sewer:
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2:
Neighborhood: A000
Number of Mobile Homes:
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** **Total Land Units:** 15.6

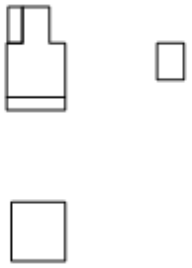
Land Code	Soil Class	Units
04 - IMP SITE		1.00
46 - ROTATION	A	14.60

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
18 - STONE/WOOD
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
1 - AVERAGE
Square Feet of Living Area:
1649
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
04 - FLOOR-1/2 WALL
Shape:

Stories:
2.00
Actual Year Built:
1977
Plumbing Fixtures:
6
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,649
ATF - ATTIC FINISHED	1,258
BMU - BASEMENT UNFINISHED	391
OPF - OPEN PORCH FINISHED	296
EPF - ENCLOSED PORCH FINISHED	207

Outbuildings & Yard Items

Building #	Type	Description	Units
1	FPL - FIREPLACE	52.5	1
1	LBN - LOFT BARN	90	1,845
1	DBN - DAIRY BARN	90	520
1	WDK - WOOD DECK	90	320
1	DRW - DRIVEWAY	37.5	2,000

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/13/2002		1581	127	V - VACANT	-	-
3/31/1976		363	430	V - VACANT	-	-
10/31/1972		00329	00242	V - VACANT	-	-

SU-IP-005
SU-IP-006
SU-IP-007

ENVIRONMENTAL ASSESSMENT

ATTACHMENT D

Water Resources Information and USACE Coordination

2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703

TEL 479.527.9100
FAX 479.527.9101

www.GarverUSA.com

July 5, 2023

US Army Corps of Engineers
Nashville District
3701 Bell Road
Nashville, TN 37214
(615) 369-7500

Re: Runway Protection Zone Property Acquisition – Music City Executive Airport (XNX)
Gallatin, Sumner County, Tennessee
Wetland Delineation Report and Concurrence Request

To Whom It May Concern:

Music City Executive Airport (Airport), located in Gallatin, Tennessee (**Figure 1**), is proposing the purchase of private residential land located within the Runway 35 Runway Protection Zone (RPZ). The acquisition is required to control property located within the RPZ. Residential land use within the existing and ultimate approach and ultimate departure RPZ is considered incompatible according to FAA Advisory Circular (AC) 150-5300-13A. As part of the acquisition, structures on the property shall be razed. Garver LLC has been retained to complete an Environmental Assessment, wetland delineation, and other environmental research.

Summary

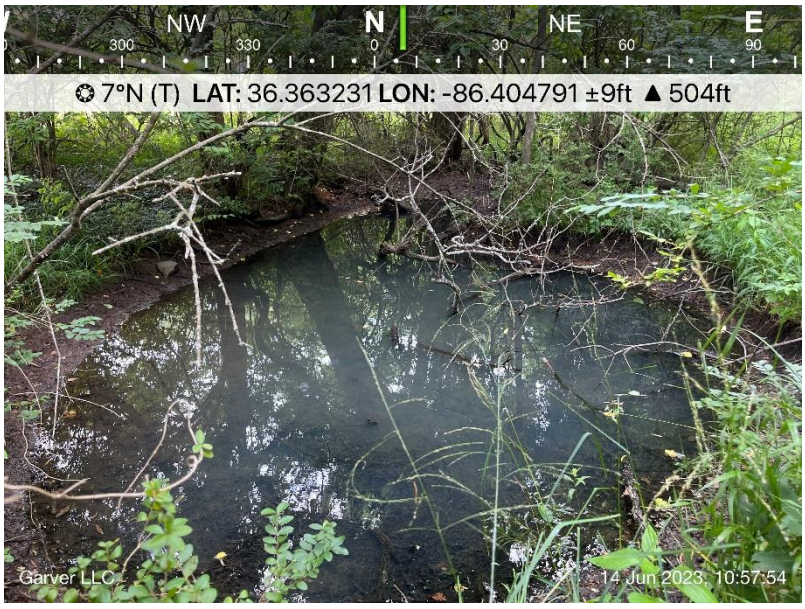
A site visit of the study area (5.07 acres) was conducted on June 14, 2023 and consisted of the properties to be acquired. The general site conditions appeared to be normal; however, according to the U.S. Army Corps of Engineers (USACE) Antecedent Precipitation Tool, precipitation conditions were drier than normal. According to the Natural Resources Conservation Service Web Soil Survey, hydric soils are absent in the project area (see **Figure 2**). An inquiry of the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Mapper yielded forested/scrub-shrub wetlands (**Figure 2**). Federal Emergency Management (FEMA) Floodplains are absent according to FEMA Flood Maps.

One forested wetland (W), one ponded spring (P), and one stream (other water; OW) were delineated within the study area (**Figure 3**). No other aquatic resources were observed. Below are details regarding each feature delineated at the site with summarized data in **Tables 1** and **2**. Additionally, wetland data points (data forms attached) were recorded to characterize wetland and upland features.

Wetland 1 ►

Wetland 1 is classified as a PFO1E (Palustrine, Forested, Broad-leaved Deciduous, Seasonally Flooded/Saturated Wetland) and exists as a result of a perched water table and occasional flooding of OW 1. Observed hydrology included saturated soils, drainage patterns, crayfish burrows, FAC-Neutral Test, and geomorphic position. Vegetation observed included back willow (*Salix nigra*), green ash (*Fraxinus pennsylvanica*), small-spike false nettle (*Boehmeria cylindrica*), Frank's sedge (*Carex frankii*), and eastern poison ivy (*Toxicodendron radicans*). The inset photo (right) shows hydric soils (10YR 4/1 plus redoximorphic features) from Wetland 1. Approximately 0.71 ac of Wetland 1 occurs within the study area. This feature is likely subject to regulation by the USACE due to occasional surface hydrology connection to OW 1, a tributary to the Cumberland River. This feature will not be disturbed by the land acquisition or home demolition.

Spring 1 ►



Spring 1 is classified as PUB3Fx (Palustrine, Unconsolidated Bottom, Wetland, Semi-permanently flooded; excavated) and is located within Wetland 1. Discussion with the landowner provided information on its hydrologic regime. In the non-growing season, it may spill out of its banks during or after heavy precipitation. Approximately 161 square feet of Spring 1 occurs within the study area. This feature is likely subject to regulation by the USACE due to occasional surface hydrology connection to OW 1. This feature will not be disturbed by the land acquisition or home demolition.

OW 1 ►

Other Water 1 is an intermittent stream flowing north to south along the east boundary of the study area. This stream is not mapped by the United States Geologic Survey but was observed to be flowing during drier than normal conditions with apparent groundwater inflow. The average OHWM associated with this feature is 24 ft wide by 2 ft deep. It exhibited a bedrock bottom with some sand, gravel, and cobble. Aquatic isopods and gastropods were observed within the stream. Approximately 479 linear feet are located within the study area. This feature is likely subject to regulation by the USACE due to its surface hydrology connection to the Cumberland River. This feature will not be disturbed by the land acquisition or home demolition.

Table 1: Wetlands

Wetland	Cowardin Classification	Area within Study Area	Latitude, Longitude	Area Impacted
W 1	PFO1E	0.71 acre	36.363155°, -86.404765°	No Impact
P 1	PUB3Fx	161 square feet	36.363249°, -86.404761°	No Impact

Table 2: Other Waters

Other Water	Stream Classification	Length within Study Area	Latitude, Longitude	Length Impacted
OW 1	Intermittent	479 linear feet	36.363031°, -86.404344°	No Impact

Conclusion

As described in this report, a total of 0.71 acre of wetlands and 479 linear feet of stream were identified within the study area. No other aquatic features were located within the study area. Erosion control best management practices will be utilized during home demolition and impacts to aquatic resources will not occur. We respectfully request concurrence with our findings and no JD whatsoever. We also invite you to express any constraints or concerns you may have regarding the proposed project.

Enclosed with this wetland report are several attachments to aid in your review, including site maps, data forms, and weather data. Please call me at 479-879-9746 or email me at JCMarshall@GarverUSA.com if you have any questions.

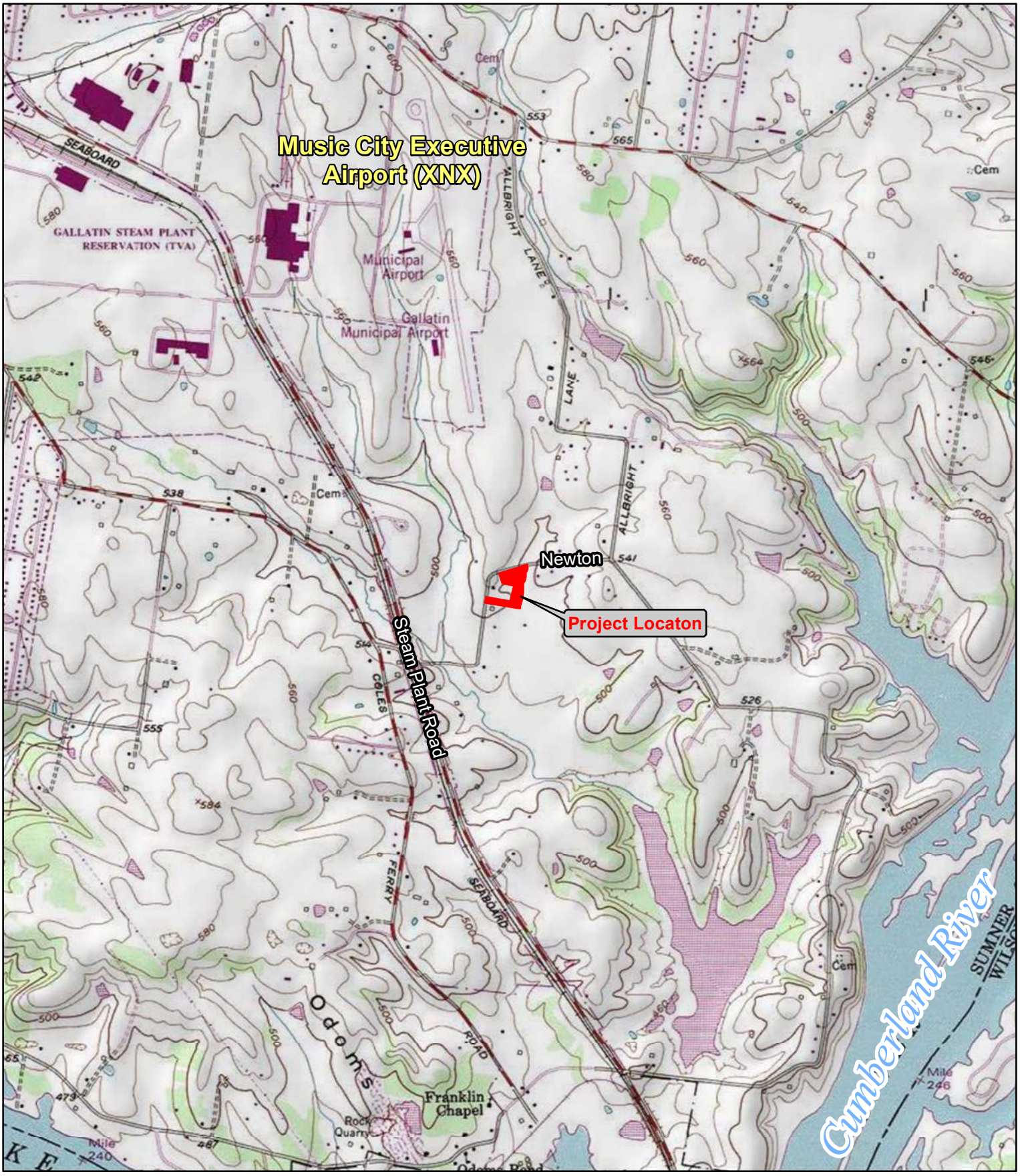
Sincerely,

GARVER

Colby Marshall
Environmental Scientist
TN-QHP In Training

cc: Garrett Wright, PE - Garver
Ryan Mountain, PWS - Garver

Attachments:
Figure 1 - Site Location Map
Figure 2 - NWI Wetland Map / NRCS Soils Map / FEMA Flood Map
Figure 3 - Wetland Delineation Map
Wetland Data Forms
Weather Data



Study Area

0 2,000 4,000
Feet

N

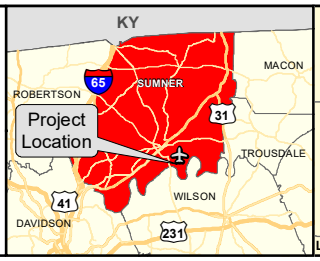
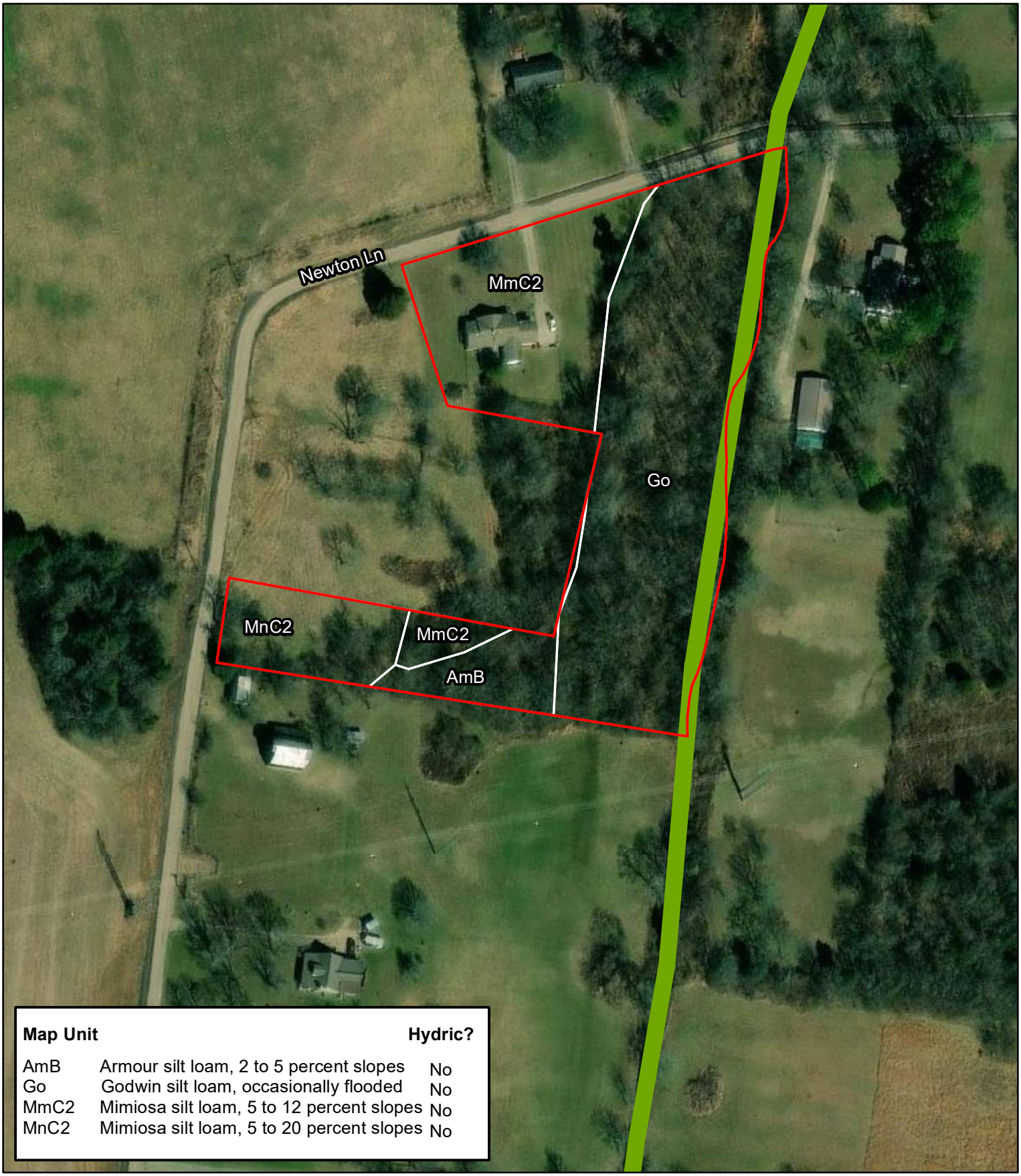


Figure 1

PROJECT LOCATION
XNX Property Acquistion

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320



Map Unit		Hydric?
AmB	Armour silt loam, 2 to 5 percent slopes	No
Go	Godwin silt loam, occasionally flooded	No
MmC2	Mimiosa silt loam, 5 to 12 percent slopes	No
MnC2	Mimiosa silt loam, 5 to 20 percent slopes	No

Study Area
Freshwater Forested/Shrub Wetland (NWI)
NRCS Soil Unit

0 150 300
Feet

N

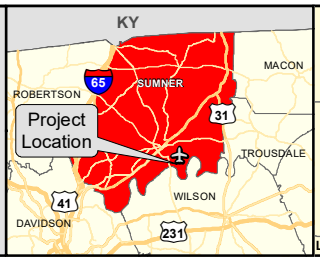


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Figure 2

XNX MUSIC CITY EXECUTIVE

NWI Wetlands & Soils
XNX Property Acquistion

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Study Area

Data Point (DP)

Wetland

Stream

P 1

Stream

W 1

0 150 300

Feet

N

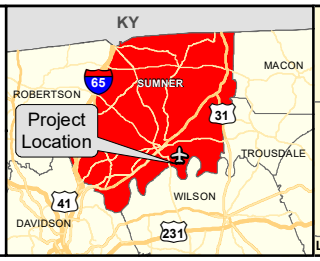

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Figure 3

XNX MUSIC CITY EXECUTIVE

Wetland Overview

XNX Property Acquistion

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: XNX RPZ Land Acquisition City/County: Gallatin/Sumner Sampling Date: 6/14/2023

Applicant/Owner: Music City Executive Airport (XNX) State: TN Sampling Point: DP 1

Investigator(s): JCM Section, Township, Range: N/A

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR or MLRA): LRR N Lat: 36.363253° Long: -86.404729° Datum: WGS84

Soil Map Unit Name: Godwin silt loam, occasionally flooded NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Drier than normal precipitation conditions. Site meets all three wetalnd criteria and is located within a wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 11

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Site meets wetland hydrology criteria.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP 1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	70	Yes	OBL
2. *Fraxinus pennsylvanica*	30	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	100	=Total Cover	
50% of total cover: 50		20% of total cover: 20	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus pennsylvanica*	25	Yes	FACW
2. *Lonicera maackii*	5	No	UPL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	30	=Total Cover	
50% of total cover: 15		20% of total cover: 6	
Herb Stratum (Plot size: 5')			
1. *Boehmeria cylindrica*	40	Yes	FACW
2. *Toxicodendron radicans*	30	Yes	FAC
3. *Carex frankii*	20	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90	=Total Cover	
50% of total cover: 45		20% of total cover: 18	
Woody Vine Stratum (Plot size: 15')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover: 1	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Site meets hydrophytic vegetation criteria.

SOIL

Sampling Point: DP 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/1	100					Loamy/Clayey	
1-14	10YR 4/1	92	10YR 4/6	8	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Site meets hydric soil criteria.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: XNX RPZ Land Acquisition City/County: Gallatin/Sumner Sampling Date: 6/14/2023

Applicant/Owner: Music City Executive Airport (XNX) State: TN Sampling Point: DP 2

Investigator(s): JCM Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope (%): 3

Subregion (LRR or MLRA): LRR N Lat: 36.363209° Long: -86.404727° Datum: WGS84

Soil Map Unit Name: Godwin silt loam, occasionally flooded NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Drier than normal precipitation conditions. Site does not meet all three wetalnd criteria and is not located within a wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Site does not meet wetland hydrology criteria.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP 2

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera maackii*	60	Yes	UPL
2. *Ligustrum sinense*	40	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	100 =Total Cover		
50% of total cover: 50	20% of total cover: 20		
Herb Stratum (Plot size: 5')			
1. *Elymus virginicus*	70	Yes	FACW
2. *Toxicodendron radicans*	10	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	80 =Total Cover		
50% of total cover: 40	20% of total cover: 16		
Woody Vine Stratum (Plot size: 15')			
1. *Lonicera japonica*	30	Yes	FACU
2. *Parthenocissus quinquefolia*	10	Yes	FACU
3.			
4.			
5.			
	40 =Total Cover		
50% of total cover: 20	20% of total cover: 8		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	70	x 2 =	140
FAC species	10	x 3 =	30
FACU species	80	x 4 =	320
UPL species	60	x 5 =	300
Column Totals:	220 (A)		790 (B)

Prevalence Index = B/A = 3.59

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Site does not meet hydrophytic vegetation criteria.

SOIL

Sampling Point: DP 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Site does not meet hydric soils criteria.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: XNX RPZ Land Acquisition City/County: Gallatin/Sumner Sampling Date: 6/14/2023

Applicant/Owner: Music City Executive Airport (XNX) State: TN Sampling Point: DP 3

Investigator(s): JCM Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): flat Slope (%): 1

Subregion (LRR or MLRA): LRR N Lat: 36.361916° Long: -86.404854° Datum: WGS84

Soil Map Unit Name: Godwin silt loam, occasionally flooded NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Drier than normal precipitation conditions. Site does not meet all three wetalnd criteria and is not located within a wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Site does not meet wetland hydrology criteria.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP 3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Celtis occidentalis*	30	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
50% of total cover: 15		20% of total cover:	6
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera maackii*	50	Yes	UPL
2. *Ligustrum sinense*	30	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	80	=Total Cover	
50% of total cover: 40		20% of total cover:	16
Herb Stratum (Plot size: 5')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover:	1
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	5	x 3 =	15
FACU species	60	x 4 =	240
UPL species	50	x 5 =	250
Column Totals:	115 (A)		505 (B)

Prevalence Index = B/A = 4.39

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Site does not meet hydrophytic vegetation criteria.

SOIL

Sampling Point: DP 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/2	100					Loamy/Clayey	
1-14	10YR 3/3	100					Loamy/Clayey	rocky

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

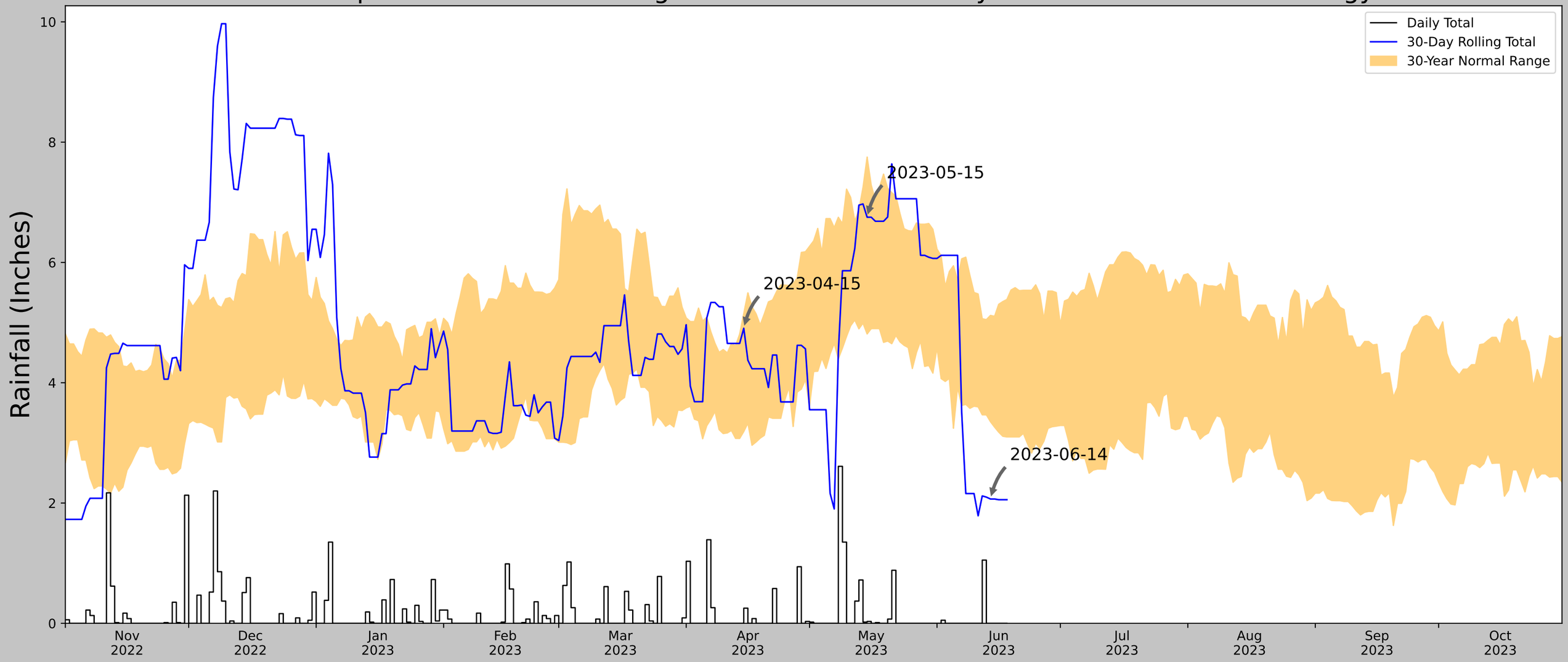
Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Site does not meet hydric soils criteria.

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	36.363249, -86.404761
Observation Date	2023-06-14
Elevation (ft)	489.399
Drought Index (PDSI)	Mild drought (2023-05)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-06-14	3.351969	5.119685	2.066929	Dry	1	3	3
2023-05-15	4.81063	7.752362	6.751969	Normal	2	2	4
2023-04-15	3.188189	5.151969	4.905512	Normal	2	1	2
Result							Drier than Normal - 9

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BETHPAGE 1 S	36.4583, -86.3239	560.039	7.959	70.64	4.144	11190	89
GALLATIN 6.3 E	36.3921, -86.3406	501.969	4.667	58.07	2.371	5	0
HARTSVILLE 5.8 W	36.3934, -86.2638	604.003	5.592	43.964	2.762	15	0
GALLATIN 1.9 NNE	36.405, -86.4406	563.976	7.46	3.937	3.386	2	0
GALLATIN 1.5 ENE	36.3886, -86.4286	583.005	7.555	22.966	3.573	5	0
LEBANON 8.9 NNW	36.334, -86.3673	526.903	8.921	33.136	4.31	1	0
BETHPAGE 4.5 NW	36.5331, -86.3678	921.916	5.715	361.877	4.64	9	1
WESTMORELAND 3.8 WSW	36.5492, -86.3129	866.142	6.31	306.103	4.771	1	0
HARTSVILLE	36.3756, -86.1808	511.155	9.796	48.884	4.887	96	0
LEBANON 7 N	36.2981, -86.2631	509.843	11.574	50.196	5.789	29	0

Hydrologic Determination Report Submittal Checklist

TDEC Reviewer: _____

Standard Submittal

Waterlog HD #_____ Project name: XNX RPZ Property Acquisition County: Sumner
Other Tracking #_____

- [x] 1. Name, address, and phone number of the current property owner(s).
- [x] 2. Name, affiliation, and certification identification number of the QHP or QHP IT submitting the report. Pending
- [x] 3. QHP or QHP IT status verified. QHP IT
- [x] 4. The identification of the starting and ending points along a watercourse of the areas determined to be a wet weather conveyance.
- [x] 5. A vicinity map, including the property boundaries or hydrologic determination review area (if different than property boundary). On linear projects, start and terminus points are required. The map should clearly indicate the specific locations of all hydrologic features identified in the report.
- [x] 6. Specific latitude/longitude coordinates (decimal degrees) either included on the map or in the body of the hydrologic determination report.
- [x] 7. Color photographs of each of the hydrologic features to potentially be altered or otherwise identified in the report; including the date each photograph was taken, latitude and longitude, in decimal degrees of each photograph location and indicate the location and direction of each photographic view on the site map or plan. These photographs must be representative of the overall reach of water feature evaluated. At a minimum, include a photograph of the area to potentially be altered, immediately up channel of the area to potentially be altered, and immediately down channel.
- [x] 8. TDEC Hydrologic Determination Field Data Sheets, completed in conformance with the current TDEC-DWR Guidance for Making Hydrologic Determinations. At least one data sheet must be submitted for each watercourse to potentially be altered or identified.
- [x] 9. Any previous assessments of hydrologic features on site known to the submitter. (See : http://tdeconline.tn.gov/dwr/)
Previous HD's submitted or found during TDEC review:
There are no known assessments of the hydrologic features.
- [x] 10. Evidence HD was conducted under normal weather conditions. Abnormally Dry
- [x] 11. List any other information submitted with report(e.g. NRCS Soil Maps, precipitation data, site plan etc.):
Soil Map, Topographic Map, Aerial Map/ Delineation Map, Precipitation Data, Photographs

EFO administrative required information:

_____ 1. Property owner(s) granted written permission to access land/site.

_____ 2. Is there a site, associated with this HD? If yes, then associate HD to site within Waterlog.

_____ 3. Verified HD was conducted under normal weather conditions.

Report Received: ____/____/____ Assigned date: ____/____/____ Application Complete: ____/____/____

Deficiency Letter Sent: _____ Date: ____/____/____ Field Verified: _____ Date:____/____/____

List of Report Deficiencies: Final Determination Notification Date:____/____/____

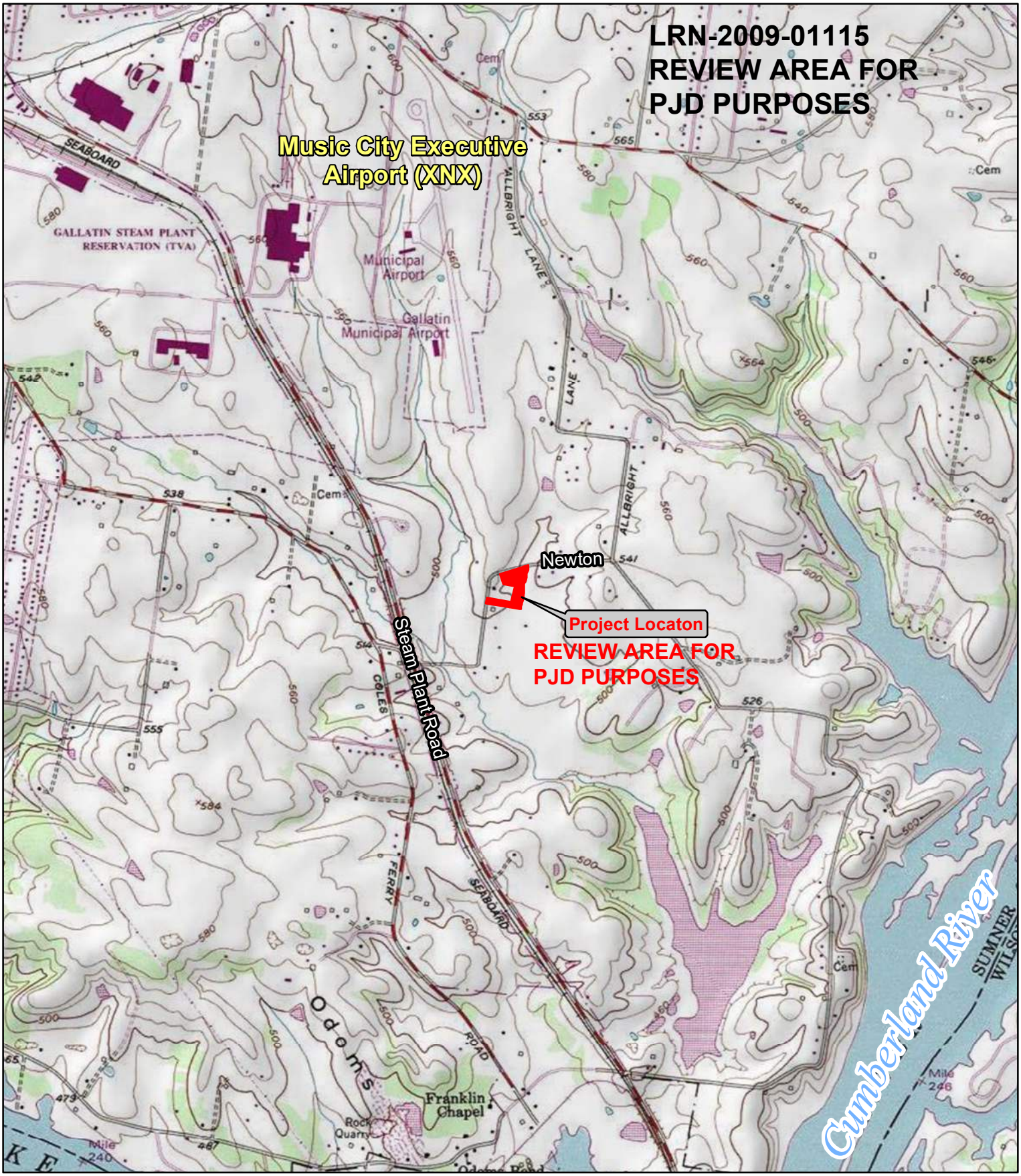
_____

_____

_____

All Required Info Received: ____/____/____

MS4: _____ MS4 Contact Date: ____/____/____



Study Area

0 2,000 4,000
Feet

N

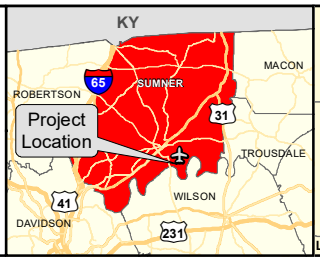


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Figure 1

XNX MUSIC CITY EXECUTIVE

PROJECT LOCATION

XNX Property Acquistion

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Study Area

Data Point (DP)

Wetland

Stream

P 1

Stream

W 1

0 150 300

Feet

N

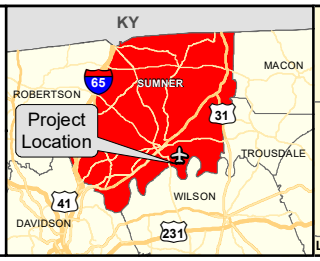

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Figure 3

XNX MUSIC CITY EXECUTIVE

Wetland Overview

XNX Property Acquistion

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Garver Inc. for Music City Executive Airport	File Number: LRN-2009-01115	Date: 9/13/2023

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
	APPROVED JURISDICTIONAL DETERMINATION	D
X	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: Amy Priest Nashville District, U.S. Army Corps of Engineers Regulatory Branch 3701 Bell Road Nashville, Tennessee 37214 (615) 369-7509; amy.m.robinson@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Regulatory Appeals Review Officer ATTN: Katherine McCafferty Army Engineer Division 550 Main Street, Room 10-780 Cincinnati, Ohio 45202-3222 (513) 684-2699; Katherine.A.McCafferty2@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:

2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703

TEL 479.527.9100
FAX 479.527.9101

www.GarverUSA.com

July 7, 2023

Tennessee Department of Environment & Conservation
Nashville Environmental Field Office
711 R.S. Gass Boulevard
Nashville, TN 37216
(615) 687-7000

Re: Runway Protection Zone Property Acquisition – Music City Executive Airport (XNX)
Gallatin, Sumner County, Tennessee
Hydrologic Determination Report

To Whom It May Concern:

Music City Executive Airport (Airport), located in Gallatin, Tennessee (**Figure 1**), is proposing the purchase of private residential land located within the Runway 35 Runway Protection Zone (RPZ). The acquisition is required to control property located within the RPZ. Residential land use within the existing and ultimate approach and ultimate departure RPZ is considered incompatible according to FAA Advisory Circular (AC) 150-5300-13A. As part of the acquisition, structures on the property shall be razed. Garver LLC has been retained to complete an Environmental Assessment, wetland delineation, and other environmental research.

Summary

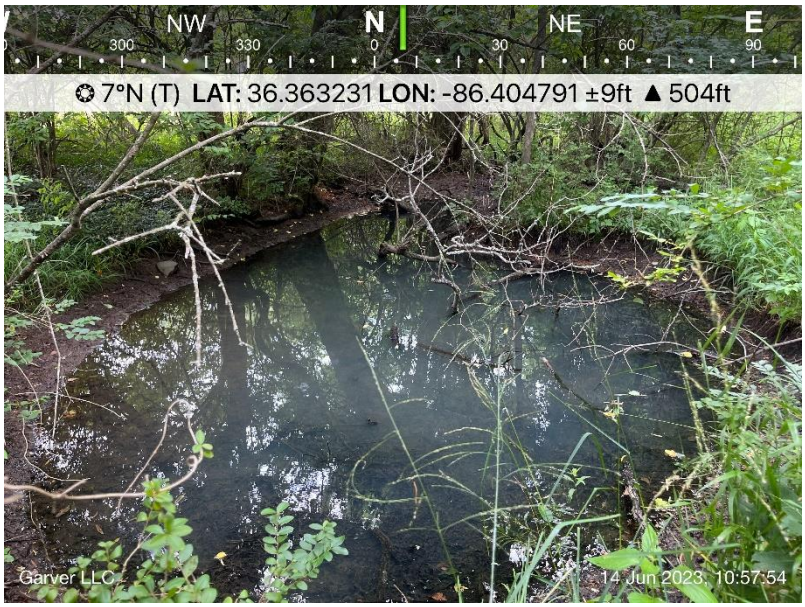
A site visit of the study area (5.07 acres) was conducted on June 14, 2023 and consisted of the properties to be acquired. The general site conditions appeared to be normal; however, according to the U.S. Army Corps of Engineers (USACE) Antecedent Precipitation Tool, precipitation conditions were drier than normal. According to the Natural Resources Conservation Service Web Soil Survey, hydric soils are absent in the project area (see **Figure 2**). An inquiry of the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Mapper yielded forested/scrub-shrub wetlands (**Figure 2**). Federal Emergency Management (FEMA) Floodplains are absent according to FEMA Flood Maps.

One forested wetland (W), one ponded spring (P), and one stream (other water; OW) were delineated within the study area (**Figure 3**). No other aquatic resources were observed. Below are details regarding each feature delineated at the site with summarized data in **Tables 1** and **2**. Additionally, wetland data points (data forms attached) were recorded to characterize wetland and upland features.

Wetland 1 ►

Wetland 1 is classified as a PFO1E (Palustrine, Forested, Broad-leaved Deciduous, Seasonally Flooded/Saturated Wetland) and exists as a result of a perched water table and occasional flooding of OW 1. Observed hydrology included saturated soils, drainage patterns, crayfish burrows, FAC-Neutral Test, and geomorphic position. Vegetation observed included back willow (*Salix nigra*), green ash (*Fraxinus pennsylvanica*), small-spike false nettle (*Boehmeria cylindrica*), Frank's sedge (*Carex frankii*), and eastern poison ivy (*Toxicodendron radicans*). The inset photo (right) shows hydric soils (10YR 4/1 plus redoximorphic features) from Wetland 1. Approximately 0.71 ac of Wetland 1 occurs within the study area. This feature is likely subject to regulation due to occasional surface hydrology connection to OW 1, a tributary to the Cumberland River. This feature will not be disturbed by the land acquisition or home demolition.

Spring 1 ►



Spring 1 is classified as PUB3Fx (Palustrine, Unconsolidated Bottom, Wetland, Semi-permanently flooded; excavated) and is located within Wetland 1. Discussion with the landowner provided information on its hydrologic regime. In the non-growing season, it may spill out of its banks during or after heavy precipitation. Approximately 161 square feet of Spring 1 occurs within the study area. This feature is likely subject to regulation due to occasional surface hydrology connection to OW 1. This feature will not be disturbed by the land acquisition or home demolition.

OW 1 ►

Other Water 1 is an intermittent stream flowing north to south along the east boundary of the study area. This stream is not mapped by the United States Geologic Survey but was observed to be flowing during drier than normal conditions with apparent groundwater inflow. The average OHWM associated with this feature is 24 ft wide by 2 ft deep. It exhibited a bedrock bottom with some sand, gravel, and cobble. Aquatic isopods and gastropods (see top photo inset) were observed within the stream. Approximately 479 linear feet are located within the study area. This feature is likely subject to regulation due to its surface hydrology connection to the Cumberland River. This feature will not be disturbed by the land acquisition or home demolition.

Table 1: Wetlands

Wetland	Cowardin Classification	Area within Study Area	Latitude, Longitude	Area Impacted
W 1	PFO1E	0.71 acre	36.363155°, -86.404765°	No Impact
P 1	PUB3Fx	161 square feet	36.363249°, -86.404761°	No Impact

Table 2: Other Waters

Other Water	Stream Classification	Length within Study Area	Latitude, Longitude	Length Impacted
OW 1	Intermittent	479 linear feet	36.363031°, -86.404344°	No Impact

Conclusion

As described in this report, a total of 0.71 acre of wetlands and 479 linear feet of stream were identified within the study area. No other aquatic features were located within the study area. Erosion control best management practices will be utilized during home demolition and impacts to aquatic resources will not occur. We respectfully request concurrence with our findings. We also invite you to express any constraints or concerns you may have regarding the proposed project.

Enclosed with this Hydrologic Determination report are several attachments to aid in your review, including site maps, data forms, and weather data. Please call me at 479-879-9746 or email me at JCMarshall@GarverUSA.com if you have any questions.

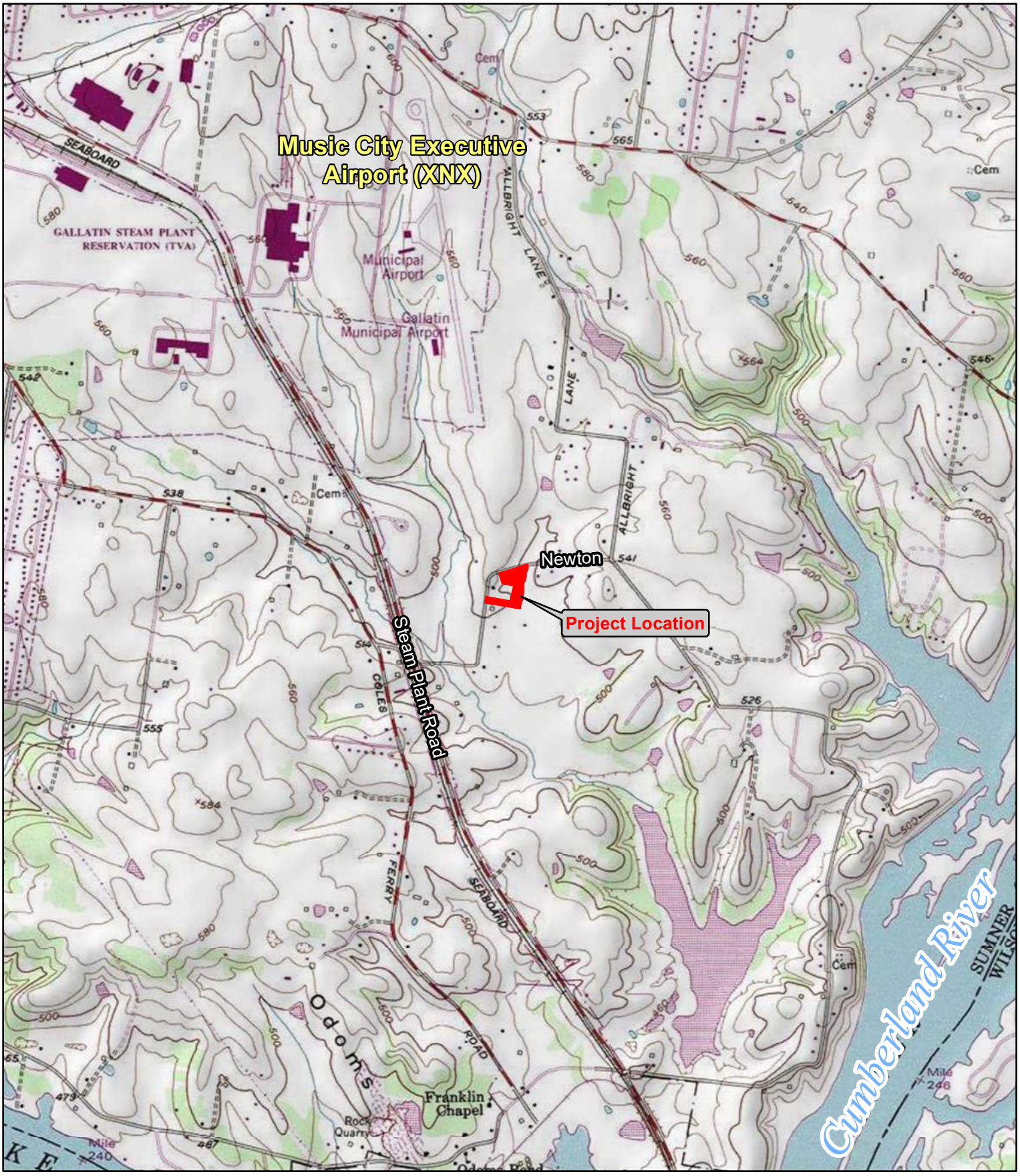
Sincerely,

GARVER

Colby Marshall
Environmental Scientist
TN-QHP In Training

cc: Garrett Wright, PE - Garver
Ryan Mountain, PWS - Garver

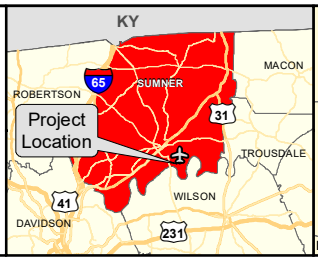
Attachments:
Figure 1 - Site Location Map
Figure 2 - NWI Wetland Map / NRCS Soils Map / FEMA Flood Map
Figure 3 - Hydrologic Determination Map
Wetland Data Forms
Weather Data



Study Area

0 2,000 4,000
Feet

N



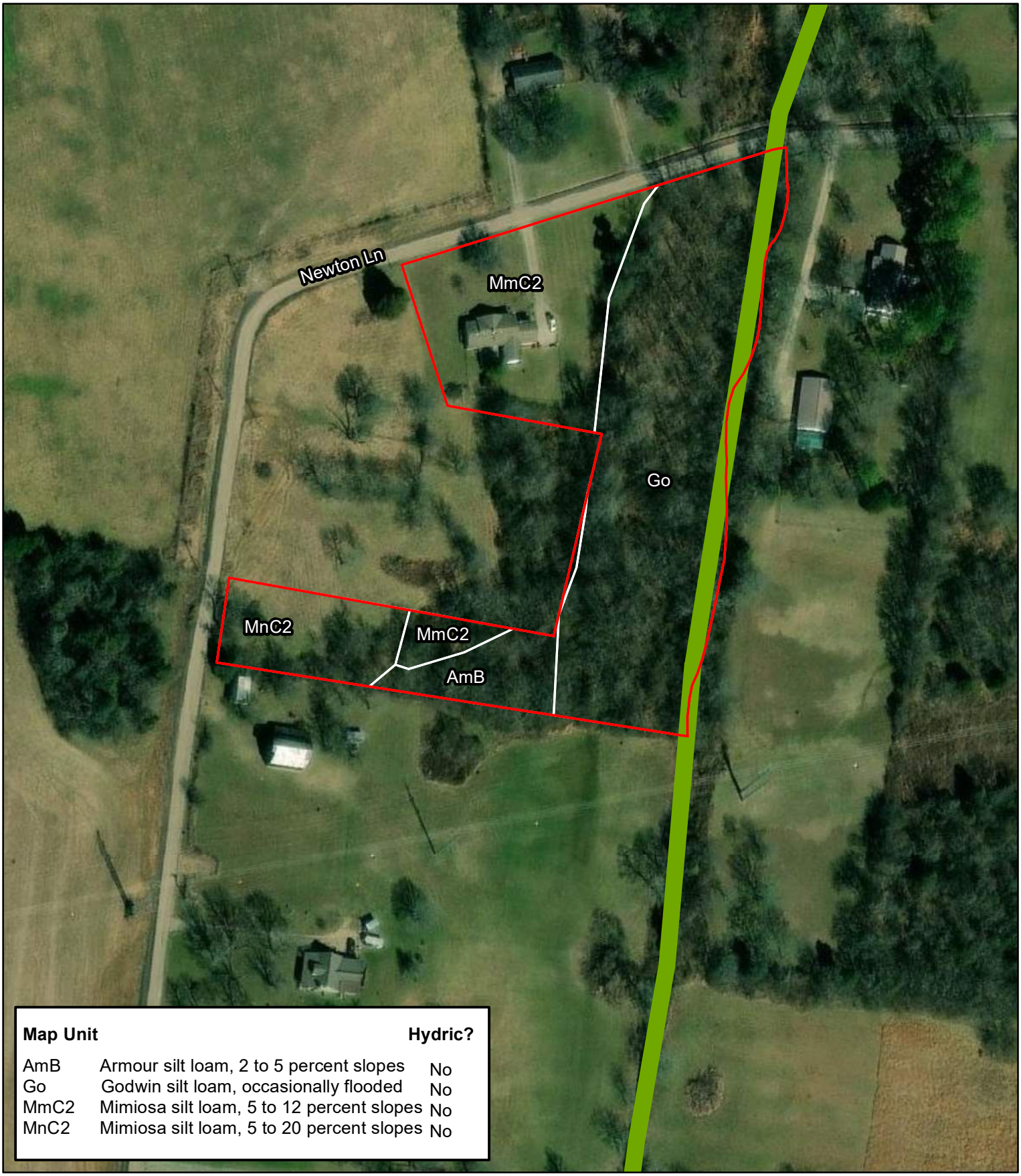
GARVER

Figure 1

XNX MUSIC CITY EXECUTIVE

PROJECT LOCATION
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320



Map Unit		Hydric?
AmB	Armour silt loam, 2 to 5 percent slopes	No
Go	Godwin silt loam, occasionally flooded	No
MmC2	Mimiosa silt loam, 5 to 12 percent slopes	No
MnC2	Mimiosa silt loam, 5 to 20 percent slopes	No

Study Area
Freshwater Forested/Shrub Wetland (NWI)
NRCS Soil Unit

0 150 300
Feet

N

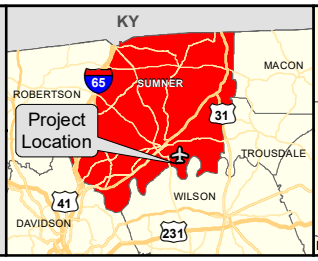


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Figure 2

XNX MUSIC CITY EXECUTIVE

NWI Wetlands & Soils
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Study Area

Data Point (DP)

Wetland

Stream

P 1

Stream

W 1

0 150 300

Feet

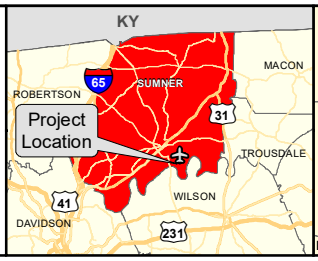

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Figure 3

XNX MUSIC CITY EXECUTIVE

Hydrologic Determination

XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: XNX RPZ Land Acquisition City/County: Gallatin/Sumner Sampling Date: 6/14/2023

Applicant/Owner: Music City Executive Airport (XNX) State: TN Sampling Point: DP 1

Investigator(s): JCM Section, Township, Range: N/A

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR or MLRA): LRR N Lat: 36.363253° Long: -86.404729° Datum: WGS84

Soil Map Unit Name: Godwin silt loam, occasionally flooded NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Drier than normal precipitation conditions. Site meets all three wetalnd criteria and is located within a wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 11

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Site meets wetland hydrology criteria.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP 1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	70	Yes	OBL
2. *Fraxinus pennsylvanica*	30	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	100	=Total Cover	
50% of total cover: 50		20% of total cover: 20	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus pennsylvanica*	25	Yes	FACW
2. *Lonicera maackii*	5	No	UPL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	30	=Total Cover	
50% of total cover: 15		20% of total cover: 6	
Herb Stratum (Plot size: 5')			
1. *Boehmeria cylindrica*	40	Yes	FACW
2. *Toxicodendron radicans*	30	Yes	FAC
3. *Carex frankii*	20	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90	=Total Cover	
50% of total cover: 45		20% of total cover: 18	
Woody Vine Stratum (Plot size: 15')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover: 1	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Site meets hydrophytic vegetation criteria.

SOIL

Sampling Point: DP 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/1	100					Loamy/Clayey	
1-14	10YR 4/1	92	10YR 4/6	8	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Site meets hydric soil criteria.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: XNX RPZ Land Acquisition City/County: Gallatin/Sumner Sampling Date: 6/14/2023

Applicant/Owner: Music City Executive Airport (XNX) State: TN Sampling Point: DP 2

Investigator(s): JCM Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope (%): 3

Subregion (LRR or MLRA): LRR N Lat: 36.363209° Long: -86.404727° Datum: WGS84

Soil Map Unit Name: Godwin silt loam, occasionally flooded NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Drier than normal precipitation conditions. Site does not meet all three wetalnd criteria and is not located within a wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Site does not meet wetland hydrology criteria.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP 2

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera maackii*	60	Yes	UPL
2. *Ligustrum sinense*	40	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	100 =Total Cover		
50% of total cover: 50	20% of total cover: 20		
Herb Stratum (Plot size: 5')			
1. *Elymus virginicus*	70	Yes	FACW
2. *Toxicodendron radicans*	10	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	80 =Total Cover		
50% of total cover: 40	20% of total cover: 16		
Woody Vine Stratum (Plot size: 15')			
1. *Lonicera japonica*	30	Yes	FACU
2. *Parthenocissus quinquefolia*	10	Yes	FACU
3.			
4.			
5.			
	40 =Total Cover		
50% of total cover: 20	20% of total cover: 8		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	70	x 2 =	140
FAC species	10	x 3 =	30
FACU species	80	x 4 =	320
UPL species	60	x 5 =	300
Column Totals:	220 (A)		790 (B)

Prevalence Index = B/A = 3.59

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Site does not meet hydrophytic vegetation criteria.

SOIL

Sampling Point: DP 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Site does not meet hydric soils criteria.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: XNX RPZ Land Acquisition City/County: Gallatin/Sumner Sampling Date: 6/14/2023

Applicant/Owner: Music City Executive Airport (XNX) State: TN Sampling Point: DP 3

Investigator(s): JCM Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): flat Slope (%): 1

Subregion (LRR or MLRA): LRR N Lat: 36.361916° Long: -86.404854° Datum: WGS84

Soil Map Unit Name: Godwin silt loam, occasionally flooded NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Drier than normal precipitation conditions. Site does not meet all three wetalnd criteria and is not located within a wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Site does not meet wetland hydrology criteria.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP 3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Celtis occidentalis*	30	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
50% of total cover: 15		20% of total cover:	6
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera maackii*	50	Yes	UPL
2. *Ligustrum sinense*	30	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	80	=Total Cover	
50% of total cover: 40		20% of total cover:	16
Herb Stratum (Plot size: 5')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover:	1
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	5	x 3 =	15
FACU species	60	x 4 =	240
UPL species	50	x 5 =	250
Column Totals:	115 (A)		505 (B)

Prevalence Index = B/A = 4.39

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Site does not meet hydrophytic vegetation criteria.

SOIL

Sampling Point: DP 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/2	100					Loamy/Clayey	
1-14	10YR 3/3	100					Loamy/Clayey	rocky

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Site does not meet hydric soils criteria.

Tennessee Department of Environment and Conservation - Division of Water Resources
312 Rosa L. Parks Ave. 11th Floor. Nashville, TN 37243

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Resources, Version 1.5 (Fillable Form)

Named Waterbody: Unnamed Tributary to Cumberland River	Date/Time: 6/14/23 11:15
Assessors/Affiliation: Colby Marshall - Garver	Project ID : Runway Protection Zone Property Acquisition - XNX Airport
Site Name/Description: OW 1	
Site Location: a	
HUC (12 digit): 051302010604	Latitude: 36.363616°
Previous Rainfall (7-days) : 1	Longitude: -86.404219°
Precipitation this Season vs. Normal : abnormally dry Source of recent & seasonal precip. data : USACE APT	
Watershed Size : 127 acres	County: Sumner
Soil Type(s) / Geology : Godwin silt loam, occasionally flooded	Source: NRCS
Surrounding Land Use : Pasture, residential, and airport.	
Degree of historical alteration to natural channel morphology & hydrology (select one & describe fully in Notes) : Moderate	

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	☑	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	☑	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	☑	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	☑	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	☑	Stream
6. Presence of fish (except *Gambusia*)	☐	Stream
7. Presence of naturally occurring ground water table connection	☐	Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed	☐	Stream
9. Evidence watercourse has been used as a supply of drinking water	☐	Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-DWR Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = STREAM

Secondary Indicator Score (if applicable) = 22.75

Justification / Notes :

Spoil banks, lack of sinuosity, and historic aerial imagery suggests this stream has been straightened prior to the 1950's. Riparian buffer is disturbed, particularly above and below the study reach.

Study Reach Coordinates - Start: 36.363616°, -86.404219° / Stop: 36.361833°, -86.404548°

Secondary Field Indicator Evaluation

A. **Geomorphology** (Subtotal = 15.75)	Absent	Weak	Moderate	Strong	
1. Continuous bed and bank	0	1	2	3	3
2. Sinuous channel	0	1	2	3	1
3. In-channel structure: riffle-pool sequences	0	1	2	3	3
4. Sorting of soil textures or other substrate	0	1	2	3	3
5. Active/relic floodplain	0	0.5	1	1.5	0.5
6. Depositional bars or benches	0	1	2	3	2
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	0.5	1	1.5	1
9. Natural levees	0	1	2	3	0
10. Headcuts	0	1	2	3	0
11. Grade controls	0	0.5	1	1.5	1.5
12. Natural valley or drainageway	0	0.5	1	1.5	0.75
13. At least second order channel on existing USGS or NRCS map	0	1	2	3	0

B. **Hydrology** (Subtotal = 5.50)	Absent	Weak	Moderate	Strong	
14. Subsurface flow/discharge into channel	0	1	2	3	2
15. Water in channel and >48 hours since sig. rain	0	1	2	3	NA
16. Leaf litter in channel	1.5	1	0.5	0	1.5
17. Sediment on plants or on debris	0	0.5	1	1.5	1
18. Organic debris lines or piles (wrack lines)	0	0.5	1	1.5	1
19. Hydric soils in channel bed or sides of channel	No = 0		Yes = 1.5		0

C. **Biology** (Subtotal = 1.50)	Absent	Weak	Moderate	Strong	
20. Fibrous roots in channel bed [1]	3	2	1	0	NA
21. Rooted plants in the thalweg [1]	3	2	1	0	NA
22. Crayfish in stream (exclude in floodplain)	0	1	2	3	0
23. Bivalves/mussels	0	1	2	3	0
24. Amphibians	0	0.5	1	1.5	0
25. Macrobenthos (record type & abundance)	0	1	2	3	1.5
26. Filamentous algae; periphyton	0	1	2	3	0
27. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	0
28. Wetland plants in channel bed [2]	0	0.5	1	1.5	0

[1] Focus is on the presence of terrestrial plants.

[2] Focus is on the presence of aquatic or wetland plants.

Total Points = 22.75

Under Normal Conditions, Watercourse is a Wet Weather Conveyance if Secondary Indicator Score < 19 points

Notes :

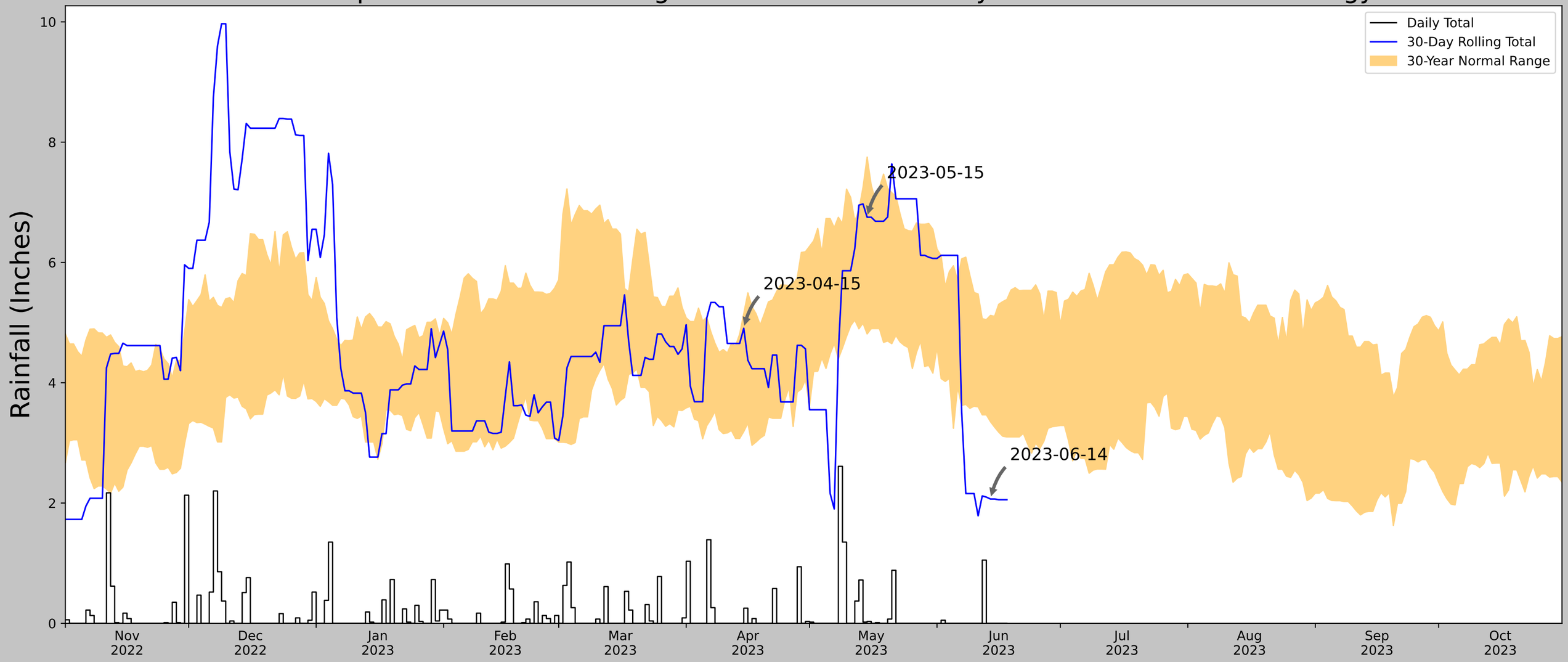
According to NOAA, there was a 1" rain event 48 hours prior to site visit.

Due to the substrate being bedrock or a thin layer of sand or gravel on bedrock, fibrous roots and rooted plants were not assessed.

Gastropoda (Physidae) observed. Aquatic Isopoda observed.

Bedrock shelves act as grade control.

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	36.363249, -86.404761
Observation Date	2023-06-14
Elevation (ft)	489.399
Drought Index (PDSI)	Mild drought (2023-05)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-06-14	3.351969	5.119685	2.066929	Dry	1	3	3
2023-05-15	4.81063	7.752362	6.751969	Normal	2	2	4
2023-04-15	3.188189	5.151969	4.905512	Normal	2	1	2
Result							Drier than Normal - 9

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BETHPAGE 1 S	36.4583, -86.3239	560.039	7.959	70.64	4.144	11190	89
GALLATIN 6.3 E	36.3921, -86.3406	501.969	4.667	58.07	2.371	5	0
HARTSVILLE 5.8 W	36.3934, -86.2638	604.003	5.592	43.964	2.762	15	0
GALLATIN 1.9 NNE	36.405, -86.4406	563.976	7.46	3.937	3.386	2	0
GALLATIN 1.5 ENE	36.3886, -86.4286	583.005	7.555	22.966	3.573	5	0
LEBANON 8.9 NNW	36.334, -86.3673	526.903	8.921	33.136	4.31	1	0
BETHPAGE 4.5 NW	36.5331, -86.3678	921.916	5.715	361.877	4.64	9	1
WESTMORELAND 3.8 WSW	36.5492, -86.3129	866.142	6.31	306.103	4.771	1	0
HARTSVILLE	36.3756, -86.1808	511.155	9.796	48.884	4.887	96	0
LEBANON 7 N	36.2981, -86.2631	509.843	11.574	50.196	5.789	29	0

U.S. Department of Commerce
National Oceanic & Atmospheric Administration
National Environmental Satellite, Data, and Information Service

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Generated on 06/20/2023

National Centers for Environmental Information
151 Patton Avenue
Asheville, North Carolina 28801

Current Location: Elev: 553 ft. Lat: 36.3979° N Lon: -86.5010° W

Station: **GALLATIN 3.0 WNW, TN US US1TNSR0082**

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Year	Month	Day	Temperature (F)			Precipitation					Evaporation		"Soil Temperature (F)"					
			"24 Hrs. Ending at Observation Time"			24 Hour Amounts Ending at Observation Time				At Obs. Time			4 in. Depth			8 in. Depth		
			Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	Flag	Snow, Ice Pellets, Hail (in)	Flag	Snow, Ice Pellets, Hail, Ice on Ground (in)	24 Hour Wind Movement (mi)	Amount of Evap. (in)	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max.	Min.
2023	06	01																
2023	06	02																
2023	06	03																
2023	06	04																
2023	06	05																
2023	06	06																
2023	06	07																
2023	06	08																
2023	06	09																
2023	06	10																
2023	06	11																
2023	06	12				1.00												
2023	06	13																
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2023	06	25																
2023	06	26																
2023	06	27																
2023	06	28																
2023	06	29																
2023	06	30																
		Summary	0	0		1.00												

Empty, or blank, cells indicate that a data observation was not reported.

*Ground Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass muck; 8=Bare muck; 0=Unknown

"s" This data value failed one of NCEI's quality control tests. "At Obs." = Temperature at time of observation

"T" values in the Precipitation or Snow category above indicate a "trace" value was recorded.

"A" values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

Data value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard imperial units.

DEPARTMENT OF THE ARMY
NASHVILLE DISTRICT, CORPS OF ENGINEERS
REGULATORY DIVISION
3701 BELL ROAD
NASHVILLE, TENNESSEE 37214

September 14, 2023

SUBJECT: File No. LRN-2009-01115; Jurisdictional Determination for Property labeled as Runway Protection Zone Property Acquisition for Music City Executive Airport, in Gallatin, Sumner County, Tennessee (latitude 36.3632, longitude -86.4047)

Garver, Inc.
2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703
Email: jcmarshall@garverUSA.com

Gentlemen:

This letter is in regard to a report entitled *"Runway Protection Zone Property Acquisition – Music City Executive Airport (XNX), Gallatin, Sumner County, Tennessee, Wetland Delineation Report and Concurrence Request",* dated July 5, 2023 (JD Report), which documented potential waters of the United States on a 5.07-acre tract of property/review area. The report indicated your preference for potential waters of the U.S. on the review area to be reviewed as a preliminary jurisdictional determination (PJD). This project has been assigned File No. LRN-2009-01115, please refer to this number in any future correspondence.

The U.S. Army Corps of Engineers (USACE) has regulatory responsibilities pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403). Under Section 10, the USACE regulates any work in, or affecting, navigable waters of the U.S. The review area does not include navigable waters of the U.S. and would not be subject to the provisions of Section 10. Under Section 404, the USACE regulates the discharge of dredged and/or fill material into waters of the U.S., including wetlands.

Based on a review of the JD Report and aerial imagery, two wetland areas (0.71 acres) and one intermittent stream (479 linear feet) were documented within the review area. This office has determined these features **may** be jurisdictional waters of the U.S. in accordance with 33 C.F.R. 331.2 and a PJD has been prepared.

The PJD is non-binding, cannot be appealed and only provides a written indication that waters of the U.S, including wetlands, may be present on-site. For purposes of computation of impacts, compensatory mitigation requirements and other resource protection measures, a permit decision made on the basis of a PJD will treat all waters

that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. If you wish, you may request an approved JD (which may be appealed), by contacting this office. Also, you may provide new information for further consideration by the USACE to re-evaluate the PJD. This determination is only valid for the review area shown on the attached two maps entitled "LRN-2009-01115, Review Area for PJD Purposes" attached to this letter.

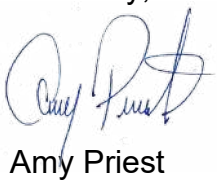
Enclosed with this letter is a copy of the PJD. If you agree with the findings of this PJD and understand your options regarding the same, please sign and date the form and return it to this office within 30 days of receipt of this letter. You should submit the signed copy to the following address:

U.S. Army Corps of Engineers
Nashville District
3701 Bell Rd.
Nashville, TN 37214
Email: amy.m.robinson@usace.army.mil

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We appreciate your awareness of the USACE regulatory program. If you have any questions, you may contact me at (615) 369-7506 or by e-mail at: amy.m.robinson@usace.army.mil.

Sincerely,



Amy Priest
Project Manager, West Branch
Regulatory Division
U.S. Army Corps of Engineers

Enclosures

Appendix 2 - PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD: 14-SEP-2023

B. NAME AND ADDRESS OF PERSON REQUESTING PJD:

Colby Marshall
Garver, Inc.
2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:

LRN, Gallatin Airport Music City Executive Airport, LRN-2009-01115

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:

(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: TN County/parish/borough: Sumner County City: Gallatin

Center coordinates of site (lat/long in degree decimal format):

Lat.: 36.37547° Long.: -86.40964°

Universal Transverse Mercator: 16

Name of nearest waterbody: Cumberland River

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: 9/13/23

☒ Field Determination. Date(s): 9/5/23

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

Site Number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
OW1	36.36315	-86.40476	479 linear feet	Non-Wetland	Section 404
P1	36.36324	-86.40476	0.0037 acres	Wetland	Section 404
W1	36.362565	-86.404819	0.71 acres	Wetland	Section 404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit

[1] Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the.JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there “may be” waters of the U.S. and/or that there “may be” navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

_x_ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor: Found at: R:\02 ACTIVE FILES\02 WEST\AMP\LRN-2009-01115_20230523_PRE_ Gallatin-Airport\11 JD & SITE VISIT MFR. JD Report dated July 5, 2023
Map: Found in JD Report dated July 5, 2023.

_x_ Data sheets prepared/submitted by or on behalf of the PJD requestor.
- _x__ Office concurs with data sheets/delineation report.
- ___ Office does not concur with data sheets/delineation report. Rationale: _____.

___ Data sheets prepared by the Corps: _____.

___ Corps navigable waters' study: _____.

_x__ U.S. Geological Survey Hydrologic Atlas: _____.
- ___ USGS NHD data.
- _x__ USGS 8 and 12 digit HUC maps.

_x__ U.S. Geological Survey map(s). Cite scale & quad name: _Gallatin, TN 24,000_.

_x__ Natural Resources Conservation Service Soil Survey. Citation: Sumner County, TN_.

_x__ National wetlands inventory map(s). Cite name: NWI Map, dated .

[1] Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

___ State/local wetland inventory map(s): _____.
___ FEMA/FIRM maps: _____
___ 100-year Floodplain Elevation is: _____. (National Geodetic Vertical Datum of 1929)
___ Photographs: ___ Aerial (Name & Date): _____.
___ or ___ Other (Name & Date): _____.
___ Previous determination(s). File no. and date of response letter: _____.
___ Other information (please specify): _____.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

9/13/23

Signature and date of Regulatory staff member completing PJD

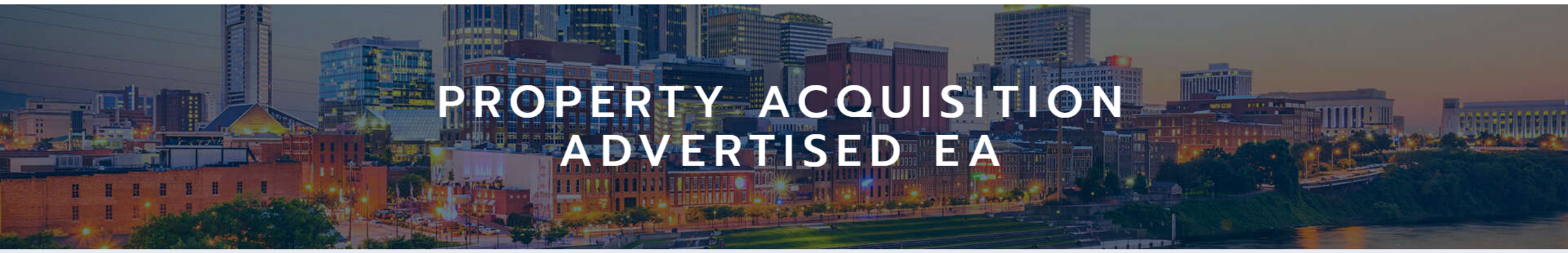
Signature and date of person requesting PJD (REQUIRED, unless obtaining the signature is impracticable)[1]

[1] Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

ENVIRONMENTAL ASSESSMENT

ATTACHMENT E

Agency and Public Involvement



PROPERTY ACQUISITION ADVERTISED EA

XNX RPZ Property Acquisition EA

FEATURED NEWS:

Airport Authority Upcoming Meetings:

Airport Authority Board: Monday, November 20th, 2023 at 6 pm.

All meetings will commence in the airport conference room, located at 1001 Airport Road, Gallatin, TN 37066

F-4 Phantom leaving Gallatin for a new home. Click LINK for video.

AIRPORT ADMINISTRATION:

615-452-7248

MUSICCITYEXECUTIVE@GMAIL.COM

Click HERE for current airport conditions.

Gallatin Weather

56.1°F

77%

1.0mph

HOURS OF OPERATION

7am – 7 pm

PUBLIC NOTICE

Continued from previous page

by IMOGENE M RIGSBY conveying certain real property therein described to RECONTRUST COMPANY, N.A., as Trustee, as same appears of record in the Register`s Office of Sumner County, Tennessee recorded April 1, 2016, in Deed Book 4280, Page 125-137; and
WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to BANK OF AMERICA, N.A. who is now the owner of said debt; and
WHEREAS, the undersigned,Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Sumner County, Tennessee.
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on October 19, 2023 at 2:00 PM at the East Entrance, inside the Lobby of the Main Floor of the Sumner County Courthouse, 101 Public Square, Gallatin, TN 37066, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Sumner County, Tennessee, to wit:
ALL THAT PARCEL OF LAND IN FOURTH CIVIL DISTRICT, SUMNER COUNTY, STATE OF TENNESSEE,
BEING KNOWN AND DESIGNATED AS:
LOT NO. 2, OF RIVER VIEW SUBDIVISION, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN PLAT
BOOK 10, PAGE 116, REGISTER`S OFFICE, SUMNER COUNTY, TENNESSEE, TO WHICH PLAT
REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.
BEING THE SAME PROPERTY CONVEYED TO THOMAS LEE RIGSBY AND WIFE, IMOGENE M. RIGSBY BY
FEE SIMPLE DEED FROM ROBERT D. BOWMAN AND WIFE, BARBARA J. BOWMAN AS SET FORTH IN
BOOK 520 PAGE 476 DATED 05/30/1986 AND RECORDED 06/13/1986, SUMNER COUNTY RECORDS,
STATE OF TENNESSEE
Parcel ID: 157C-A-022.00
PROPERTY ADDRESS: The street address of the property is believed to be 1060 BRADLEY RD, GALLATIN, TN 37066. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.
CURRENT OWNER(S): IMOGENE M RIGSBY
OTHER INTERESTED PARTIES:
The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Rubin Lublin TN, PLLC, Substitute Trustee
1661 International Drive, Suite 400
Memphis, TN 38120
rlselaw.com/property-listing
Tel: (877) 813-0992
Fax: (470) 508-9401

PUBLIC NOTICE

|
SUBSTITUTE TRUSTEE'S SALE
Sale at public auction will be on November 1, 2023 on or about 12:00PM local time, at the Sumner County Courthouse, Gallatin, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by JEFFREY BALITSOS AND SHANNON BALITSOS, to Freedom Title Services, Trustee, on September 2, 2011, at Record Book 3466, Page 458-476 as Instrument No. 990109 in the real property records of Sumner County Register's Office, Tennessee.
Owner of Debt: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1
The following real estate located in Sumner County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:
A certain tract or parcel of land in Sumner County, Tennessee, described as follows, to-wit:
Being Lot No. 32 on the Plan of Glen Leven, Section 2, as of record in Plat Book 17, Page 213, Register`s Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
Being the same property conveyed to

Continued on next page

PUBLIC NOTICE

PUBLIC NOTICE

TENNESSEE COLLEGE OF APPLIED TECHNOLOGY HARTSVILLE
POSITION ANNOUNCEMENTS

The Tennessee College of Applied Technology Hartsville is accepting applications and resumes for the following positions:

INDUSTRIAL MAINTENANCE/MECHATRONICS INSTRUCTORS
AUTOMATION/MECHATRONICS INSTRUCTOR
ELECTRICAL & PLUMBING CONSTRUCTION TECHNOLOGY INSTRUCTOR

Please review the detailed position announcements here:
https://tcathartsville.edu/about/jobs-and-employment

SALARY: Commensurate with education and experience.

APPLICATION PROCEDURE: Interested individuals should submit cover letter, resume and application (employment application available online), to:
Tennessee College of Applied Technology Hartsville,
716 McMurry Blvd. East, Hartsville, TN 37074-2028
or via email to **Susan.McDonald@tcathartsville.edu**.

Application deadlines vary.

TCAT Hartsville does not discriminate on the basis of race, color, religion, creed, ethnic or national origin, sex, sexual orientation, gender identity/expression, disability, age (as applicable), status as a covered veteran, genetic information, and any other category protected by federal or state civil rights laws with respect to employment, programs and activities sponsored by the College. The following person has been designated to handle inquiries regarding nondiscrimination policies: J. Smallwood, Vice President, jonathan.smallwood@tcathartsville.edu, 716 McMurry Blvd E, Hartsville, TN 37074. The TCAT Hartsville policy on nondiscrimination can be found at **https://tcathartsville.edu/about/non-discrimination-statement**.

PUBLIC NOTICE
GALLATIN HOUSING AUTHORITY
2024 ANNUAL AGENCY PLAN

The Gallatin Housing Authority (GHA) has developed its 2024 Annual PHA Plan that outlines capital programs, which include its strategic plan to address the housing authority's capital improvement needs and its administrative needs for fiscal year-end 2024. GHA will conduct a public hearing at 2:00 p.m., on Monday, October 2, 2023, at the central office. Key capital projects and management improvements will be topics of discussion.

Interested parties may review the 2024 Annual Plan during regular business hours, 9:00 a.m. until 3:30 p.m., at the Gallatin Housing Authority's administrative office located at 401 North Boyers Avenue, Gallatin, Tennessee 37066 or view the document online at https://www.gallatinha.com. General public comments regarding the 2024 Annual Plan can be submitted by email to Michael A. Bates, Executive Director at gha@gallatin.com until the close of business on Friday, September 29, 2023.

NOTICE OF OPPORTUNITY TO REVIEW DRAFT ENVIRONMENTAL ASSESSMENT AND/ OR REQUEST FOR A PUBLIC HEARING

Music City Executive Airport (XNX) Authority
Runway Protection Zone (RPZ) Property Acquisition
Gallatin, Sumner County, Tennessee

The Music City Executive Airport (XNX) Authority is providing public notice of the availability of the Draft Environmental Assessment (DEA) for the Runway Protection Zone (RPZ) Property Acquisition project.

The purpose of the Proposed Action is to purchase private, residential land located within the Runway 35 RPZ. Approximately 5.07 acres will be acquired as a result of the Proposed Action. The acquisition is needed to fully control property located within the RPZ. This project is funded under a grant contract with the State of Tennessee.

The DEA is available as a hard copy or online for public review and comment through **Saturday, October 28, 2023**.

- Website: https://www.musiccityexecutiveairport.com/
- Music City Executive Airport (Terminal Building), 1475 Airport Road, Gallatin, TN 37066 (Open 7 a.m. to 8 p.m.)

Use the following contact information to provide comments. Any comments should be received or postmarked by **Saturday, October 28, 2023**.

Garrett Wright
361 Mallory Station Road, Suite 102
Franklin, TN 37067
615.377.1337
GLWright@GarverUSA.com

A public hearing will only be held if requested. Those wishing to request a public hearing on the project must make their request by email or letter no later than **Saturday, October 28, 2023**, which is 30 days after the publication of this notice. In the event a request for a public hearing is made by the specified date and TDOT approves, a Notice of Public Hearing will be published in this same newspaper.

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, be advised that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee that we will be able to do so.

Anyone needing project information or special accommodations under the Americans with Disabilities Act (ADA) is encouraged to contact Jon Hetzel, at (501) 823-0730, mail at Garver, Attn: Jon Hetzel, 4701 Northshore Drive, North Little Rock, AR 72118, or email at PublicInvolvement@GarverUSA.com. Hearing or speech impaired, please contact the Tennessee Relay System at (Voice/TTY 711). Requests should be made at least four days prior to the end of the comment period. Free language assistance for Limited English Proficient individuals is available upon request.

SECTION 00 11 13
ADVERTISEMENT FOR BIDS
RESOURCE AUTHORITY IN SUMNER COUNTY
NEW SOLID WASTE TRANSFER STATION

GENERAL NOTICE
The Resource Authority in Sumner County (OWNER) is requesting Bids for the construction of the following Project:

New Solid Waste Transfer Station

Bids for the construction of the Project will be received at the Resource Authority in Sumner County Office located at 625 Rappahannock Wire Road, Gallatin, Tennessee 37066, until October 26, 2023 at 2:00 p.m. local time. At that time the Bids received will be publicly opened, read aloud, and the apparent successful Bidder identified subject to further bid evaluation. Bids received after the above time and date will be rejected.

The following is a general description of the Project:

Construction of a new solid waste transfer station, two new weigh scales, new employee building, renovation of existing scalehouse, and related sitework and appurtenances.

Bids will be received for a single prime Contract. Bids shall be on a lump sum basis as indicated in the Bid Form. All bids must be in accordance with the Bidding Documents prepared and issued by the Issuing Office.

OBTAINING THE BIDDING DOCUMENTS
The Issuing Office for the Bidding Documents is: Griggs & Maloney, Inc. located at Suite 205, 745 South Church Street, P.O. Box 2968, Murfreesboro, Tennessee, 37133, (615) 895-8221. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of 8 AM and 5 PM, and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Bidding Documents also may be examined at the following:

- Resource Authority in Sumner County, 625 Rappahannock Wire Road, Gallatin, Tennessee 37066
- Griggs & Maloney, Inc. 745 S. Church St., Ste. 205, Murfreesboro, TN 37130
- Associated General Contractors & iSqFt, www.isqft.com, (877) 502-9070
- Builders Exchange of Tennessee, www.bxtn.org, (866) 941-2986
- Construction Market Data, www.cmdgroup.com, (800) 424-3996
- Dodge Data & Analytics, www.construction.com, (877) 784-9556
- West Tennessee Plan Room, www.wtplanroom.com, (731) 427-2573

Electronic Bidding Documents in PDF format may be obtained through Griggs & Maloney, Inc.'s online Plan Room at:

www.griggsandmaloney.com

Electronic Bidding Documents may be obtained upon registration and payment of a non-refundable deposit of $100.00. Printed copies of the Bidding Documents may be obtained from the Issuing Office, after 10:00 AM local time on October 2, 2023, upon payment of a non-refundable deposit of $400.00 for each complete set of drawings and specifications. Checks for Bidding Documents shall be payable to "Griggs & Maloney, Inc." Upon request and receipt of the document deposit indicated above plus a non-refundable shipping charge, the Issuing Office will transmit the Bidding Documents via delivery service. The shipping charge amount will depend on the shipping method selected by the prospective Bidder. The date that the Bidding Documents are transmitted by the Issuing Office will be considered the Bidder's date of receipt of the Bidding Documents. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither OWNER nor ENGINEER will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. No other electronic media design document copies will be issued or allowed to be issued for this project without the express written permission of the ENGINEER. **All Bidders must be registered plan holders with the ENGINEER.**

The allotted time for construction is 450 calendar days to complete Phase I, 120 days for Phase II, and 30 days to final completion.

A "Bid Bond" or other bid security in the amount of 5 percent of the bid amount must accompany the submitted bid.

PRE-BID CONFERENCE
A mandatory pre-Bid conference will be held at 10:00 am local time on **October 10, 2023** at the Resource Authority in Sumner County Office located at 625 Rappahannock Wire Road, Gallatin, Tennessee 37066. Representatives of the OWNER and ENGINEER will be present to discuss the project. General Contractors are required to attend the conference. Failure of any General Contractor to attend the pre-bid conference will automatically disqualify their bid, which will be returned unopened at the bid opening. ENGINEER will transmit to all prospective Bidders of record such Addenda as ENGINEER considers necessary in response to questions arising at the conference. Oral statements may not be relied upon and will not be binding or legally effective.

INSTRUCTIONS TO BIDDERS
For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

The successful Bidder will be required to furnish a "Performance Bond" and a "Payment Bond", each for 100 percent of the contract amount, as security for the faithful performance of the work and the payment of all bills and obligations arising from the performance of the work.

All bids, which shall include the costs for payment and performance bonds when required, shall remain binding on the Contractor for a period of 60 days after the bid date and time and the OWNER reserves the right to accept any bid or bid alternate, to reject any or all bids, or to waive any informalities in bids received where such acceptance, rejections, or waiver is considered to be in the best interest of the OWNER. All alternates requested on the bid form will be considered in the award of the Contract.

All bidders must be licensed contractors as required by the Contractors Licensing Act of 1976 (TCA Title 62, Chapter 6) and State of Tennessee Public Chapter No. 644 Senate Bill No. 1713. No bid will be considered unless the sealed envelope containing the bid provides the following information: the name, license number, expiration date thereof, and license classification of the contractors applying to bid for the prime contract and for the masonry over $100,000, electrical, plumbing, heating, ventilation, and air conditioning contracts, and for each vertical closed loop geothermal heating and cooling project, the company name, Tennessee Department of Environment and Conservation license number, classification (G, L, or GL), and the expiration date, appear on the outside of the envelope containing the bid except when the bid is in an amount less than twenty-five thousand dollars ($25,000) [masonry over $100,000]. When the bid is less than twenty-five thousand dollars ($25,000), the name of the contractor only may appear on the outside of the envelope containing the bid, and upon opening the envelope, if such bid is in excess of twenty-five thousand dollars ($25,000), the same shall automatically be disqualified. Only one (1) contractor in each classification may be listed. Prime contractor bidders who are to perform the electrical, plumbing, heating, ventilation, and air conditioning or the geothermal heating and cooling must be so designated upon the outside of the envelope. Failure of any bidder to comply therewith shall void such bid and the envelope containing such bid shall not be opened or considered. The failure of any bidder to comply with all of the provisions hereof shall automatically disqualify such bid.

No faxed or electronically transmitted bids will be accepted. All bids must be in a sealed envelope marked "New Solid Waste Transfer Station."

THIS ADVERTISEMENT IS ISSUED BY:
Owner: Resource Authority in Sumner County
By: Larry Wright
Title: General Manager
Date: September 2023

Bargain Browser

CLASSIFIEDS

4 Easy Ways To Place Your Ads

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2. Email to classifieds@thegallatinnews.com
3. Call 615-452-4940
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Wanted Cars & Vehicles For Sale Garage & Estate Sales Jobs Personals Real Estate & Auctions For Sale or Rent Services

FOR SALE

FOR SALE: Metal filing cabinets (2) 5 drawer letter size $75 each. Oak legal sized filing cabinets, excellent condition (2) $75 each. Call 615-444-6008.

FOR SALE: Newspaper racks, perfect for free libraries. $50 each. Available in Wilson County. Call 615-444-6008.

2000 TOYOTA CAMRY, great for work or school. Silver. Runs good. Low mileage. $1,000 down and $127 month. 615-757-6934.

PUBLIC NOTICE

SUBSTITUTE TRUSTEE'S SALE
Sale at public auction will be on November 1, 2023 on or about 12:00PM local time, at the Sumner County Courthouse, Gallatin, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by JEFFREY BALITSOS AND SHANNON BALITSOS, to Freedom Title Services, Trustee, on September 2, 2011, at Record Book 3466, Page 458-476 as Instrument No. 990109 in the real property records of Sumner County Register's Office, Tennessee.
Owner of Debt: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1
The following real estate located in Sumner County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:
A certain tract or parcel of land in Sumner County, Tennessee, described as follows, to-wit:
Being Lot No. 32 on the Plan of Glen Leven, Section 2, as of record in Plat Book 17, Page 213, Register`s Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
Being the same property conveyed to Jeffrey S. Balitsos by Warranty Deed from Ernst Construction Corporation, a Tennessee Corporation, recorded October 22, 2010 in Record Book 3342, Page 419, Register`s Office for Sumner County, Tennessee.
Tax ID: 164L C 032.00 000
Current Owner(s) of Property: JEFFREY BALITSOS AND SHANNON BALITSOS
The street address of the above described property is believed to be 104 Loch Leven Way , Hendersonville, TN 37075, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

PUBLIC NOTICE

SERVICES

FREE ESTIMATES
FAMILY'S
TREE SERVICE INC.
COMPLETE TREE CARE PROFESSIONALS
452-3994
LICENSED / INSURED
WWW.FAMILYSTREESERVICE.COM

Corlew Appliance Parts and Service
We Buy, Sell and Recycle Appliances
615-451-3661

Heart to life Senior care taking care of seniors is our Business helping them stay in a familiar surroundings is what's great about care Services we come in & help with daily living like Showers, Dressing, meal preparation, medication reminders taking to appointments rather it's 4 hour minimum or 24 hours we are there to assist. Reach out to us we're a licensed & insured professional service office 615-712-8047 or 615-319-5818 Frankie Vaughn, Owner/ Caregiver, give us a call.

PUBLIC NOTICE

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.
THE RIGHT IS RESERVED TO ADJOURN THE DAY OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.
OTHER INTERESTED PARTIES: COMMERCE UNION BANK AND HILLCREST CREDIT AGENCY AND T. TAYLOR MINCHEY AND DISCOVER BANK AND REPUBLIC FINANCE, LLC AND INTERNAL REVENUE SERVICE AND MIDLAND CREDIT MANAGEMENT, INC.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
If applicable, the notice requirements

PUBLIC NOTICE

YARD/ESTATE SALE

HUGE NEIGHBORHOOD-WIDE Yard Sale at Ashley Manor in Belle Breeze Place (off of Hartsville Pike in Gallatin) Saturday, October 14th, 8:00 a.m. - 3:00 p.m. "Cash only" sale.

Community Yard Sale - Two Goodlettsville Communities, Indian Hills & Twelve Stones Crossing. 8am-2pm, Friday & Saturday, October 13-14. No Rain Dates.

2 FAMILY GARAGE SALE: 1080 Summerstar Cir, Gallatin, Oct. 13-14, 8AM-4PM. Housewares, home decor, china, antiques, and children's clothes and toys.

YARD SALE: 419 Hite St and 312 Malvin, 8am to 5pm, Oct. 12, 13 and 14. Brand name adult, kids, baby, shoes and clothes. Electronics, home decor, yarn and fabric.

Yard Sale: Friday & Saturday, 8:00 - 4:00. 1032 N Sugartree Ln, Gallatin, TN. Vintage Tools, Vintage Baseball Cards, Knives, Fishing, Clothes, Sofa, Bedroom Outfit and more.

PUBLIC NOTICE

of T.C.A. 35-5-101 have been met.
All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.
This sale is also subject to the right of redemption by the INTERNAL REVENUE SERVICE/DEPARTMENT OF THE TREASURY, pursuant to 26 U.S.C. 7425 by reason of the following tax lien(s) of record in the original amount of $28,279.22 at Record Book 5100, Page 596 as Instrument No. 1293812 in the real property records of Sumner County Register's Office, Tennessee.
If the U.S. Department of Treasury/ IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.
This property is being sold with the express reservation that the sale is

PUBLIC NOTICE

PUBLIC NOTICE

subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
MWZM File No. 22-000408-850-1
Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)
COOL SPRINGS COMMONS, SUITE 273
7100 Commerce Way
Brentwood, TN 37027
TN INVESTORS PAGE: HTTP://MWZMLAW.COM/TN_INVESTORS.PHP
|
NOTICE OF FORECLOSURE SALE
STATE OF TENNESSEE, SUMNER COUNTY
WHEREAS, Jason D. Watson and Sharon G. Watson executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee Citizens Bank, N.A., Lender and Stewart Title Company, Trustee(s), which was dated August 11, 2020, and recorded on August 14, 2020, in Book 5308, at Page 473 in Sumner County, Tennessee Register of Deeds.
WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Citizens Bank, N.A., (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on November 28, 2023, at 10:00 AM at the usual and customary location at the Sumner County Courthouse, Gallatin, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Sumner County, Tennessee, to wit:
Land in Sumner County, Tennessee, being Lot No. 1 on the plan of FINAL PLAT OF: LANNIE ROGERS PROPERTY, as shown on plat of record in Plat Book 31, Page 158, Register's Office for Sumner County, reference to which is hereby made for a more complete description.
Being the same property conveyed to Jason D Watson and Sharon G Watson by Warranty Deed from Shane Summers dated 08/11/2020 and recorded 08/12/2020 of record in Record Book 5308, Page 470 Register's Office for Sumner County, Tennessee.
Parcel ID Number: 054 027.01
Address/Description: 733 New Deal Potts Road, Cottontown, TN 37048

PUBLIC NOTICE

PUBLIC NOTICE

Current Owner(s): Jason D. Watson and Sharon G. Watson
Other Interested Party(ies):
The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and
All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.
This office is attempting to collect a debt. Any information obtained will be used for that purpose.
Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 23-06625 FC01
|
SUBSTITUTE TRUSTEE'S SALE
Sale at public auction will be on November 2, 2023 on or about 2:00PM local time, at the East Entrance, inside the Lobby of the Main Floor, Sumner County Courthouse, 101 Public Square, Gallatin, TN 37066
, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by DAVID D HALL AND FRANCES HALL AND TAMMY HALL, to Arnold M. Weiss, Trustee, on July 22, 1999, at Record Book 1004, Page 411 as Instrument No. 486033 in the real property records of Sumner County Register's Office, Tennessee.
Owner of Debt: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-1
The following real estate located in Sumner County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:
Situated in the 14th Civil District of Sumner county, Tennessee, and described as follows:
Being Lot No. 67 of South Tunnel Ridge Estates, Section II, as of record in Plat Book 13, Page 191, Register`s Office of Sumner County, Tennessee, to which reference is hereby made for a more complete description of said lot.
Being the same property conveyed to David D. Hall and wife, Tammy Hall

PUBLIC NOTICE

PUBLIC NOTICE

and Jack Hall, Sr. and wife, Frances Hall, as tenants by the entirety on 12-20-91, by deed from Wayne R. McDougal and wife, Barbara A. McDougal, and Steve R. McDougal and wife, Darlean McDougal, filed for record on 12-30-91, in Book 226, Page 823, Register`s Office for Sumner County, Tennessee.
The said Jack Hall, Sr. is now deceased.
Tax ID: 081-014.13
Current Owner(s) of Property: DAVID D HALL AND FRANCES HALL AND TAMMY HALL
The street address of the above described property is believed to be 1006 South Ridge Drive, Portland, TN 37148, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.
SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.
THE RIGHT IS RESERVED TO ADJOURN THE DAY OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.
OTHER INTERESTED PARTIES: CAPITAL ONE BANK AND ESTATE OF FRANCES HALL AND UNKNOWN HEIRS OF FRANCES HALL AND JACK HALL, SR.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
If applicable, the notice requirements of T.C.A. 35-5-101 have been met.
All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.
If the U.S. Department of Treasury/ IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.
This property is being sold with the express reservation that the sale is

Continued on next page

PUBLIC NOTICE

PUBLIC NOTICE

NOTICE OF OPPORTUNITY TO REVIEW DRAFT ENVIRONMENTAL ASSESSMENT AND/ OR REQUEST FOR A PUBLIC HEARING

Music City Executive Airport (XNX) Authority
Runway Protection Zone (RPZ) Property Acquisition
Gallatin, Sumner County, Tennessee

The Music City Executive Airport (XNX) Authority is providing public notice of the availability of the Draft Environmental Assessment (DEA) for the Runway Protection Zone (RPZ) Property Acquisition project.

The purpose of the Proposed Action is to purchase private, residential land located within the Runway 35 RPZ. Approximately 5.07 acres will be acquired as a result of the Proposed Action. The acquisition is needed to fully control property located within the RPZ. This project is funded under a grant contract with the State of Tennessee.

The DEA is available as a hard copy or online for public review and comment through **Saturday, October 28, 2023**.

- Website: https://www.musiccityexecutiveairport.com/
- Music City Executive Airport (Terminal Building), 1475 Airport Road, Gallatin, TN 37066 (Open 7 a.m. to 8 p.m.)

Use the following contact information to provide comments. Any comments should be received or postmarked by **Saturday, October 28, 2023**.

Garrett Wright
361 Mallory Station Road, Suite 102
Franklin, TN 37067
615.377.1337
GLWright@GarverUSA.com

A public hearing will only be held if requested. Those wishing to request a public hearing on the project must make their request by email or letter no later than **Saturday, October 28, 2023**, which is 30 days after the publication of this notice. In the event a request for a public hearing is made by the specified date and TDOT approves, a Notice of Public Hearing will be published in this same newspaper.

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, be advised that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee that we will be able to do so.

Anyone needing project information or special accommodations under the Americans with Disabilities Act (ADA) is encouraged to contact Jon Hetzel, at (501) 823-0730, mail at Garver, Attn: Jon Hetzel, 4701 Northshore Drive, North Little Rock, AR 72118, or email at PublicInvolvement@GarverUSA.com. Hearing or speech impaired, please contact the Tennessee Relay System at (Voice/TTY 711). Requests should be made at least four days prior to the end of the comment period. Free language assistance for Limited English Proficient individuals is available upon request.

LIEN SALE
D & M TOWING
312 W. SMITH ST,
GALLATIN, TN 37066
Friday, October 27, 2023
@ 8:00 A.M.

2003 CHEV C15
1GCEC19V73Z287953
2010 INFI G37
JN1CV6AP5AM200589
2006 BUICK UXL
1H4HD57246U131814
2011 DODGE CHA
2B3CL3CG8BH608315
2011 BMW 528
WBAFR1C53BC747166
1999 MERC VLR
4M2XV11T6XDJ36130
2006 GMC ENV
1GKDS13S262218716
2011 FORD FUS
3FAHP0HA1BR202088
2002 CHEV SK1
1GCEK19T02E285369
2010 FORD FUS
3FAHP0JG6AR367194

INVITATION TO BID

Responses to an Invitation to Bid will be received by the Sumner County Finance Department, 355 N Belvedere Drive, Room 302, Gallatin, TN 37066 for **Ballistic Helmets for Sumner Co. Sheriff's Office** until **October 26, 2023 @ 10:00 AM CST.** All proposals are subject to the Sumner County Government's conditions and specifications. Detailed requirements can be viewed at www.sumnercountytn.gov.

REQUEST FOR QUALIFICATIONS

Responses to a Request for Qualification from engineering/architectural firms will be received by the Development Services Department, Sumner County Government, 355 N Belvedere Drive, Room 202, Gallatin, TN 37066 for **RFQ - Archives Roof & Building Improvements Project** until **November 2, 2023 @ 2:00 pm Local Time**. All responses are subject to the Sumner County Government's conditions and specifications. Sumner County is an equal employment, affirmative action employer. Detailed requirements can be viewed online at www.sumnercountytn.gov.

PUBLIC NOTICE

SALE OF DELINQUENT TAX COMMITTEE PARCEL

Pursuant to Tenn. Code Ann. 67-5-2507(b)(5), notice is hereby given that no sooner than ten (10) days from the date of the publication of this notice, the below-described parcel shall be sold to FRANK MESSINGER, SR. for FIVE-THOUSAND DOLLARS AND NO CENTS ($5,000.00) unless within said ten day period, any person increases the offer made for said described parcel by ten (10) percent or more than the above sale price.

MAP AND PARCEL: **135B-A-008.00**
FOR LEGAL DESCRIPTION, SEE DEED BOOK AND PAGE **DB 504, PG 665**
DISTRICT: **3**
TAX SALE NUMBER: **105**
ADDRESS: **JASON COURT**

OFFERS SHALL BE MADE TO THE OFFICE OF THE SUMNER COUNTY LAW DIRECTOR, LOCATED AT 355 N. BELVEDERE DRIVE, ROOM 303, GALLATIN, TENNESSEE 37066. OFFERS SHALL BE RECEIVED AT OFFICE NO LATER THAN THE TENTH DAY AFTER PUBLICATION OF THIS NOTICE, REGARDLESS OF THE DATE OF MAILING.

Mountain, Ryan C.

From: Michelle Pruett <Michelle.Pruett@tn.gov>
Sent: Monday, July 3, 2023 3:58 PM
To: Mountain, Ryan C.
Subject: Scoping Request
Attachments: Music City Executive Airport Gallatin.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Filed by Newforma

Hi Ryan,
I have attached the comments for your project from Division of Underground Storage Tanks. If you have any questions please let me know.

Thank You,

TN Department of Environment & Conservation

Michelle Pruett | Environmental Consultant III
Underground Storage Tanks
Tennessee Tower, 12th Floor
312 Rosa L. Parks Ave. Nashville, TN 37243
p. 615-636-5645
michelle.pruett@tn.gov
tn.gov/environment

*Let me know if I met your expectations by completing the **TDEC Customer Survey***

Memo

From:
Michelle Pruett

Date:
July 3, 2023

Re:
NEPA Review Request: Music City Executive Airport Gallatin

The area for this project was checked for any Petroleum Underground storage tanks.

There were no active facilities or ongoing petroleum underground storage tank cleanups in the map area submitted for review.

However, if any unexpected Underground storage tanks are encountered, that contain petroleum, contact the Nashville Field Office as soon as possible for instructions.

Nashville Field Office – (615) 687-7000, ask to speak to someone in the Division of Underground Storage Tanks.

For tanks containing hazardous materials other than petroleum you may need to contact the Division of Remediation or Solid Waste.

They can also be reached at the number above.

Mountain, Ryan C.

From: Travis Blake <Travis.Blake@tn.gov>
Sent: Wednesday, July 19, 2023 11:55 AM
To: Mountain, Ryan C.
Cc: Jennifer Tribble
Subject: Response to Scoping Request for EA at the Music City Executive Airport

The Department of Environment and Conservation's Division of Air Pollution Control received your request for comments on a proposed land acquisition project at the Music City Executive Airport in Gallatin. The project includes residential land acquisition of ~5 acres and removal of one residential structure; no construction or tree removal activities are included in the project.

This project may involve the demolition or renovation of structures. Be advised that there are federal regulations enforced by the EPA and TDEC DAPC regarding asbestos renovation and demolition activity. These regulations apply to any building or structure known to contain asbestos and to any facilities proposed to be demolished. When any structures are proposed to be demolished, an asbestos demolition notification must be provided in advance, and proper pre demolition surveys must be conducted to identify any regulated asbestos containing material (ACM) present. Prior to any building demolition, all facilities must be examined for ACM, and all potential ACM in the buildings proposed for demolition must be handled and disposed of in accordance with the applicable Federal, state, and local regulations. Tennessee's asbestos regulations can be found in Chapter 1200-03-11 of the Tennessee Air Pollution Control Regulations (TAPCR).

TN Department of Environment & Conservation

Travis J. Blake | Environmental Fellow
Division of Air Pollution Control
William R. Snodgrass Tennessee Tower, 15th Floor
312 Rosa L. Parks Avenue, Nashville, TN 37243
p. (615) 532-0617
travis.blake@tn.gov
tn.gov/environment

We value your opinion. Please take a few minutes to complete our customer satisfaction survey.

Mountain, Ryan C.

From: TDEC NEPA <TDEC.NEPA@tn.gov>
Sent: Tuesday, June 27, 2023 5:01 PM
To: Mountain, Ryan C.
Subject: RE: XNX Land Acquisition EA - Request for Review

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan, thanks for reaching out. TDEC does not typically provide consolidated comments at the scoping stage, just on Draft EAs and Draft EISs. I have sent this information along to our technical staff and if any of the Divisions would like to provide comments I have asked they send those directly to you.

Best,
Jenn

From: Mountain, Ryan C. <RCMountain@GarverUSA.com>
Sent: Tuesday, June 27, 2023 12:21 PM
To: TDEC NEPA <TDEC.NEPA@tn.gov>
Cc: Wright, Garrett L. <GLWright@GarverUSA.com>
Subject: [EXTERNAL] XNX Land Acquisition EA - Request for Review

Ms. Tribble,

We are working with the Music City Executive Airport on a land acquisition project and would like to request your review of the project. Please refer to the attached letter and figures. Let me know if you have any questions or comments.

Thank you for your help.

Ryan

Ryan Mountain, PWS
Senior Environmental Scientist/Specialist
Transportation Team
479-287-4628
479-903-2041

Mountain, Ryan C.

From: Benjamin Almassi <Benjamin.Almassi@tn.gov>
Sent: Thursday, July 20, 2023 6:24 AM
To: Mountain, Ryan C.
Subject: RE: XNX Land Acquisition EA - Request for Review

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Ryan. Apologies for the delay.

Standard language applies here as there were no immediate concerns on review.
Any wastes associated with the planned activities must be handled in accordance with the Solid and Hazardous Waste Rules and Regulations of the state.
This includes all materials that would be classified as solid and/or hazardous wastes per these chapters.[1]

With respect to the possibility of a legacy solid waste site, Tennessee's Solid Waste Management program only dates back to 1972, so there could conceivably be disposal in this area that predates the DSWM's program of which no information is available. Any wastes which may be uncovered during this project would be subject to a hazardous waste determination and must be managed appropriately.

Reviews were conducted in internal state and federal databases (WasteBin, ECHO/NEPAssist, respectively) with respect to the delineated project sites. No significant concerns pertaining to solid, hazardous, or toxic wastes were noted.

1. Reference the TDEC Solid Waste Management Rule 0400 Chapter 11 for Solid Waste and Chapter 12 for Hazardous Waste. Please see http://sos.tn.gov/effective-rules for applicable Rules and Regulations of the State

Benjamin Almassi | Environmental Consultant
Division of Solid Waste Management
Enforcement & Compliance
14th Floor, William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243 **MAP**
615-837-5349
Benjamin.Almassi@tn.gov
tn.gov/environment

From: Mountain, Ryan C. <RCMountain@GarverUSA.com>
Sent: Tuesday, June 27, 2023 1:15 PM
To: Benjamin Almassi <Benjamin.Almassi@tn.gov>

Cc: Wright, Garrett L. <GLWright@GarverUSA.com>
Subject: [EXTERNAL] XNX Land Acquisition EA - Request for Review

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Mr. Almassi,

We are working with the Music City Executive Airport on a land acquisition project and would like to request your review of the project. Please refer to the attached letter and figures. Let me know if you have any questions or comments.

Thank you for your help.

Ryan

Ryan Mountain, PWS
Senior Environmental Scientist/Specialist
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479-287-4628
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4300 South J.B. Hunt Drive
Suite 240
Rogers, AR 72758

TEL 479.257.9188

www.GarverUSA.com

June 27, 2023

Mr. Benjamin Almassi
TDEC-DSWM
benjamin.almassi@tn.gov

Re: XNX Land Acquisition Environmental Assessment
Music City Executive Airport, Gallatin, Tennessee
Request for Information

Dear Mr. Almassi:

A National Environmental Policy Act (NEPA) Environmental Assessment (EA) is being prepared to address the potential environmental impacts associated with a land acquisition project at the Music City Executive Airport in Gallatin, Tennessee. The EA will be submitted for Federal Aviation Administration (FAA) and Tennessee Department of Transportation Aeronautics Division (TAD) for review and approval. The project is needed to fully control land use within the Runway 35 Runway Protection Zone (RPZ). Residential land use within the RPZ is considered incompatible land use according to FAA Advisory Circular 150-5300-13B. The project includes residential land acquisition of 5.07 acres and removal of one residential structure. No construction or tree removal activities are included in this project. The proposed project and location are shown on the attached figures.

Currently, we are in the scoping process for the NEPA document and request that you review the proposed study area. Please notify us of any constraints or concerns you may have regarding the proposed project. We are seeking comments regarding issues such as unique environmental features or environmentally sensitive areas, socioeconomic issues, proposed urban developments, and permits or approvals that should be obtained prior to construction of the project. Contact information for the proposed project is provided below:

Garver, LLC
Attn: Ryan Mountain
4300 South J.B. Hunt Dr., Suite 240
Rogers, AR 72758
479.287.4628
rcmountain@garverusa.com

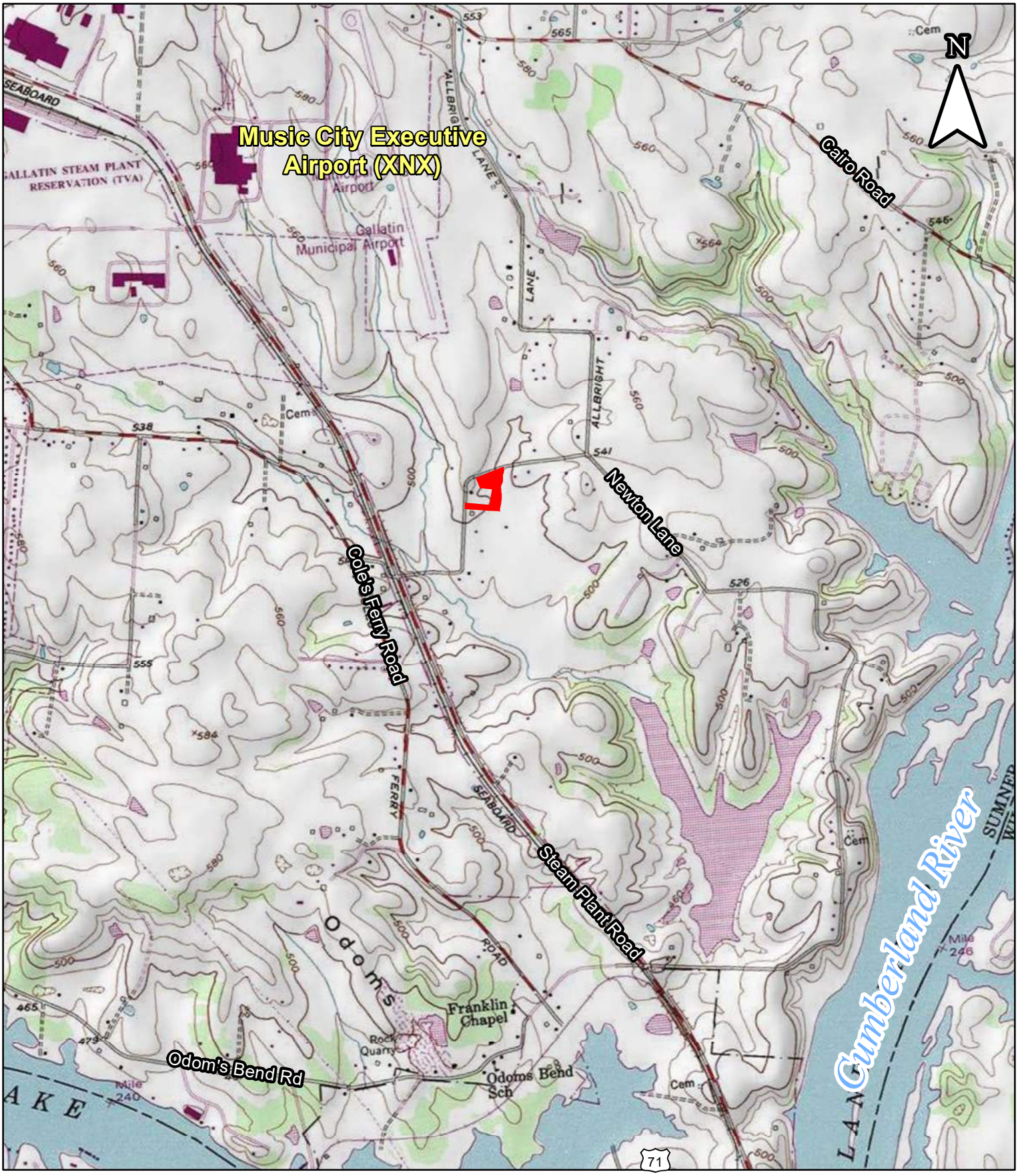
We would appreciate your response within 30 days to help us maintain our project schedule. If you have any questions regarding this request, please contact me.

Sincerely,

Ryan Mountain

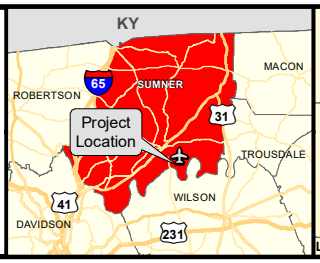
Ryan Mountain
Senior Environmental Specialist

Enclosures – Site Location Map, Aerial Image with Study Area



Property to be Acquired

0 0.5 1
Miles



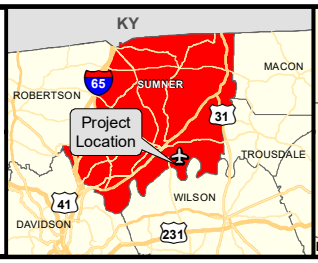
GARVER

VICINITY MAP
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Property to be Acquired

0 500 1,000
Feet



GARVER

XNX MUSIC CITY EXECUTIVE

AERIAL IMAGERY - 2021

XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

4300 South J.B. Hunt Drive
Suite 240
Rogers, AR 72758

TEL 479.257.9188

www.GarverUSA.com

June 27, 2023

To Whom it May Concern
Tennessee Wildlife Resources Agency
Abigail.L.Coffman@tn.gov

Re: XNX Land Acquisition Environmental Assessment
Music City Executive Airport, Gallatin, Tennessee
Request for Information

To Whom it May Concern:

A National Environmental Policy Act (NEPA) Environmental Assessment (EA) is being prepared to address the potential environmental impacts associated with a land acquisition project at the Music City Executive Airport in Gallatin, Tennessee. The EA will be submitted for Federal Aviation Administration (FAA) and Tennessee Department of Transportation Aeronautics Division (TAD) for review and approval. The project is needed to fully control land use within the Runway 35 Runway Protection Zone (RPZ). Residential land use within the RPZ is considered incompatible land use according to FAA Advisory Circular 150-5300-13B. The project includes residential land acquisition of 5.07 acres and removal of one residential structure. No construction or tree removal activities are included in this project. The proposed project and location are shown on the attached figures.

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Ryan Mountain

Ryan Mountain
Senior Environmental Specialist

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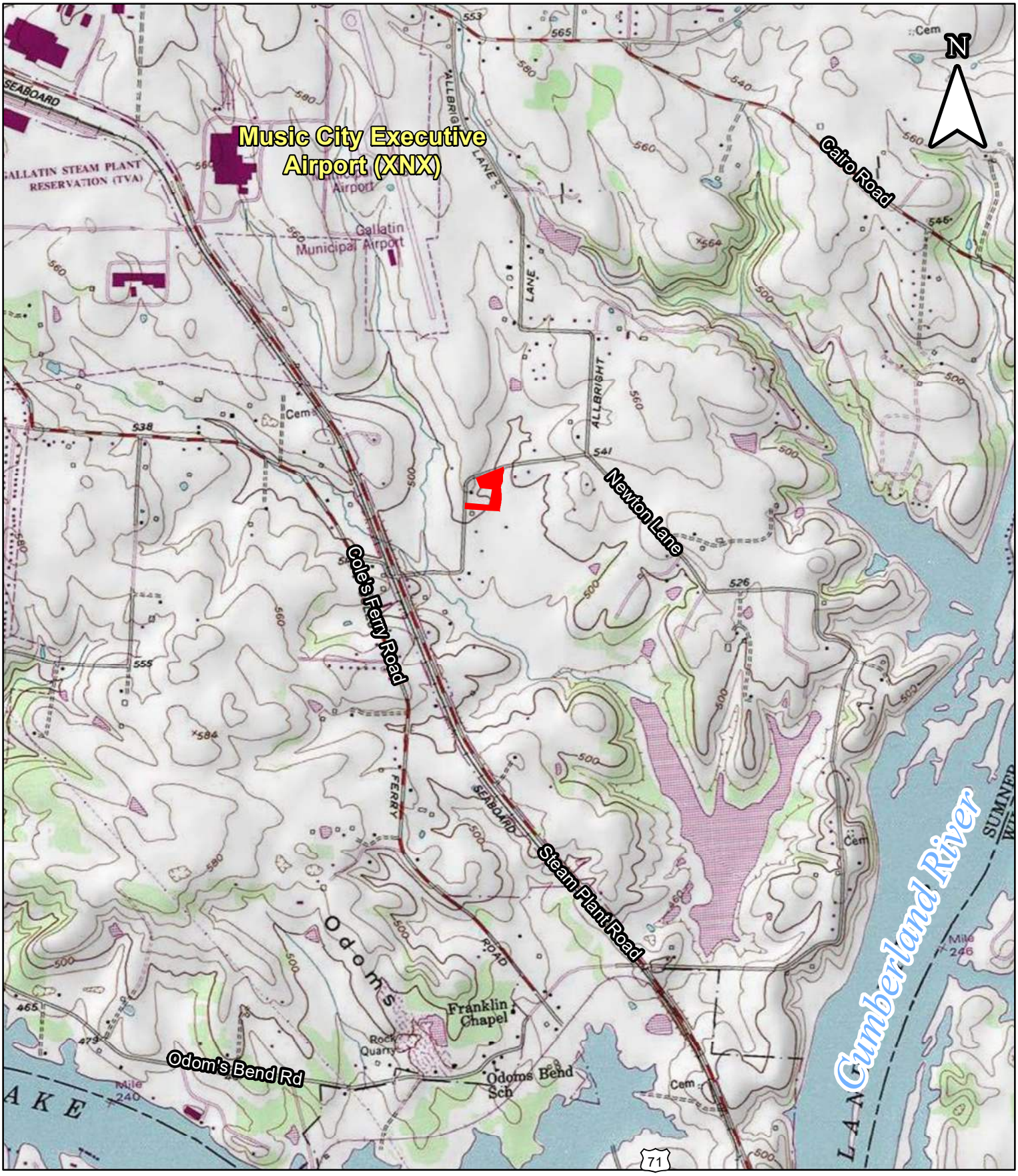
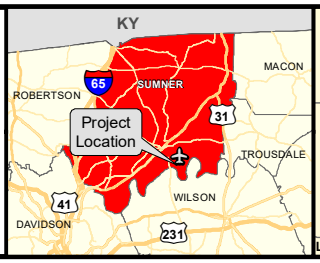


Property to be Acquired

0 0.5 1
Miles



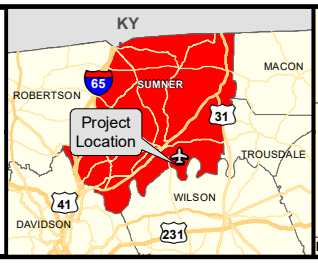
GARVER

VICINITY MAP
XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

Property to be Acquired

0 500 1,000
Feet



GARVER

XNX MUSIC CITY EXECUTIVE

AERIAL IMAGERY - 2021

XNX Property Acquisition

Music City Executive Airport
Gallatin, Sumner County, Tennessee
Garver Project No. 22A08320

ENVIRONMENTAL ASSESSMENT

ATTACHMENT F

Preparers and Qualifications

Ryan Mountain, PWS

Senior Environmental Scientist/Specialist

Education:	Bachelor of Science, Fisheries and Wildlife Management
Licenses:	Professional Wetland Scientist, 2745
Experience:	16 years (firm) 22 years (total)

Ryan Mountain is an environmental special studies manager and senior environmental scientist with 22 years of environmental and project management experience. Primary responsibilities include managing special environmental studies provided to Garver's aviation, transportation, industrial, federal, development, construction, and water business lines. This includes authoring and co-authoring NEPA documents, agency coordination, threatened and endangered species survey coordination, Phase I environmental site assessments, Section 404 permitting, wetland delineations, detailed wetland and stream mitigation planning and specifications, biological evaluations and habitat assessments, and preparing spill prevention and stormwater pollution prevention plans. He has previous experience in fish rearing, distribution, spawning, identification, and aging. Ryan is a Professional Wetland Scientist (PWS) and has completed USACE wetland delineation training and the FHWA Section 4(f) overview course. He has also completed TNM 2.5 Noise Modeling and Noise Fundamentals courses AEDT airport noise training, TDEC qualified hydrologic professional training, and wildlife hazard management training required by the FAA for conducting wildlife hazard assessments. Additionally, he has received NEPA documents training and air/industrial stormwater permitting training.

Project Experience:

Fort Smith Regional Airport Runway 25 Extension Environmental Assessment *(Fort Smith, AR)*
Senior environmental scientist and lead author of an environmental assessment (EA) for a major runway extension project. Responsibilities included environmental project management, quality assurance reviews, document preparation, coordination with the airport, client, local, state, and federal agencies, and consultant coordination for cultural resources and noise/air quality emissions. The project included a wetland delineation and Section 404 Individual permitting with mitigation planning and USACE field verification, and conducting a public meeting.

Muhlenberg County Airport Environmental Assessment *(Muhlenberg, KY)*
Senior environmental scientist and co-author of a short-form environmental assessment (EA) for a corporate hangar and fixed wing flight school facility project. Responsibilities included coordination with the airport director; local, state and federal agencies. Additionally, served as the primary field biologist for completion of a wetland delineation required by the FAA. The project includes alternatives analysis and completion of an EA with FAA as the lead federal agency.

Northwest Arkansas National Airport Terminal Area Plan Categorical Exclusion *(Bentonville, AR)*
Senior environmental scientist responsible for completion of a CATEX involving FAA approval of Concourse B expansion and skybridge construction. Concourse B is proposed to be expanded to eight gates and include partial demolition of Concourse C. The skybridge will connect the recently developed parking garage to the main terminal building and spans Airport Drive.

Nashville International Airport Concourse and Gate Expansion Environmental Assessment *(Nashville, TN)*
Environmental project manager and primary author of an Environmental Assessment (EA) involving major infrastructure improvements at BNA as part of Vision 2.0. Significant project elements include a new 16-gate concourse, 8-gate satellite concourse, north apron expansion, stream encapsulation, AOA fence relocation and main terminal interior improvements related to the ticket lobby expansion, baggage handling, and concession upgrades. Ryan coordinated the completion of all special environmental studies with subconsultants, lead agency coordination and coordinated with the FAA throughout EA development. Specific studies included socioeconomic analysis, noise, air quality, wetlands, streams, and biological surveys. Additionally, Ryan is coordinating the completion of Section 404 and Aquatic Resources Alteration Permit (ARAP) permitting and mitigation banking coordination for over 1,600 linear feet of stream impacts.

Colby Marshall

Environmental Specialist

Education:	Bachelor of Science, Biology
Experience:	4 years (firm) 13 years (total)

Colby Marshall is an environmental specialist at Garver with 13 years of experience. Colby is responsible for performing wetland delineations, jurisdictional water evaluations, industrial and construction stormwater permitting, habitat assessments, and wildlife surveys. He has provided environmental services on more than 150 projects for aviation, transportation, and municipal clients. Colby has completed the USACE Stream Investigation, Stabilization, and Design Workshop, Tennessee's Hydrologic Determination Training Course, and has an EPA Watershed Management Training Certificate. His experience includes Trimble GPS and ArcGIS.

Project Experience:

Fort Smith Regional Airport Runway 25 Extension Environmental Assessment *(Fort Smith, AR)*
Environmental scientist responsible for delineating wetlands along proposed airport improvements. Responsibilities included assessing federally threatened and endangered species habitat, drafting a wetland report and Section 404 permit package, and acquiring required compensatory mitigation credits.

Garnett Municipal Airport Environmental Assessment Update *(Garnett, KS)*
Environmental scientist responsible for delineating wetlands along proposed airport improvements. Responsibilities included assessing federally threatened and endangered species habitat and drafting a wetland report and Section 404 permit package.

Nashville International Airport Concourse and Gate Expansion Environmental Assessment *(Nashville, TN)*
Environmental scientist responsible for assisting in the development of an Environmental Assessment (EA) involving major infrastructure improvements at BNA as part of Vision 2.0. Significant project elements include a new 16-gate concourse, 8-gate satellite concourse, north apron expansion, stream encapsulation, AOA fence relocation and main terminal interior improvements related to the ticket lobby expansion, baggage handling, and concession upgrades.

Northwest Arkansas National Airport Access Road NEPA Documentation *(Bentonville, AR)*
Environmental scientist responsible for delineating wetlands along a proposed roadway extension alignment. Responsibilities included assessing federally threatened and endangered species habitat, as well as drafting a wetland memo and assisting in drafting an environmental assessment.

Springdale Municipal Airport East Parallel Taxiway Extension *(Springdale, AR)*
Environmental scientist responsible for delineating wetlands along proposed airport improvements and acquiring a construction stormwater permit. Responsibilities included assessing federally threatened and endangered species habitat, drafting a wetland report and Section 404 permit package, and drafting a Stormwater Pollution Prevention Plan.

Music City Executive Airport Midfield Apron Expansion *(Gallatin, TN)*
Environmental scientist responsible for drafting a wetland report and hydrologic determination and acquiring a Section 404 permit.

Centre-Piedmont-Cherokee County Regional Airport Parallel Taxiway *(Centre, AL)*
Environmental scientist responsible for delineating wetlands along a proposed taxiway project. Responsibilities included assessing federally threatened and endangered species habitat, as well as drafting a wetland report and preliminary jurisdictional determination application.

Garrett Wright, PE

Project Manager

Licenses

License	State	Number	Year Earned
Professional Engineer	TN	126753	2022
Professional Engineer	KY	37709	2022

Education

Bachelor of Science in Engineering, Civil Concentration, University of Tennessee at Martin, 2018

Experience

Firm (years)	Total (years)
6	6

Resume

Garrett Wright is a project manager for Garver's Aviation Team. He has experience with airfield pavement rehabilitation, airfield marking, perimeter fencing, and new pavement construction for aprons, runways, and taxiways in Tennessee and Kentucky. His project experience ranges from medium-hub commercial service airports to general aviation airports with construction costs totaling over $52 million. Garrett utilizes AutoCAD Civil 3D for designing, modeling, and drafting plans for FAA, state department, and owner review, as well as exhibits for environmental and agency coordination. He has a comprehensive knowledge of the FAA Advisory Circulars, including the guidelines for airport design, standards for airport markings, airport drainage design, and airport pavement design and evaluation.

Project Experience

Muhlenberg County Airport Box Hangar Design & Construction, Greenville, KY
Project manager responsible for submitting design review packages to the Client, FAA, and KDA, Kentucky Department of Aviation, including creating and managing the development of plans in AutoCAD, writing specifications, and creating detailed cost estimates by a civil, electrical, mechanical, and architectural team. Also responsible for coordinating permitting and funding allocation. Garver was tasked with designing and construction a 100'x100'x24' box hangar for aircraft storage and a local community college's flight school training location.

Music City Executive Airport Perimeter Fencing - Phase II, Gallatin, TN
Project manager responsible for submitting design review packages to the Client and TAD, Tennessee Aeronautics Division, including creating plans in AutoCAD, writing specifications, and creating detailed cost estimates. Also responsible for performing construction observation services throughout the project duration. Garver was tasked with repackaging the Phase II portion of the airport's perimeter fencing project. This project was a high priority of the airports due to a high wildlife presence on and around the active airside pavement. Phase I was previously constructed under Garrett's management.

Portland Municipal Airport Runway Reconstruction, Portland, TN
Project manager responsible for submitting design review packages to the Owner and TAD, Tennessee Aeronautics Division, and managing a team of design personnel to produce Issued for Bid/Construction plans, contracts and specifications, and detailed cost estimates. Also responsible for managing construction support services for the reconstruction of the existing 5,000'x100' airport runway and correcting a runway line-of-sight deficiency.

John C. Tune Hangar Development, Nashville, TN
Project engineer responsible for assisting with subconsultant coordination and submitting design review packages to the Client, including creating plans and exhibits in AutoCAD. This project had an accelerated timeline to provide final plans to the Owner and Contractor. Garver was tasked with designing 18 hangars (box hangars and t-hangars) to replace hangars that were destroyed during the March 2020 Nashville, TN tornado.