

Stormwater Pollution Prevention Plan

Bulk Storage Railyard

South Main Street
Tax Map 150 Parcel 063.11
Mt. Pleasant, Maury County, Tennessee 38474

Prepared For:

True Rail Enterprises, LLC
500 1st Avenue
Mt. Pleasant, Tennessee 38474

Prepared By:



2010 Highway 49E
Pleasant View, Tennessee 37146

CSR Project No. 23-040

October 27, 2025

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OWNER CERTIFICATION PAGE

Name of Construction Project: Bulk Storage Railyard
Location of Project: South Main Street
Tax Map 150 Parcel 063.11
Mt. Pleasant, Maury County, Tennessee 38474

Owner/Permittee responsible for Stormwater Pollution Prevention during construction:

Mark Smith
True Rail Enterprises, LLC
500 1st Avenue
Mt. Pleasant, Tennessee 38474

MANAGEMENT CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Plan Reviewed and Accepted by:

Mark Smith Digitally signed by Mark Smith
Date: 2025.10.28 10:46:44
-05'00'

Signature

(must be signed by President, V.P., or equivalent)

CEO

Title

10/28/25

Date

Bonafide Holdings TN, LLC / True Rail Enterprises, LLC

Company/Municipality/Owner

GENERAL CONTRACTOR CERTIFICATION PAGE

Name of Construction Project: Bulk Storage Railyard
Location of Project: South Main Street
Tax Map 150 Parcel 063.11
Mt. Pleasant, Maury County, Tennessee 38474

Operator responsible for Stormwater Pollution Prevention during construction:

Contractor: TBD

Address: _____

Phone: _____

GENERAL CONTRACTOR CERTIFICATION

I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Plan Reviewed and Accepted by:

_____ Signature (must be signed by President, V.P., or equivalent)	_____ Title	_____ Date
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Company/Municipality/Owner

1.0 INTRODUCTION AND GENERAL INFORMATION

True Rail Enterprises, LLC, as the owner and primary permittee, is overseeing the construction activities outlined in this Stormwater Pollution Prevention Plan (SWPPP). This SWPPP has been developed under the authority of the National Pollutant Discharge Elimination System (NPDES) and complies with the Tennessee Department of Environment and Conservation's (TDEC) Tennessee General Permit No. TNR100000 for Stormwater Discharges from Construction Activities (CGP), effective October 1, 2021. This SWPPP is a living document and will be amended as necessary to reflect changes in site conditions or permit requirements.

This SWPPP identifies potential pollution sources that could affect stormwater discharges during construction and describes Best Management Practices (BMPs) and EPSC measures to mitigate these impacts. All EPSC measures are designed to manage stormwater from a 2-year/24-hour storm event or greater.

The owner and all contractors will comply with the CGP requirements to protect water quality. Non-compliance with permit conditions violates the Clean Water Act (CWA) and may result in enforcement actions, permit termination, or denial of permit renewal. A copy of the Notice of Intent (NOI) submitted electronically through the MyTDEC platform, along with this SWPPP, is included in **Appendix A**.

Table 1: Project Overview and Team	
Project Name	Bulk Storage Railyard
Location	South Main Street Tax Map 150 Parcel 063.11 Mt. Pleasant, Maury County, Tennessee 38474
Owner / Primary Permittee	True Rail Enterprises, LLC (931) 325-5570
Secondary Permittee / General Contractor	To Be Determined (TBD)
Engineer	Jason Reynolds, P.E., CSR Engineering
Level I EPSC Inspector(s)	TBD

The following information will be posted at a conspicuous location near the main entrance of the construction site, such as the job bulletin board:

1. A copy of the Notice of Coverage (NOC) with the NPDES permit tracking number.
2. Contact information for the project owner or a local representative.
3. A brief project description.
4. The SWPPP location, if the site is inactive or has no on-site storage location.
5. Proof that the twice-weekly inspector has completed the Level 1 course on the Fundamentals of Erosion Prevention and Sediment Control.

2.0 SITE DESCRIPTION

The subject property currently consists of vacant cropland and undeveloped wooded areas. The Tennessee Southern Railroad bounds the eastern property boundary. The proposed development includes a ±25,000 square-foot (ft²) office building, a ±87,500 ft² warehouse building, rail turnout and mainline siding, industry tracks, stone driveways, sidewalks, and asphalt roadways, covering 62.16 acres of Light Industrial (IP) zoning, with a disturbed area of approximately 29.21 acres.

The surrounding area consists of residential properties to the north and west, and agricultural properties to the east and south. An aerial site location map and topographic location map are included in **Appendix B**.

2.1 Site Drainage Areas

The site currently drains through four primary drainage areas (DAs) to an unnamed drainage feature along the northern portion of the property, which conveys water eastward off-site. During construction and post-construction, the same four drainage areas will manage runoff, with DA 4 subdivided into six sub-basins (DA 4A–DA 4F) to control flows and meet water quality and quantity requirements. Existing and proposed conditions are summarized in **Table 2** and shown on the Existing and Proposed Drainage Maps in **Appendix C**.

Table 2: Stormwater Drainage Descriptions					
Drainage Area / Sub-basin	Existing Size (acres)	Existing Flow Direction / Notes	Proposed Size (acres)	Proposed Flow Path	Outfall
DA 1	143	Northwest portion of overall site, outside LOD; drains off-site to existing feature	143	Unchanged; drains to existing feature	-
DA 2	34.9	Western portion of overall site, mostly outside LOD; areas within LOD drain northeast	29.16	Drains northeast through an under-road culvert	Outfall 1
DA 3	9.54	North-central portion, includes portion of drainage feature; drains north	2.13	Drains north; includes drainage feature	Outfall 2
DA 4	41.5	Eastern portion; drains generally northeast	49.06	Collected in six sub-basins (DA 4A through DA 4F); flows generally northeast via swales and conveyance systems	Outfall 3

All drainage areas will be managed using BMPs consistent with the CGP. Temporary controls will be installed during construction, and permanent measures will be implemented post-construction to manage runoff quantity and quality.

2.2 Soils Descriptions

According to the USDA NRCS Soil Survey, five soil types are on-site, as summarized in **Table 3**. The site-specific Soil Survey is provided in **Appendix D**.

Table 3: Soil Descriptions						
Soil Name	Landform	Parent Material	Hydric Rating	Horizon Layer Descriptions	Drainage Class	K Factor
Armour silt loam (Ae)	Hillslopes	Silty alluvium and/or loamy alluvium over clayey residuum weathered from phosphatic limestone	No	0-14": silt loam 14-60": silty clay loam	Well drained	.37
Burgin silt loam (Bm)	Flood plains	Clayey alluvium derived from limestone	No	0-14": silt loam 14-35": clay	Somewhat poorly drained	.37
Donerail silt loam (Df)	Hillslopes	Clayey alluvium derived from limestone	No	0-10": silt loam 10-20": silty clay loam 20-60": silty clay	Moderately well-drained	.37
Lindell silt loam (Ld)	Flood plains	Fine-loamy alluvium derived from limestone and siltstone	No	0-52": silt loam 52-79": silty clay loam	Moderately well-drained	.32
Maury silt loam (Mb)	Hillslopes	Loess over clayey residuum and/or alluvium derived from limestone	No	0-14": silt loam 14-26": silty clay loam 26-40": silty clay 40-60": clay	Well drained	.32

2.3 Aquatic Resources and Receiving Waters

The subject property is not located within a Federal Emergency Management Agency (FEMA)-identified floodplain and does not contain wetlands, streams, or other aquatic resources, as determined through site reconnaissance and a review of available mapping resources, including the National Wetlands Inventory (NWI) and topographic maps. No hydrologic features subject to regulation under Section 404 of the CWA or the Tennessee Water Quality Control Act are present within the subject property boundary. Copies of the FEMA FIRMette (derived from FIRM 47119C0265E, effective April 16, 2007) and NWI map are included in Appendix D.

Stormwater from the subject property travels off-site in a northeast direction to an unnamed drainage feature, where it eventually discharges into Sugar Creek (TN Waterbody ID TN06040003023_0250), which is located approximately 0.3 miles northeast of the subject property. A 30-foot undisturbed buffer will be maintained on both sides of the existing drainage feature to minimize potential impacts from construction activities. If site conditions change or impacts to the drainage feature become unavoidable, the operator will be responsible for obtaining any necessary permits, including ARAP, USACE Section 404, and TVA Section 26A permits

3.0 CONSTRUCTION ACTIVITIES AND SEQUENCING

The construction activities proposed for coverage under this SWPPP include clearing, grubbing, grading, construction of the proposed structures and associated paved areas, and site stabilization. Additional supporting activities will involve the installation of erosion control

measures, utility installation, placement of sod, riprap, spreading of topsoil, seeding, mulching, watering, and fertilizing.

EPSC measures will be installed before any earthmoving operations begin. These measures are designed with good engineering practices to be consistent with the requirements and recommendations of the Tennessee EPSC Handbook. The design provides the following:

- Minimize or eliminate the dislodging or suspension of soil in stormwater runoff.
- Retain mobilized sediment on-site to the maximum extent practical.
- Slow down runoff to prevent rill and gully formation.
- Minimize the tracking of sediment, dirt, or mud off-site or onto public roads and reduce dust generation.

Construction sequencing is outlined below. The contractor is required to implement the BMPs outlined in the EPSC plan sheets (Appendix C), as described in this SWPPP, and in accordance with the Tennessee EPSC Handbook.

3.1 Initial EPSC Phase

The initial phase includes installing and activating EPSC measures before starting land-disturbing activities. EPSC devices will be maintained and adjusted as construction progresses.

1. Install initial EPSC measures, including the construction entrance, designated refueling area, concrete washout area, and silt fencing.
2. Install 4ft tall high-visibility construction fencing around the septic perc area to prevent disturbance.
3. Install 4ft tall high-visibility construction fencing and a layer of silt fencing along the existing drainage feature, maintaining a 30-foot undisturbed buffer on each side.
4. Install berm and construct the temporary sediment basin with outfall stabilized using rip-rap.
5. Contact the City of Mt. Pleasant for an inspection of EPSC measures and to apply for the grading permit.

3.2 Intermediate EPSC Phase

This phase includes grading and installing the stormwater conveyance system. EPSC measures will be maintained and adjusted as needed. The 30-foot buffer along the existing drainage feature must be maintained and protected throughout construction.

1. Complete grading activities. In disturbed areas, maintain slopes no steeper than 3:1, with efforts to preserve sheet flow where feasible. Stabilize critical slopes of 3:1 or steeper within seven calendar days of disturbance. Stabilize all other disturbed areas within 14 calendar days.
2. Once the open detention pond is constructed, immediately install inlet protection and stabilize pond soil with blankets and/or sod.
3. Install the stormwater conveyance system, including flat-bottom ditches and associated rock check dams, trench drains, and underground piping. Provide temporary inlet and outlet protections.

3.3 Final EPSC Phase

The final phase includes constructing the structures, paving, permanent stabilization, and removal of temporary controls.

1. Install utilities.
2. Construct structures, including asphalt roads, stone driveways, office and warehouse buildings, and associated rail infrastructure.
3. Install permanent EPSC measures, including erosion control blankets on all slopes 3:1 or steeper and riprap on all slopes 2:1 or greater. All other disturbed areas shall be stabilized with seed and straw.
4. Finalize grading and stabilization, maintaining slopes no steeper than 3:1 where feasible and preserving sheet flow where possible.
5. Address landscaping needs.
6. Remove temporary EPSC devices, leaving permanent stormwater controls in place, including the open detention pond.

Once construction activities have ceased, a Notice of Termination (NOT) form and photographs showing site stabilization must be submitted to TDEC via MyTDEC. A copy of the required NOT form is included in **Appendix E**.

4.0 STORMWATER RUNOFF CONTROLS

This section outlines the stormwater runoff control measures to be implemented during construction to minimize pollution. It includes a description of EPSC practices, stormwater management systems, procedures for handling other potential pollutants, and measures to manage non-stormwater and prohibited discharges. The site operator is responsible for ensuring that all measures are implemented as described and within the prescribed timelines to comply with the requirements set forth by the CGP and Tennessee's stormwater regulations.

4.1 Erosion Prevention and Sediment Control

The site operator implements, maintains, and inspects EPSC measures throughout construction. The EPSC Plan in Appendix C provides detailed locations and specifications for all control measures.

- Installation of EPSC Devices
EPSC devices must be installed and functional before any earth-moving activities begin. These measures include a stabilized construction entrance, designated refueling and concrete washout areas, silt fencing along cuts and fills, and high-visibility fencing to protect the existing drainage feature and septic perc area. The temporary sediment basin, with an associated berm, must also be installed during this phase. Temporary erosion control measures that are removed at the beginning of the workday must be replaced by the end of the day.
- Grading and Excavation Controls
Grading and excavation will be phased to limit the exposure of disturbed soil. Slopes

steeper than 3:1 must be stabilized with erosion control blankets, while slopes 2:1 or greater require riprap. All other disturbed areas must be stabilized with seed and straw within 14 days of the last disturbance.

➤ **Stormwater Conveyance and Inlet Protection**

As the stormwater conveyance system is installed, temporary protection must be placed at inlets to prevent sediment from entering the system. The site will include a permanent open detention pond designed to manage stormwater runoff. The pond must be constructed with appropriate stabilization measures, such as riprap at inlets and outlets, and maintained throughout the project to ensure proper function.

➤ **Permanent Stabilization**

Final stabilization measures will be implemented after grading and major earth-moving activities are complete. Permanent stabilization includes establishing a perennial, native vegetative cover with a minimum of 70 percent uniform density. Paved areas will be completed, and permanent stormwater features will be installed. All stabilization measures, including paving or vegetation, must be completed within 14 days of final grading to prevent erosion.

➤ **Removal of Temporary EPSC Measures**

Once final stabilization has been achieved, all temporary EPSC devices, including high-visibility construction fencing, check dams, silt fencing, and inlet protection, must be removed.

4.2 Stormwater Management

Post-construction stormwater management measures will be implemented to control sediment and minimize the discharge of pollutants from the subject property. These measures include one permanent open detention pond. The pond is designed to treat runoff and reduce sediment loading to receiving waters. The design will meet the requirements for managing stormwater from the 2-year, 24-hour storm event in accordance with the Tennessee Erosion and Sediment Control Handbook. The property owner will be responsible for regular maintenance and inspections to ensure the continued function of the stormwater management systems.

4.3 Other Items Needing Control

This subsection identifies construction materials, wastes, and other potential pollutants that require proper handling, storage, and disposal to minimize the risk of contaminating stormwater during construction activities. The operator shall establish and maintain a proactive method to prevent litter, construction debris, and construction chemicals from entering the waters of the state/U.S. BMPs will be implemented to ensure these items do not contribute to pollution in accordance with the requirements of the CGP.

➤ **Construction Materials**

The construction items anticipated at this subject property include earth, rock, concrete, asphalt, corrugated steel pipe, mineral aggregates, timber, and structural

components. Stockpiled control measures will secure erodible construction materials downgradient of the stockpiles.

➤ **Management of Construction Materials and Chemicals**

In addition to the above-referenced materials, the site will handle materials such as asphalt, paints, solvents, and other chemicals. These materials will be stored in designated areas with appropriate containment measures to prevent spillage. Any waste materials generated from the handling of these substances will be appropriately disposed of off-site in accordance with local, state, and federal regulations. Asphalt will be stored in covered containers to prevent exposure to rainfall. Paint and solvent containers will be tightly sealed when not in use, and the operator will ensure that all construction staff are trained on the proper handling and emergency response procedures in case of a spill. Spill kits will be available at storage areas and refueling points, and regular inspections will be conducted to ensure proper containment and management.

➤ **Waste Materials**

Waste material (earth, rock, concrete, litter) not required for the construction of the project will be disposed of by the operator off-site in a legal manner.

➤ **Other Materials**

Other materials not used for construction but needed at the proposed site must be controlled to prevent pollution of the receiving waters. These items include, but are not limited to, the storage and dispensing of fertilizers and lime, diesel fuel and gasoline, and machinery and lubricants (oil and grease).

Soils at fueling areas should be checked daily for signs of spillage and staining of the soil. Machinery should be serviced or repaired off-site to prevent leaks of fluids. The contractor is responsible for reporting all hazardous materials in accordance with all applicable federal, state, and local regulations.

4.4 Non-Stormwater Discharges

The following non-stormwater discharges have the potential to occur at the site during construction:

- Groundwater may be intercepted during excavation. While locations are unknown, this SWPPP will be modified as necessary as groundwater is discovered.
- Dust suppression water.
- Water used to wash vehicles (where detergents are not used and filtering is provided before water leaves the site).

4.5 Prohibited Discharges

The following discharges are prohibited:

- Wastewater from washout of concrete, unless managed by an appropriate control.
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials.
- Fuels, oils, and other potential pollutants used in vehicle and equipment operation and

- maintenance.
- Soaps or solvents used in vehicle and equipment washing.
- Discharges from dewatering activities, including discharges from dewatering trenches and excavations, are prohibited unless managed by appropriate controls.

4.6 General Stormwater Quality Measures

Locations where vehicles enter and exit the site shall be inspected for evidence of off-site roadway sediment tracking. The operator shall take appropriate steps to ensure that petroleum products or other chemical pollutants are prevented from entering the waters of the state/U.S.

All equipment refueling, servicing, and staging areas shall comply with all local, state, and federal laws, rules, regulations, and ordinances, including those of the National Fire Protection Association. Appropriate containment measures for these areas shall be utilized. All spills must be reported to the appropriate agency, and measures shall be taken immediately to prevent the pollution of the waters of the state/U.S., including groundwater, should a spill occur.

Borrow and waste disposal areas shall be located in non-wetland areas and above the 100-year FEMA floodplain. Borrow and waste disposal areas shall not affect any waters of the state/U.S. unless these areas are addressed explicitly in the EPSC plans.

The operation of equipment in waters of the state/U.S., including wetlands, shall be only as shown on the project plans and/or as so specified in any ARAP and/or section 404 permits. Any additional permits required by the operator's method(s) of construction shall be the responsibility of the contractor to obtain after receiving the approval of the TDEC Division of Water Pollution Control.

5.0 INSPECTIONS AND MAINTENANCE

This section outlines the procedures for assessing, inspecting, and maintaining EPSC measures throughout the project. Inspections will be conducted regularly to ensure the effectiveness of the EPSC measures, and corrective actions will be taken to prevent pollutant discharge and maintain compliance with the CGP.

5.1 Site Assessments

For outfalls draining 10 or more acres or 5 or more acres if draining to waters with unavailable parameters, a site assessment will be conducted by a qualified individual, such as a licensed Professional Engineer (PE), Certified Professional in Erosion and Sediment Control (CPESC), or a TDEC-certified Level II EPSC professional. This site assessment ensures that the design and implementation of erosion prevention and sediment control measures are sufficient to minimize the discharge of pollutants from these larger drainage areas.

Outfalls #1 and #3 both drain over 10 acres; therefore, a site assessment is required for the subject property.

5.2 Twice-Weekly Inspections

Inspection, maintenance, and overall effectiveness of EPSCs will be performed regularly throughout the project's life. Twice-weekly inspections (at least 72 hours apart) shall be performed to verify and document the functionality and performance of EPSC measures as

described in the EPSC plans and SWPPP. Qualified personnel, such as a licensed PE, CPESC, or TDEC-certified Level I EPSC professional, shall inspect disturbed areas of the construction site not permanently stabilized, areas of exposed material storage and structural controls, vehicle access points, and outfalls.

Outfall points shall be inspected to determine whether EPSC measures effectively prevent siltation impacts to surrounding waters. Upon conclusion of the inspections, EPSC measures found to be ineffective shall be repaired, replaced, or modified before the next rain event, if possible, but no more than seven days after the condition is identified. A copy of the Inspection Certification Form is included in **Appendix F**.

The operator shall install a rain gage on-site at a central location, preferably near the construction entrance or another easily accessible area. The rain gage will be maintained in good working condition, and daily precipitation amounts will be recorded. The recorded rainfall data shall be provided to the engineer on a monthly basis for review and to support the determination of BMP functionality. The rain gage will be inspected during each of the twice-weekly inspections, and any necessary maintenance will be performed promptly.

5.3 Maintenance

Sediment shall be removed from sediment control structures when the design capacity has been reduced by fifty percent. Sediment removed from sediment control structures shall be placed and treated in a manner so that the sediment is contained within the project limits and does not migrate into the waters of the state/U.S. During sediment removal, the operator shall ensure that structural components of erosion control structures are not damaged and thus made ineffective. If damage does occur, the operator shall repair the structures at the operator's own expense.

The operator shall establish and maintain a proactive method to prevent the off-site migration or deposit of sediment on roadways used by the general public.

6.0 STORMWATER MANAGEMENT RECORDS

The site operator shall maintain a copy of this SWPPP on-site (or at a nearby office) and place copies of any project-related permits on the project bulletin board. The site operator must also post the telephone number and address of a person the public can contact for information and a brief project description.

The operator will also maintain at the site the following records of construction activities:

- The dates when major grading activities occur.
- The dates when construction activities temporarily or permanently cease on a portion of the site.
- The dates when stabilization measures are initiated.
- Inspection reports and daily rainfall amounts.

All records related to this SWPPP will be retained for a minimum of three years from the date the NOT is submitted and coverage under the CGP ends. These records will be made available to TDEC or other regulatory authorities upon request.

APPENDIX A

NOTICE OF INTENT (NOI)



**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES**

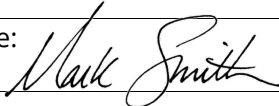
Davy Crockett Tower, 500 James Robertson Parkway 9th Floor Nashville, TN 37243
Toll Free Number: 1-888-891-8332 (TDEC)

**NOTICE OF INTENT (NOI) FOR GENERAL NPDES PERMIT FOR
STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (TNR100000)**

Site or Project Name: Bulk Storage Railyard		NPDES Tracking Number: TNR	
Street Address: South Main Street, Tax Map 150 Parcel 063.11		Construction Start Date: 01/01/2026	
including city or zip: Mt. Pleasant, Tennessee 38474		Estimated End Date: 12/31/2027	
code or Location:		Latitude (dd.dddd): 35.5167	
Site Description: True Rail Bulk Storage Railyard		Longitude (-dd.dddd): -87.2147	
County(ies): Maury	MS4 Jurisdiction (if applicable): N/A	Acres Disturbed: 29.21	
		Total Acres: 62.16	
Are there any streams ☐ and/or wetlands ☐ on or adjacent to the construction site? If wetlands are located on-site and may be impacted, attach wetlands delineation report. If an Aquatic Resource Alteration Permit has been obtained for this site, what is the permit number? ARAP Number: N/A			
Receiving waters: Sugar Creek (TN06040003023_0250)			
Include the SWPPP with the NOI ☒ SWPPP Included		Include a site location map ☒ Map Included	

Name of Site Owner or Developer (Site-Wide Permittee): (correct legal name of person, company, or entity that has operational or design control over construction plans and specifications) True Rail Enterprises, LLC			
For corporate entities only, provide the Tennessee Secretary of State (SOS) Control Number: 001060798			
Site Owner or Developer Contact Name: (individual responsible for site) Mark Smith		Title or Position: (the party who signs the certification below): CEO	
Mailing Address: 500 1st Avenue		City: Mt. Pleasant	State: TN Zip: 38474
Phone: 931-325-5570		E-mail: mark@truerail.com	

Optional Contact Name: Katherine L. Clifton, P.G.		Title or Position: Environmental Geologist	
Mailing Address: 2010 Highway 49		City: Pleasant View	State: TN Zip: 37146
Phone: 615-619-9784		E-mail: katherine.clifton@csrengineers.com	

Owner or Developer Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Primary Permittee) True Rail Enterprises, LLC		
I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.		
Owner or Developer Name: (print or type): Mark Smith	Signature: 	Date: 10/28/25

Contractor(s) Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Secondary Permittee)		
I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.		
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:

NOTICE OF INTENT (NOI) FOR GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (TNR100000)

Purpose of this form - A completed notice of intent (NOI) must be submitted to obtain coverage under the Tennessee General NPDES Permit for Discharges of Stormwater Associated with Construction Activity (permit). **Requesting coverage under this permit means that an applicant has obtained and examined a copy of this permit, and thereby acknowledges applicant's claim of ability to be in compliance with permit terms and conditions.** This permit is required for stormwater discharge(s) from construction activities including clearing, grading, filling, and excavating (including borrow pits) of one or more acres of land. This form should be submitted at least 30 days prior to the commencement of land disturbing activities, or no later than 48 hours prior to when a new operator assumes operational control over site specifications or commences work at the site.

The appropriate permit application fee must accompany the NOI and is based on total acreage to be disturbed by an entire project, including any associated construction support activities (e.g., equipment staging yards, material storage areas, excavated material disposal areas, borrow or waste sites):

(i) Projects equal to or greater than 150 acres	\$10,000
(ii) Projects equal to or greater than 50 acres and less than 150 acres	\$6,000
(iii) Projects equal to or greater than 20 acres and less than 50 acres	\$3,000
(iv) Projects equal to or greater than 5 acres and less than 20 acres	\$1,000
(v) Projects equal to or greater than 1 acre and less than 5 acres	\$250
(vi) Projects seeking subsequent coverage under an actively covered larger common plan of development or sale	\$100

There is no fee for sites less than 1 acre. A separate annual maintenance fee is also required for construction activities that exceed 1 year under general permit coverage. Tennessee Rules, Chapter 0400-40-11-.02(b)(12)).

Who must submit the NOI form? Per Section 2 of the permit, all site operators must submit an NOI form. "Operator" for the purpose of this permit and in the context of stormwater associated with construction activity means any person associated with a construction project who meets either or both of the following two criteria: (1) The person has operational or design control over construction plans and specifications, including the ability to make modifications to those plans and specifications. This person is typically the owner or developer of the project or a portion of the project (e.g. subsequent builder), or the person that is the current landowner of the construction site. This person is considered the primary permittee; or (2) The person has day-to-day operational control of those activities at a project which are necessary to ensure compliance with a SWPPP for the site or other permit conditions. This person is typically a contractor or a commercial builder who is hired by the primary permittee and is considered a secondary permittee.

Owners, developers, and all contractors that meet the definition of the operator in subsection 2.2 of the permit shall apply for permit coverage on the same NOI, insofar as possible. After permit coverage has been granted to the primary permittee, any separate or subsequent NOI submittals must include the site's previously assigned permit tracking number and the project name. The site-wide site-specific SWPPP shall be prepared in accordance with the requirements of part 5 of the permit and must be submitted with the NOI unless the NOI being submitted is to only add a contractor (secondary permittee) to an existing coverage. Artificial entities (e.g., corporations or partnerships excluding entities not required to register) must submit the TN Secretary of State, Division of Business Services, control number. The Division reserves the right to deny coverage to artificial entities that are not properly registered and in good standing with the TN Secretary of State.

Notice of Coverage - The division will review the NOI for completeness and accuracy and prepare a notice of coverage (NOC). Stormwater discharge from the construction site is authorized as of the effective date of the NOC.

Complete the form - Type or print clearly, using ink and not markers or pencil. Answer each item or enter "NA," for not applicable, if a particular item does not fit the circumstances or characteristics of your construction site or activity. If you need additional space, attach a separate piece of paper to the NOI form. **The NOI will be considered incomplete without a permit fee, a map, and the SWPPP.**

Describe and locate the project - Use the legal or official name of the construction site. If a construction site lacks street name or route number, give the most accurate geographic information available to describe the location (reference to adjacent highways, roads, and structures, e.g., intersection of state highways 70 and 100). Latitude and longitude (expressed in decimal degrees) of the center of the site can be located on USGS quadrangle maps. The maps can be obtained at the USGS World Wide Web site: <http://www.usgs.gov/>; latitude and longitude information can be found at numerous other web sites. Attach a copy of a portion of a 7.5-minute topographic map, a city map, or a county map showing location of site, with boundaries at least one mile outside the site boundaries. Provide estimated starting date of clearing activities and completion date of the project, and an estimate of the number of acres of the site on which soil will be disturbed, including borrow areas, fill areas, stockpiles and the total acres. For linear projects, give location at each end of the construction area.

Give name of the receiving waters - Trace the route of stormwater runoff from the construction site and determine the name of the river(s), stream(s), creek(s), wetland(s), lake(s) or any other water course(s) into which the stormwater runoff drains. Note that the receiving water course may or may not be located on the construction site. If the first water body receiving construction site runoff is unnamed ("unnamed tributary"), determine the name of the water body that the unnamed tributary enters.

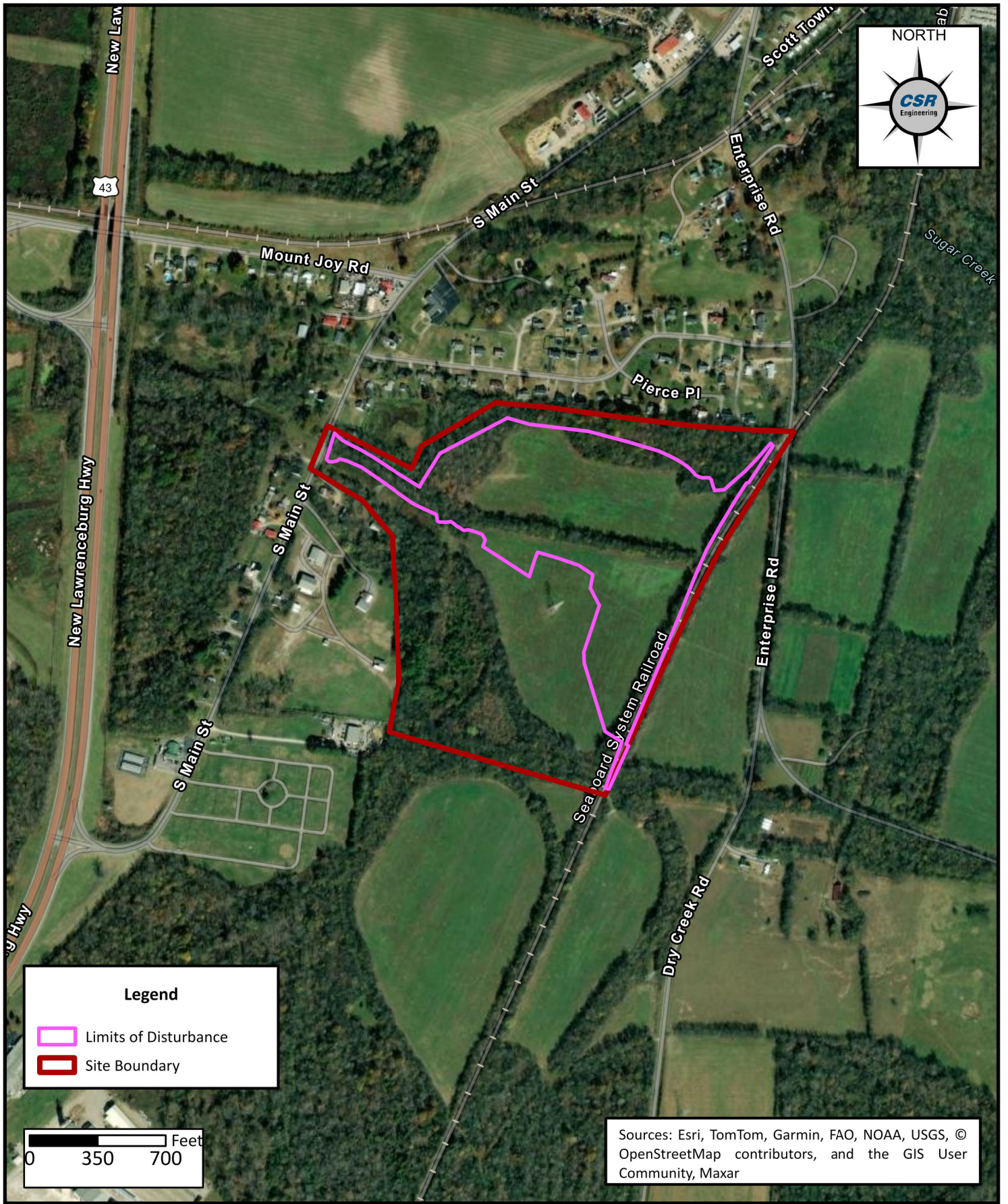
An ARAP may be required - If your work will disturb or cause alterations of a stream or wetland, you must obtain an appropriate Aquatic Resource Alteration Permit (ARAP). If you have a question about the ARAP program, contact your local Environmental Field Office (EFO).

Submitting the form and obtaining more information - Note that this form must be signed by the company President, Vice-President, or a ranking elected official in the case of a municipality, for details see subpart 2.5. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit the completed NOI form (keep a copy for your records) to the appropriate EFO for the county(ies) where the construction activity is located, addressed to **Attention: Stormwater NOI Processing** or use MyTDEC Forms for electronic submittal.

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	8383 Wolf Lake Drive, Bartlett	38133-4119	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Drive	38305-4316	Chattanooga	1301 Riverfront Parkway, Suite 206	37402-2013
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601

APPENDIX B

SITE FIGURES



SITE LOCATION MAP
BULK STORAGE RAILYARD
SOUTH MAIN STREET - TAX MAP 150 PARCEL 063.11
MT. PLEASANT, MAURY COUNTY, TENNESSEE

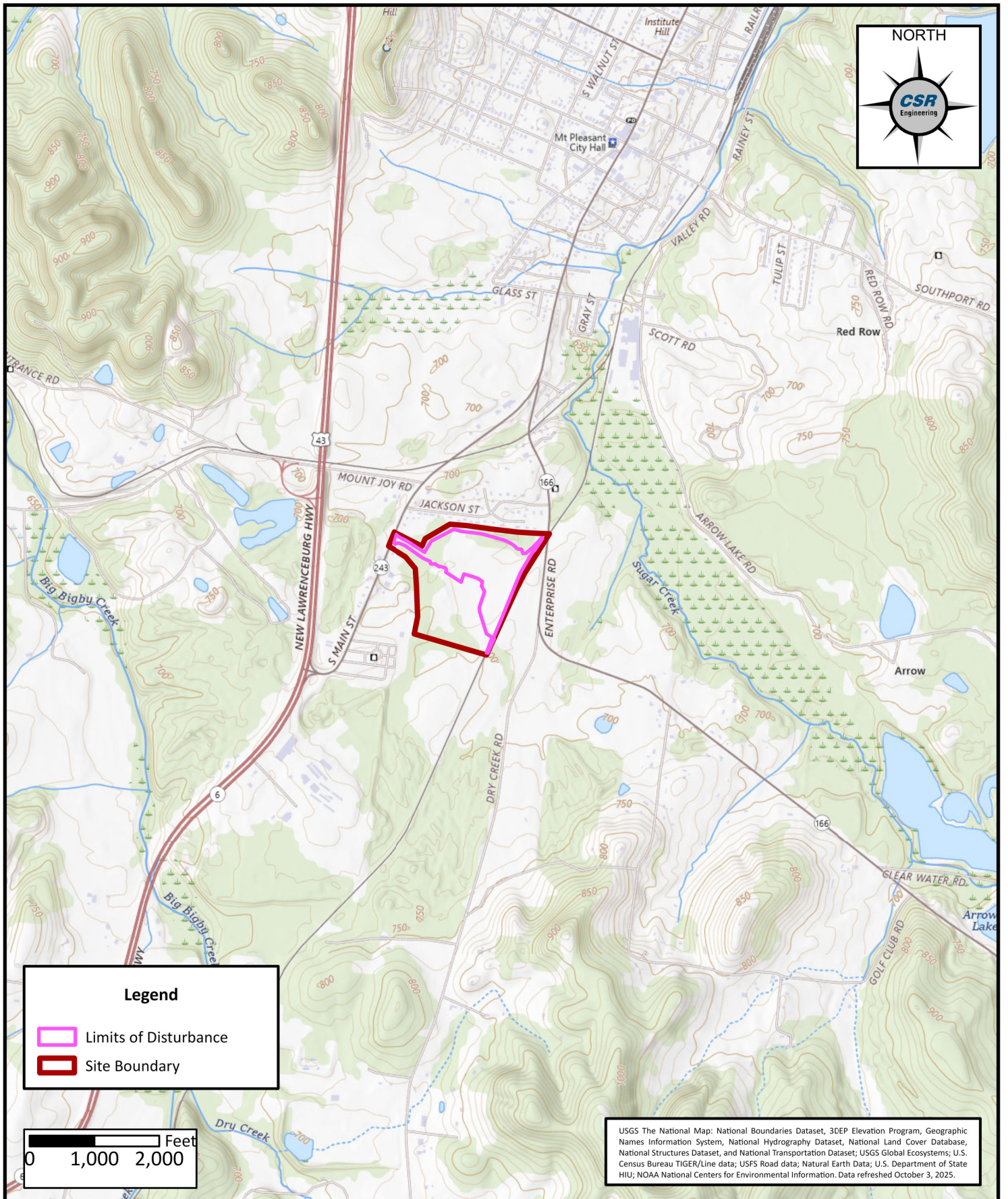
Drawn by: kclifton

Date: 10/21/2025

Project No.: 23-040

FIGURE

1



SITE LOCATION TOPOGRAPHIC MAP
BULK STORAGE RAILYARD
SOUTH MAIN STREET - TAX MAP 150 PARCEL 063.11
MT. PLEASANT, MAURY COUNTY, TENNESSEE

Drawn by: kclifton

Date: 10/21/2025

Project No.: 23-040

FIGURE

2

APPENDIX C

EPSC PLANS AND NOTES

SITE DEVELOPMENT PLANS

OF

RAIL YARD AND SITE DEVELOPMENT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

CONTRACTOR'S NOTES:

THE CONTRACTOR'S WORK TO BE PERFORMED UNDER THIS PROJECT WILL CONSIST OF FURNISHING ALL EQUIPMENT, LABOR, MATERIALS, TOOLS AND SUPERVISION NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED NORTH STAR FACILITY AND OTHER RELATED WORK AS LISTED IN THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, UTILITY LOCATIONS, ELEVATIONS, EXISTING INVERTS PRIOR TO ORDERING ANY MATERIAL. IF A DISCREPANCY IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR REPRESENTATIVE IMMEDIATELY.

ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND LAWS. ALL NECESSARY LICENSES AND PERMITS NOT OBTAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY OWNER.

THE CONCRETE SHALL HAVE A 4000 PSI MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS. MAXIMUM SLUMP SHALL BE 4 INCHES, UNLESS NOTED OTHERWISE.

ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH A FINE HAIR BROOM.

ALL WORK PERFORMED SHALL BE IN THE BEST RECOGNIZED TRADE PRACTICES AND TO THE ENTIRE SATISFACTION OF THE OWNER.

ALL DESIGNATED GRASS AREAS WITHIN THE PROPERTY LINE SHALL BE SEEDED AND MULCHED.

TRUE RAIL ENTERPRISES, LLC.

S MAIN STREET
MT. PLEASANT, TENNESSEE
MAURY COUNTY
TAX MAP 150 PARCEL 063.11

OCTOBER 2025

INDEX OF DRAWINGS

SHEET	DESCRIPTION
T1.0	TITLE SHEET
C1.0	EXISTING SITE PLAN

PROPOSED	
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	ENLARGED SITE PLAN
C3.0	GRADING PLAN AREA 1
C3.1	GRADING PLAN AREA 2
C3.2	GRADING PLAN AREA 3
C3.3	CUT AND FILL QUANTITIES
C3.4	EXISTING DRAINAGE MAP
C3.5	PROPOSED DRAINAGE MAP
C4.0	INITIAL EPSC PLAN
C4.1	INTERMEDIATE EPSC PLAN
C4.2	FINAL EPSC PLAN
C4.3	EPSC DETAILS
C4.4	SEDIMENT BASIN DETAILS
C5.0	UTILITY PLAN
C5.1	LIGHTING PLAN
C6.0	STORMWATER DETAILS
C7.0	SITE DETAILS
C8.0	SITE PROFILES
A-1-A-3	ARCHITECTURAL PLANS
L-1.0-L1.2	LANDSCAPING PLANS

RAILROAD PLANS	
RR1.	ESTIMATED QUANTITIES AND NOTES
RR2.	PROPOSED TRACK LAYOUTS - OVERALL
RR3.	PROPOSED SIDING TRACK - STA. 0+00 TO STA. 10+00
RR4.	PROPOSED SIDING TRACK - STA. 10+00 TO E.O.L.
RR5.	PROPOSED INDUSTRY TRACK 4 - STA. 0+00 TO STA. 7+00
RR6.	PROPOSED INDUSTRY TRACK 4 - STA. 7+00 TO E.O.L.
RR7.	PROPOSED TRACK 2 - PROFILE
RR8.	TYPICAL TRACK DETAILS

UTILITY COMPANIES:

NATURAL GAS -
CITY OF MOUNT PLEASANT
100 PUBLIC SQUARE
(931) 379-7717

WATER-
CITY OF MOUNT PLEASANT
100 PUBLIC SQUARE
(931) 379-7717

SEWER-
CITY OF MOUNT PLEASANT
100 PUBLIC SQUARE
(931) 379-7717

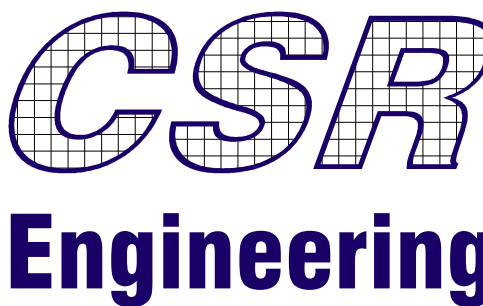
ELECTRIC -
MOUNT PLEASANT POWER SYSTEM
123 N. MAIN STREET
(931) 379-3233



LOCATION MAP

SCALE: 1"=3,000'

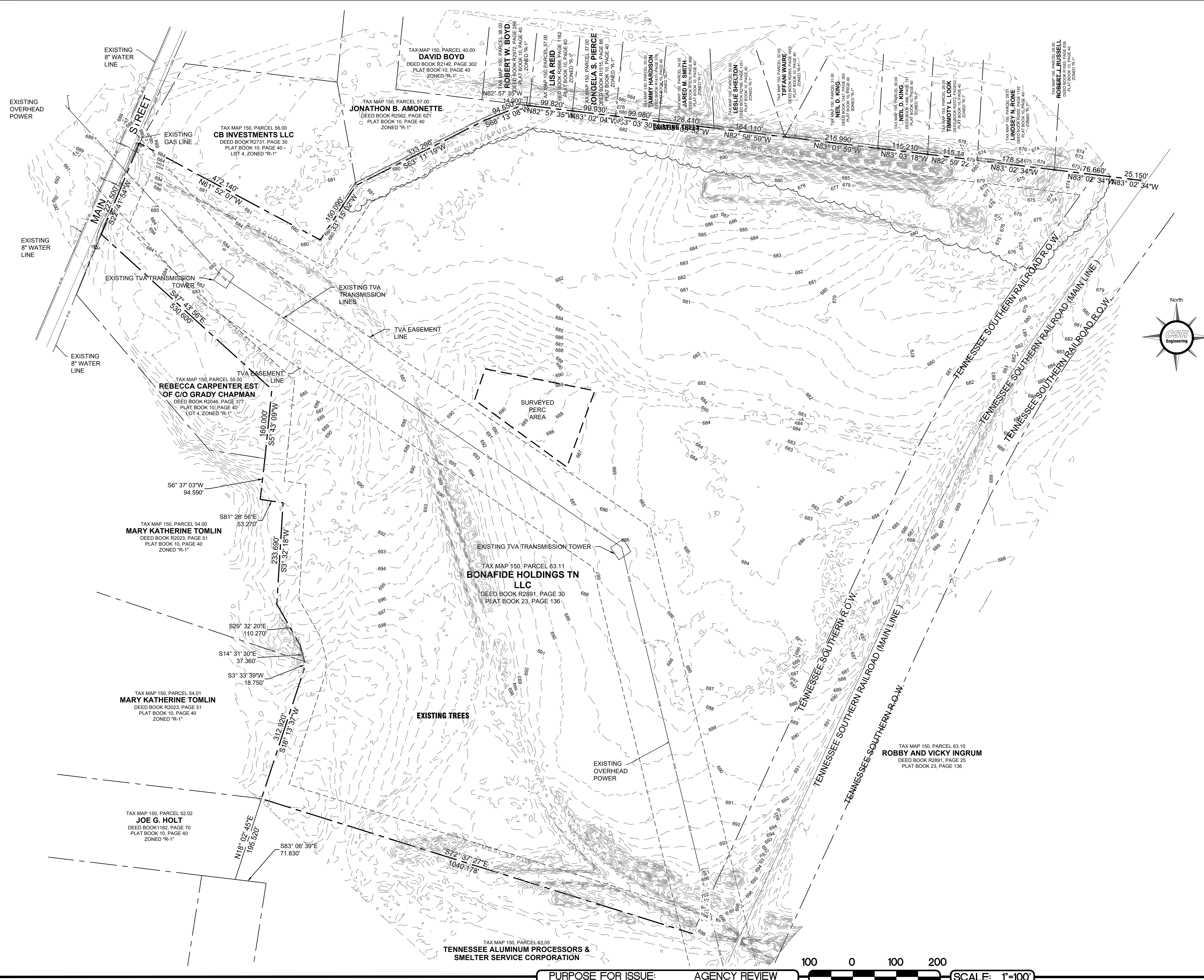
ZONED "IL"
LIGHT INDUSTRIAL DISTRICT
MINIMUM BUILDING SETBACKS
FRONT - 50'
REAR - 50'
SIDE - 50'



Jason Reynolds PE
CSR Engineering, Inc.
2010 Highway 49E
Pleasant View, TN 37146
P: 615.247.5381
F: 615.246.3815
jason.reynolds@csrengineers.com



True Rail Enterprises, LLC
Mark Smith
500 1st Avenue
Mt. Pleasant, TN 38474
P: 931.325.5570
C: 423.244.6057
mark@truerail.com



REVISIONS	
NO.	DESCRIPTION

DESIGNER MSS

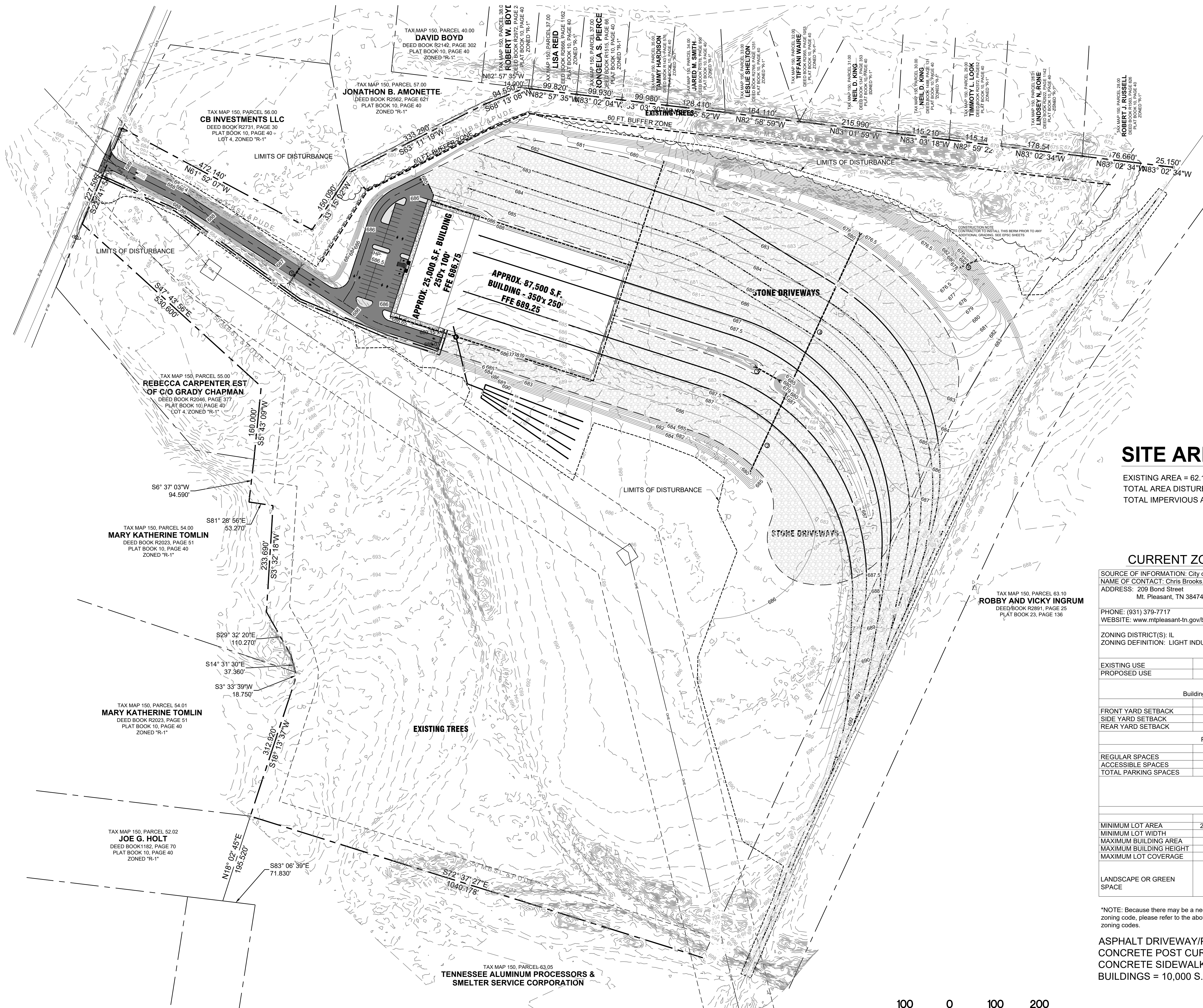
REVIEWER JLR

PROJECT 23-040

DATE 10-14-2025

SHEET C1.0

NO.	DATE	BY	DESCRIPTION



SITE AREA

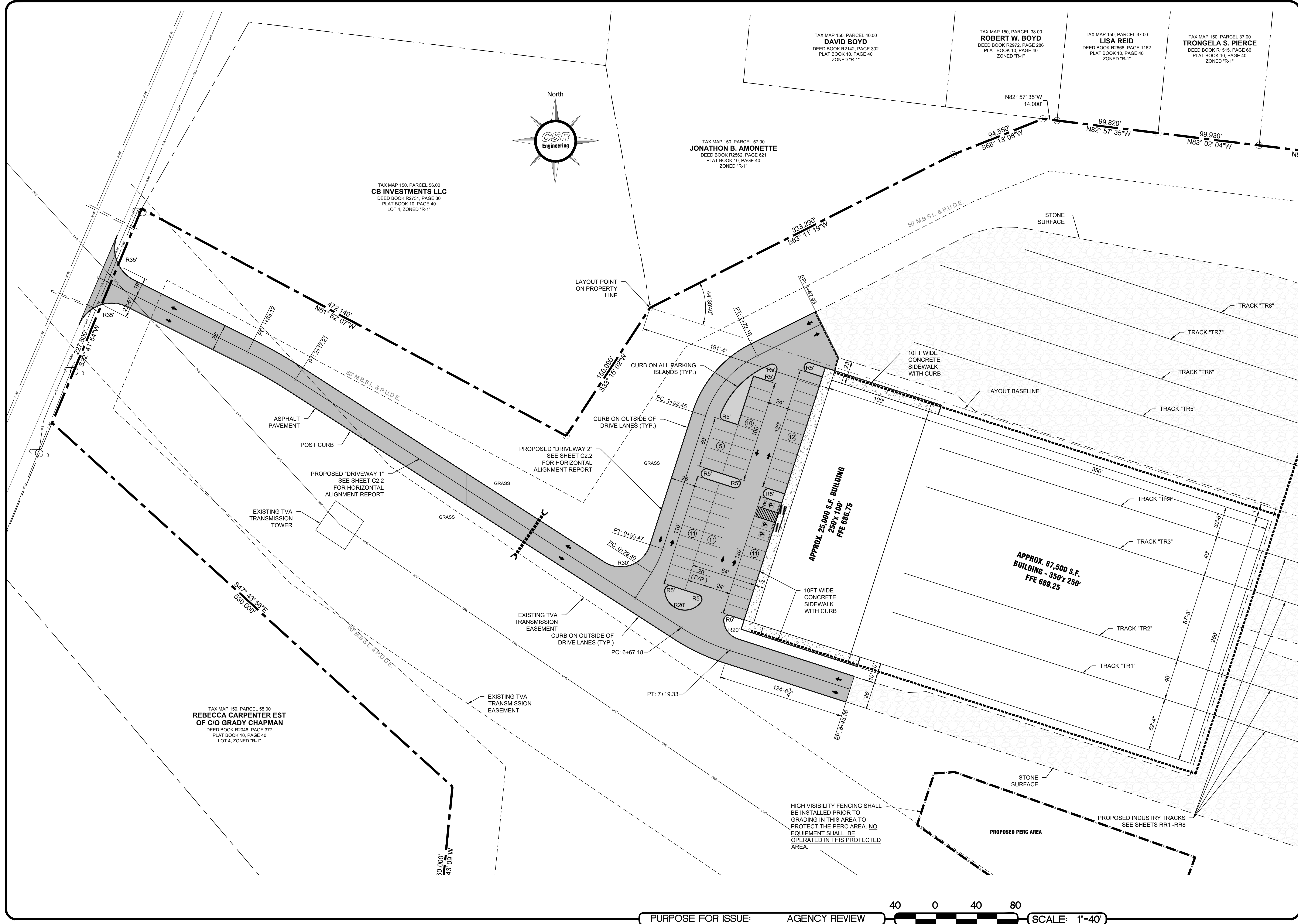
EXISTING AREA = 62.16 ACRES (2,707,846 S.F.)
TOTAL AREA DISTURBED = 29.21 ACRES (1,272,346 S.F.)
TOTAL IMPERVIOUS AREA = 3.83 ACRES (166,705 S.F.)

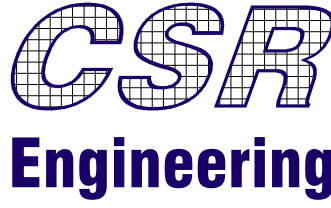
CURRENT ZONING INFORMATION

SOURCE OF INFORMATION: City of Mt. Pleasant and Planning Department					
NAME OF CONTACT: Chris Brooks, Planning Director					
ADDRESS: 209 Bond Street Mt. Pleasant, TN 38474					
PHONE: (931) 379-7717					
WEBSITE: www.mtleasent-tn.gov/building-planning					
ZONING DISTRICT(S): IL		TAX MAP 150, PARCEL 063.11			
ZONING DEFINITION: LIGHT INDUSTRIAL					
EXISTING USE				Vacant - Undeveloped	
PROPOSED USE				Office, Warehouse, and Maintenance Facility	
Building Setback Requirements					
	Proposed	Required	Notes		
FRONT YARD SETBACK	225'	50'			
SIDE YARD SETBACK	350'	50'			
REAR YARD SETBACK	780'	50'			
Parking Tabulation					
	Proposed	Required	Notes		
REGULAR SPACES	57	62			
ACCESSIBLE SPACES	3	3			
TOTAL PARKING SPACES	60	65			
Bulk Restrictions					
	Proposed	Required	Notes		
MINIMUM LOT AREA	2,707,846 S.F.	40,000 S.F.			
MINIMUM LOT WIDTH	1230 FT.	100 FT.			
MAXIMUM BUILDING AREA	1.26%	50% MAX.			
MAXIMUM BUILDING HEIGHT	39 FT.	60 FT.			
MAXIMUM LOT COVERAGE		-			
LANDSCAPE OR GREEN SPACE			See "Landscaping Plan"		

*NOTE: Because there may be a need for further interpretation of the applicable zoning code, please refer to the above referenced municipality and the applicable zoning codes.

ASPHALT DRIVEWAY/PARKING = 43,487 S.F.
CONCRETE POST CURB = 1,938 S.F.
CONCRETE SIDEWALK = 4,815 S.F.
BUILDINGS = 10,000 S.F. OFFICE & 102,500 S.F. WH





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2010 Highway 49E
Pleasant View, TN 37146
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F: 615.246.3815
www.csrengineers.com



TrueRail
ENTERPRISES, LLC

ENLARGED SITE PLAN
OF
BULK STORAGE RAILYARD
FOR
TRUE RAIL ENTERPRISES, LLC
S MAIN STREET
MT. PLEASANT, TENNESSEE
MAURY COUNTY

REVISIONS	
NO.	DESCRIPTION

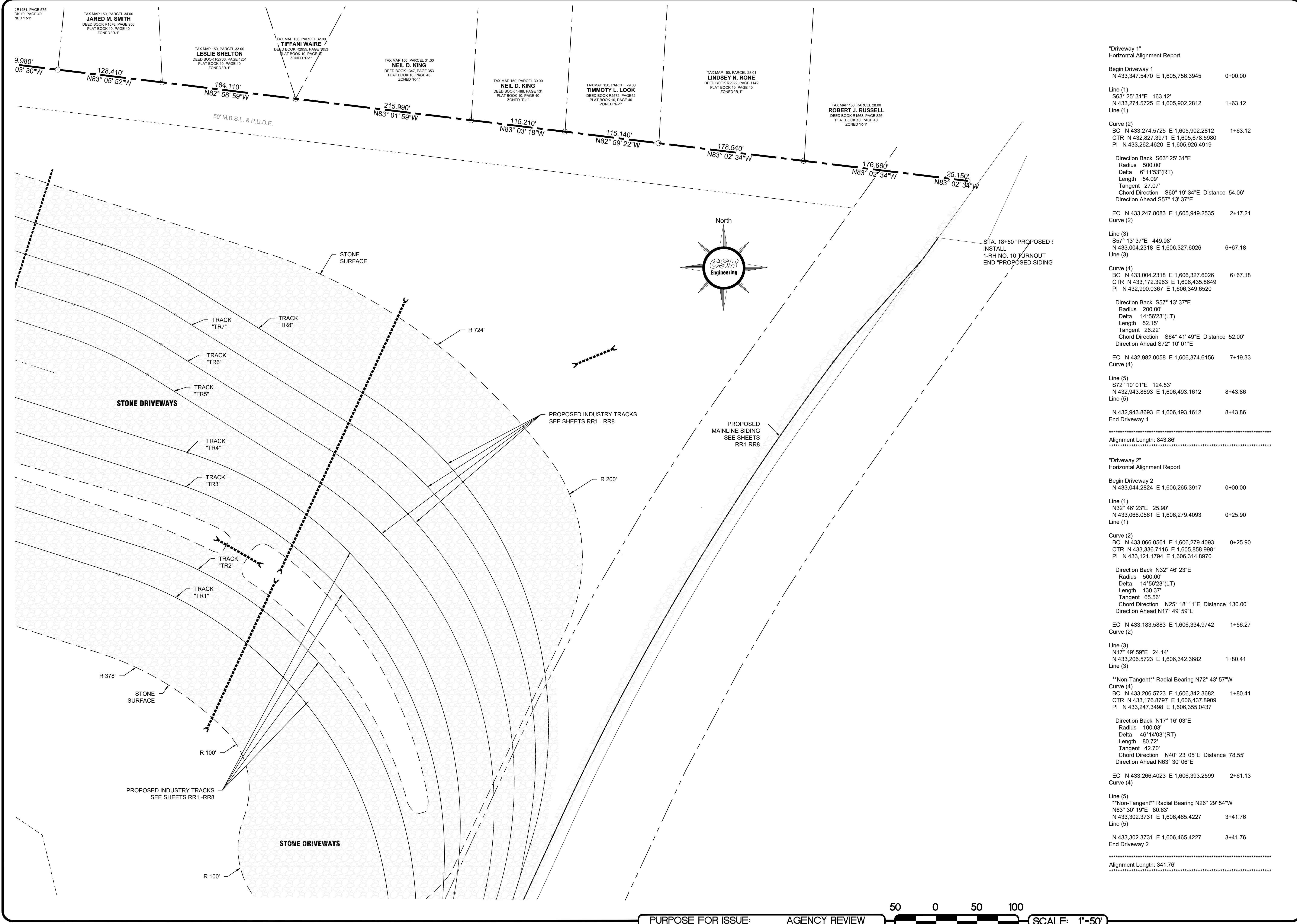
DESIGNER: MSS

REVIEWER: JLR

PROJECT: 23-040

DATE: 10-14-2025

SHEET: C2.1



"Driveway 1" Horizontal Alignment Report		
Begin Driveway 1	N 433,347.5470 E 1,605,756.3945	0+00.00
Line (1)	S63° 25' 31"E 163.12'	1+63.12
Line (1)	N 433,274.5725 E 1,605,902.2812	
Curve (2)	BC N 433,274.5725 E 1,605,902.2812 CTR N 432,827.3971 E 1,605,678.5980 PI N 433,262.4620 E 1,605,926.4919	1+63.12
Direction Back S63° 25' 31"E Radius 500.00' Delta 6°11'53"(RT) Length 54.09' Tangent 27.07' Chord Direction S60° 19' 34"E Distance 54.06' Direction Ahead S57° 13' 37"E		
EC	N 433,247.8083 E 1,605,949.2535	2+17.21
Curve (2)		
Line (3)	S57° 13' 37"E 449.98'	
Line (3)	N 433,004.2318 E 1,606,327.6026	6+67.18
Curve (4)	BC N 433,004.2318 E 1,606,327.6026 CTR N 433,172.3963 E 1,606,435.8649 PI N 432,990.0367 E 1,606,349.6520	6+67.18
Direction Back S57° 13' 37"E Radius 200.00' Delta 14°56'23"(LT) Length 52.15' Tangent 26.22' Chord Direction S64° 41' 49"E Distance 52.00' Direction Ahead S72° 10' 01"E		
EC	N 432,982.0058 E 1,606,374.6156	7+19.33
Curve (4)		
Line (5)	S72° 10' 01"E 124.53'	
Line (5)	N 432,943.8693 E 1,606,493.1612	8+43.86
	N 432,943.8693 E 1,606,493.1612	8+43.86
End Driveway 1		
Alignment Length: 843.86'		
"Driveway 2" Horizontal Alignment Report		
Begin Driveway 2	N 433,044.2824 E 1,606,265.3917	0+00.00
Line (1)	N32° 46' 23"E 25.90'	0+25.90
Line (1)	N 433,066.0561 E 1,606,279.4093	
Curve (2)	BC N 433,066.0561 E 1,606,279.4093 CTR N 433,336.7116 E 1,605,858.9981 PI N 433,121.1794 E 1,606,314.8970	0+25.90
Direction Back N32° 46' 23"E Radius 500.00' Delta 14°56'23"(LT) Length 130.37' Tangent 65.56' Chord Direction N25° 18' 11"E Distance 130.00' Direction Ahead N17° 49' 59"E		
EC	N 433,183.5883 E 1,606,334.9742	1+56.27
Curve (2)		
Line (3)	N17° 49' 59"E 24.14'	1+80.41
Line (3)	N 433,206.5723 E 1,606,342.3682	
Non-Tangent Radial Bearing N72° 43' 57"W		
Curve (4)	BC N 433,206.5723 E 1,606,342.3682 CTR N 433,176.8797 E 1,606,437.9909 PI N 433,247.3498 E 1,606,355.0437	1+80.41
Direction Back N17° 16' 03"E Radius 100.03' Delta 46°14'03"(RT) Length 80.72' Tangent 42.70' Chord Direction N40° 23' 05"E Distance 78.55' Direction Ahead N63° 30' 06"E		
EC	N 433,266.4023 E 1,606,393.2599	2+61.13
Curve (4)		
Line (5)	**Non-Tangent** Radial Bearing N26° 29' 54"W	
Line (5)	N63° 30' 19"E 80.63'	3+41.76
Line (5)	N 433,302.3731 E 1,606,465.4227	
	N 433,302.3731 E 1,606,465.4227	3+41.76
End Driveway 2		
Alignment Length: 341.76'		

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MT. PLEASANT, TENNESSEE
MAURY COUNTY

REVISONS

NO.	DATE	BY	DESCRIPTION

DESIGNER

MSS

REVIEWER

JLR

PROJECT

23-040

DATE

10-14-2025

SHEET

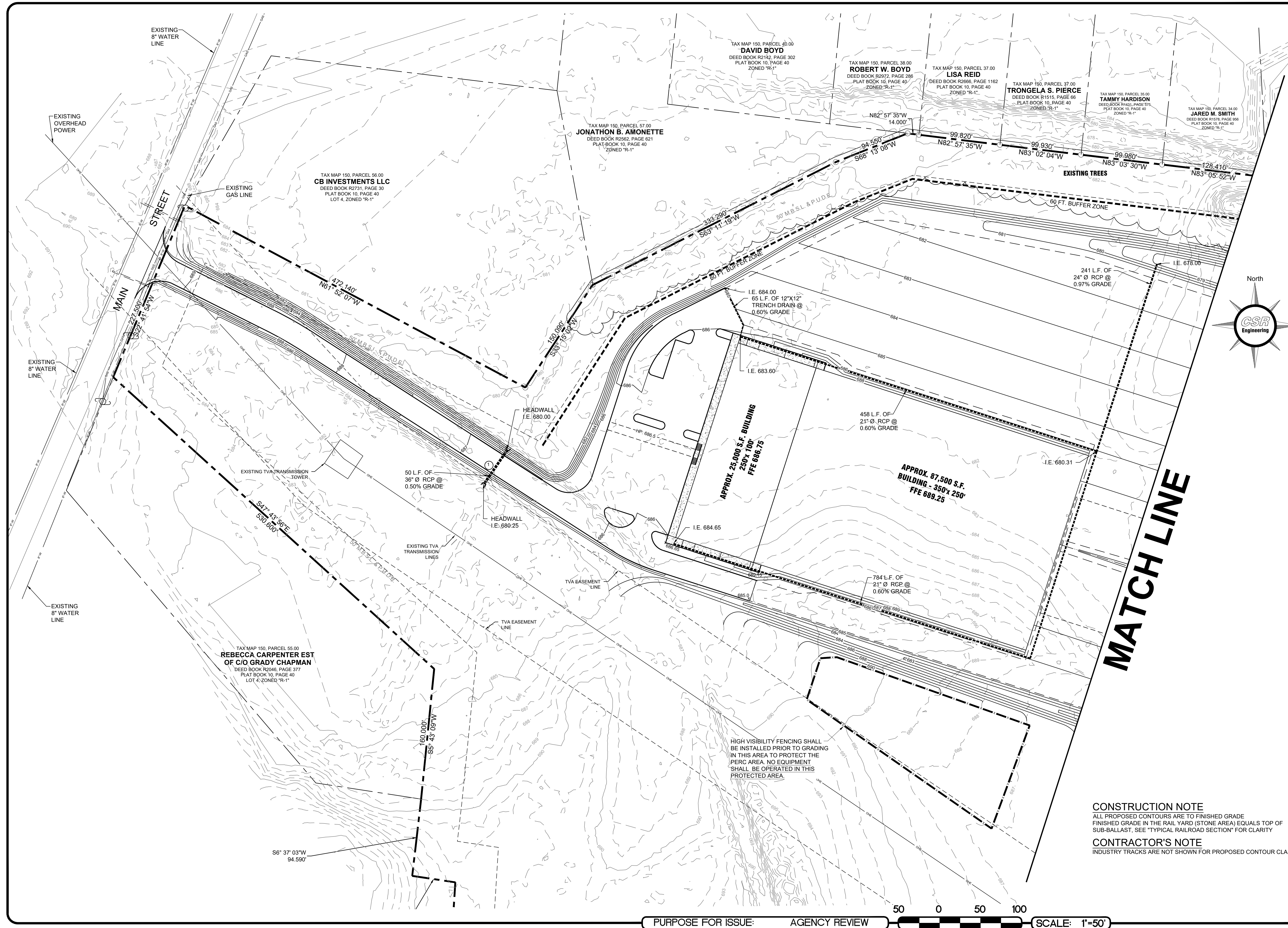
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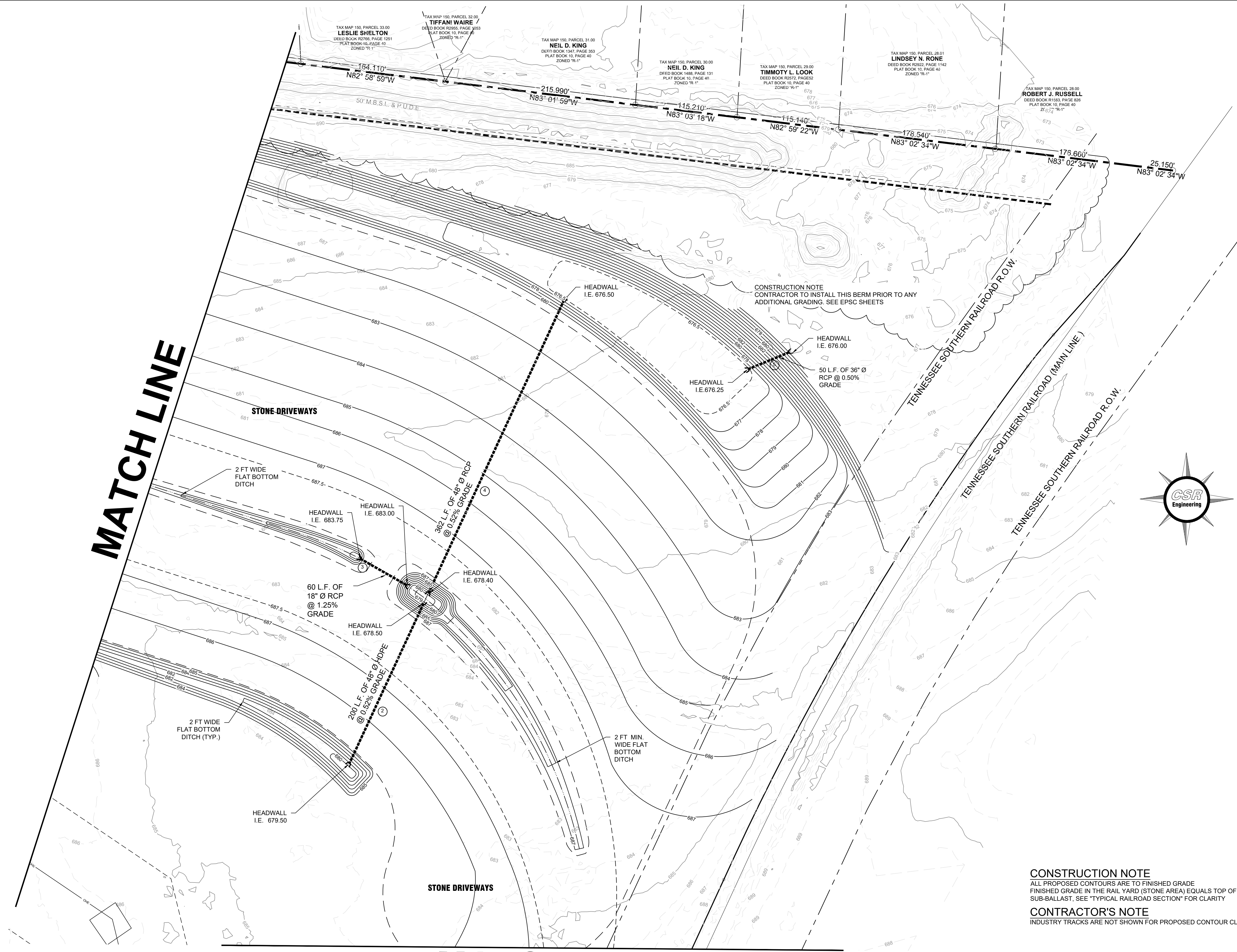
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DESIGNER	MSS
REVIEWER	JLR

PROJECT 23-040

DATE 10-14-2025

SHEET **C3.0**



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ENTERPRISES, LLC

GRADING PLAN AREA 2

OF

FOR

BULK STORAGE RAIL YARD

TRUE RAIL ENTERPRISES, LLC

S MAIN STREET

MT. PLEASANT, TENNESSEE

MAURY COUNTY

REVISIONS	
NO.	DESCRIPTION

DESIGNER

MSS

REVIEWER

JLR

PROJECT

23-040

DATE

10-14-2025

SHEET

C3.1

GRADING PLAN AREA 3
OF
FOR
BULK STORAGE RAIL YARD
TRUE RAIL ENTERPRISES, LLC
S MAIN STREET
MT. PLEASANT, TENNESSEE
MAURY COUNTY

REVISIONS

NO.	DATE	BY	DESCRIPTION

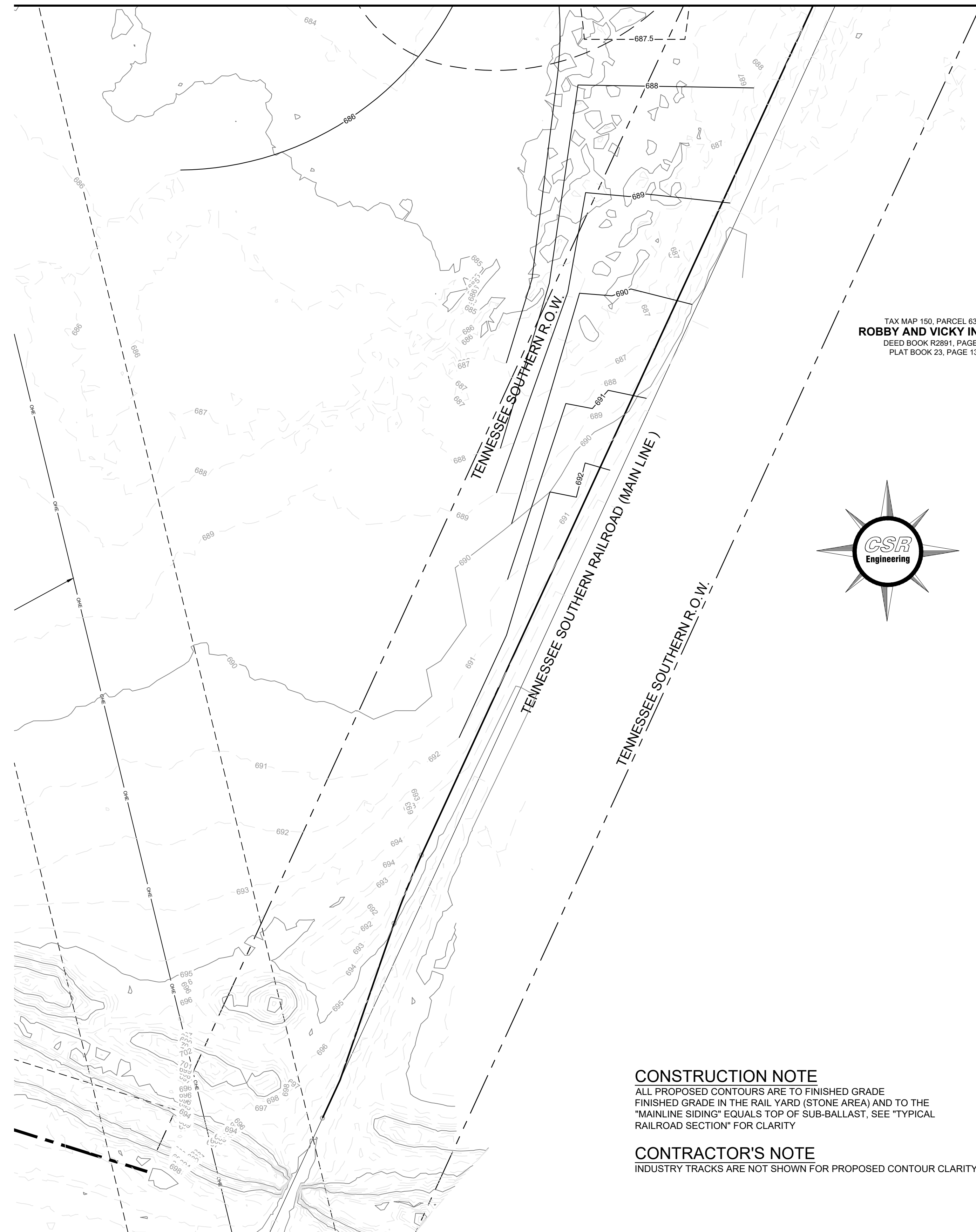
DESIGNER MSS
REVIEWER JLR

PROJECT 23-040

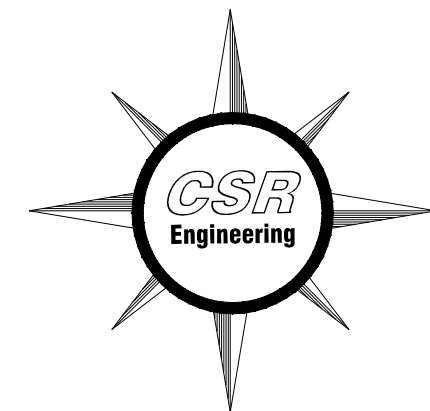
DATE 10-14-2025

SHEET **C3.2**

MATCH LINE



TAX MAP 150, PARCEL 63.10
ROBBY AND VICKY INGRUM
DEED BOOK R2891, PAGE 25
PLAT BOOK 23, PAGE 136



CONSTRUCTION NOTE

ALL PROPOSED CONTOURS ARE TO FINISHED GRADE
FINISHED GRADE IN THE RAIL YARD (STONE AREA) AND TO THE
"MAINLINE SIDING" EQUALS TOP OF SUB-BALLAST, SEE "TYPICAL
RAILROAD SECTION" FOR CLARITY

CONTRACTOR'S NOTE

INDUSTRY TRACKS ARE NOT SHOWN FOR PROPOSED CONTOUR CLARITY

PURPOSE FOR ISSUE: AGENCY REVIEW



SCALE: 1"=50'



Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Tru Rail Cut and Fill	1.000	1.000	1219722.07 Sq. Ft.	17607.69 Cu. Yd.	107320.31 Cu. Yd.	89712.62 Cu. Yd.<Fill>
Totals			1219722.07 Sq. Ft.	17607.69 Cu. Yd.	107320.31 Cu. Yd.	89712.62 Cu. Yd.<Fill>

[illegible]

DESIGNER	MSS
REVIEWER	JLF

PROJECT 23-040

DATE 10-14-2025

SHEET **C3.3**

EXISTING DRAINAGE MAP
OF
BULK STORAGE RAIL YARD
FOR
TRUE RAIL ENTERPRISES, LLC
S MAIN STREET
MT. PLEASANT, TENNESSEE
MAURY COUNTY

REVISIONS

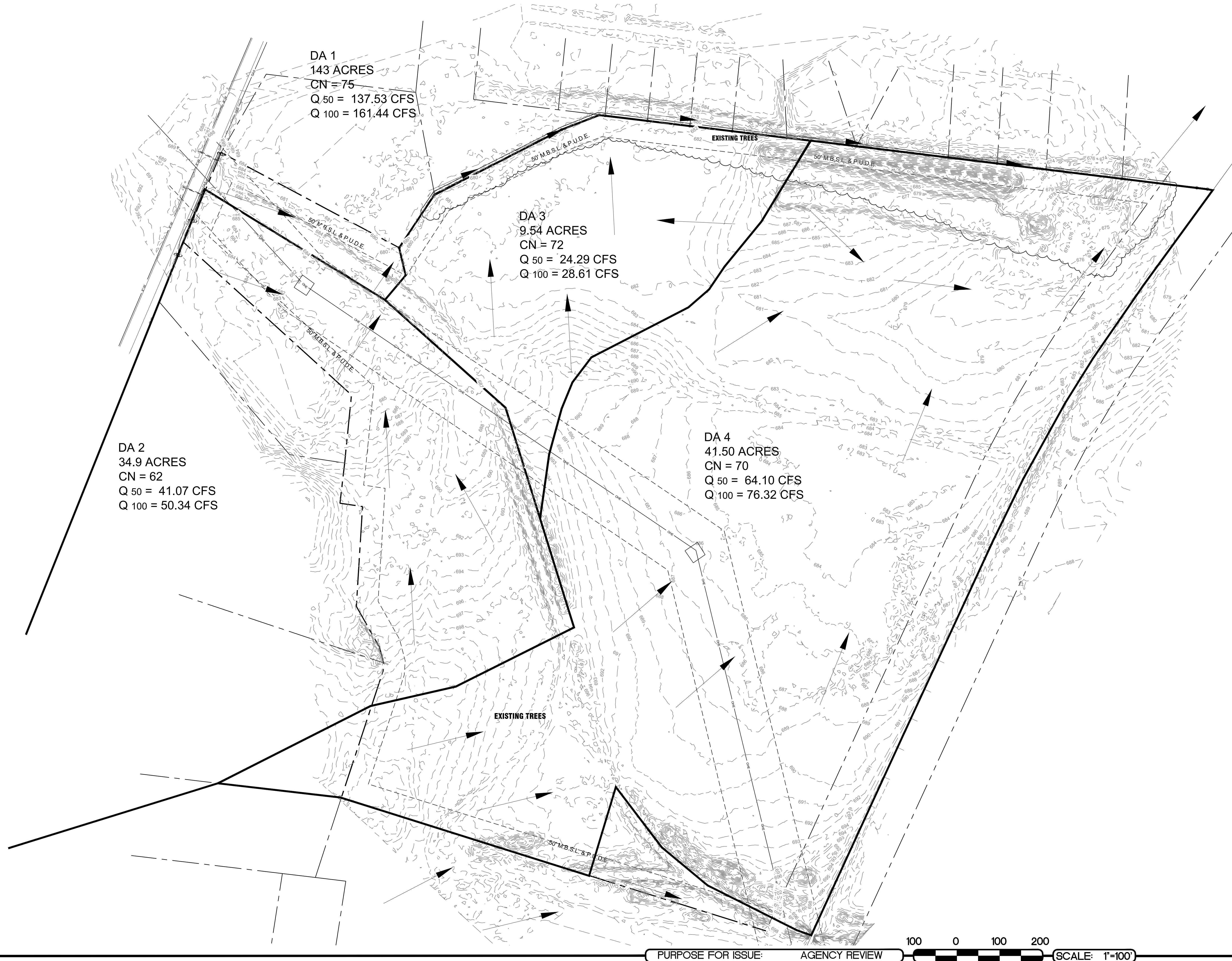
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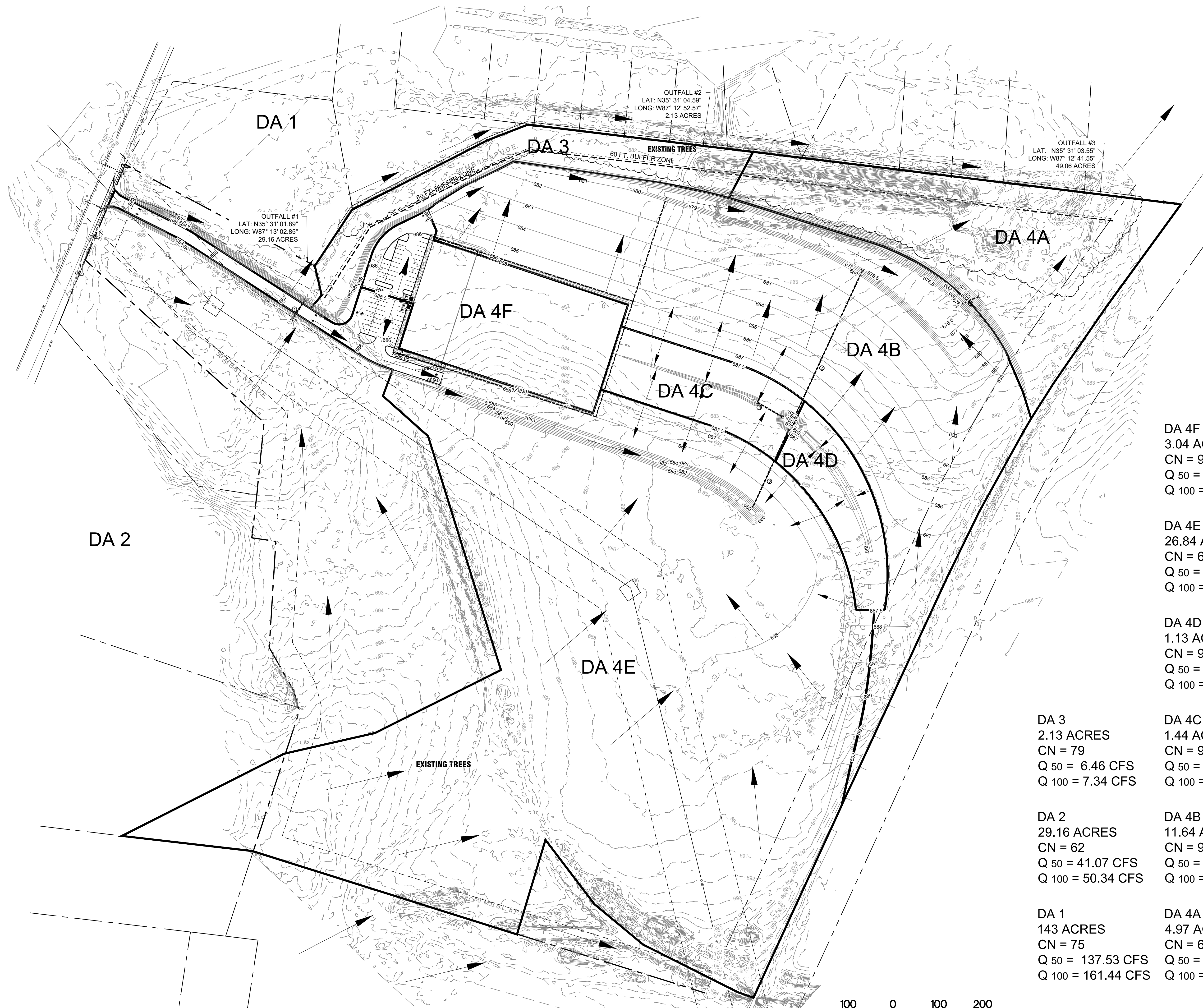
DESIGNER MSS
REVIEWER JLR

PROJECT 23-040

DATE 10-14-2025

SHEET **C3.4**





DA 2

DA 1

DA 3

DA 4A

DA 4B

DA 4C

DA 4D

DA 4E

DA 4F

DA 4F
3.04 ACRES
CN = 98
Q 50 = 26.98 CFS
Q 100 = 29.57 CFS

DA 4E
26.84 ACRES
CN = 68
Q 50 = 45.39 CFS
Q 100 = 54.32 CFS

DA 4D
1.13 ACRES
CN = 96
Q 50 = 12.02 CFS
Q 100 = 13.22 CFS

DA 3
2.13 ACRES
CN = 79
Q 50 = 6.46 CFS
Q 100 = 7.34 CFS

DA 4C
1.44 ACRES
CN = 96
Q 50 = 8.86 CFS
Q 100 = 9.74 CFS

DA 2
29.16 ACRES
CN = 62
Q 50 = 41.07 CFS
Q 100 = 50.34 CFS

DA 4B
11.64 ACRES
CN = 96
Q 50 = 91.07 CFS
Q 100 = 100.14 CFS

DA 1
143 ACRES
CN = 75
Q 50 = 137.53 CFS
Q 100 = 161.44 CFS

DA 4A
4.97 ACRES
CN = 68
Q 50 = 8.73 CFS
Q 100 = 10.45 CFS

PURPOSE FOR ISSUE: AGENCY REVIEW



SCALE: 1"=100'

REVISIONS		DESCRIPTION
NO.	DATE	BY

DESIGNER DKH
REVIEWER KCW

PROJECT 23-040

DATE 10-14-25

SHEET **C3.5**

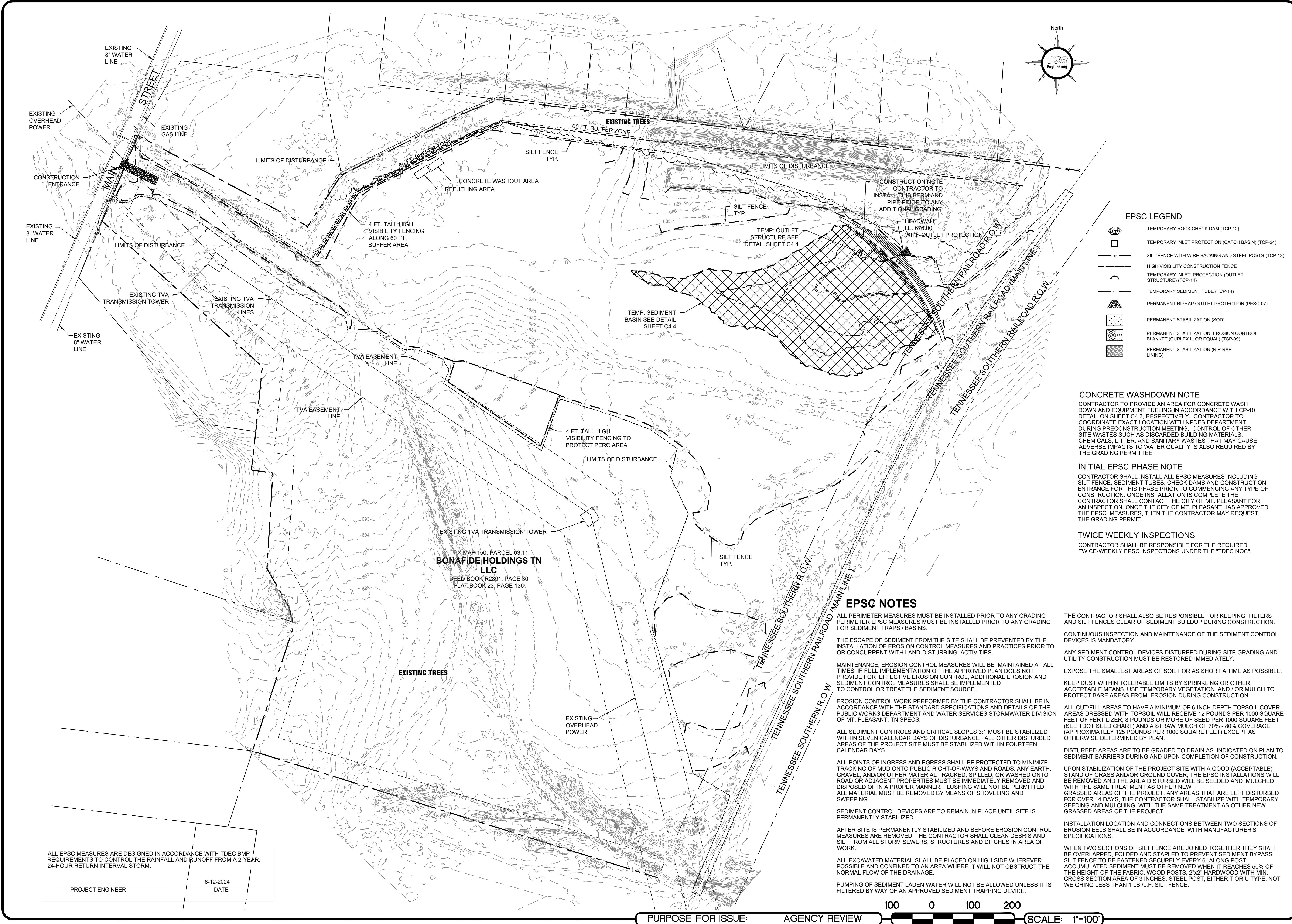
REVISIONS		DESCRIPTION
NO.	DATE	BY

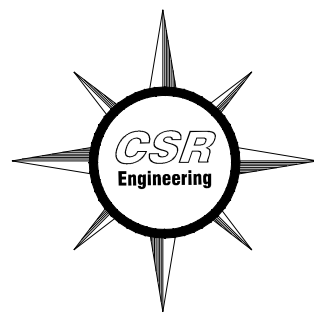
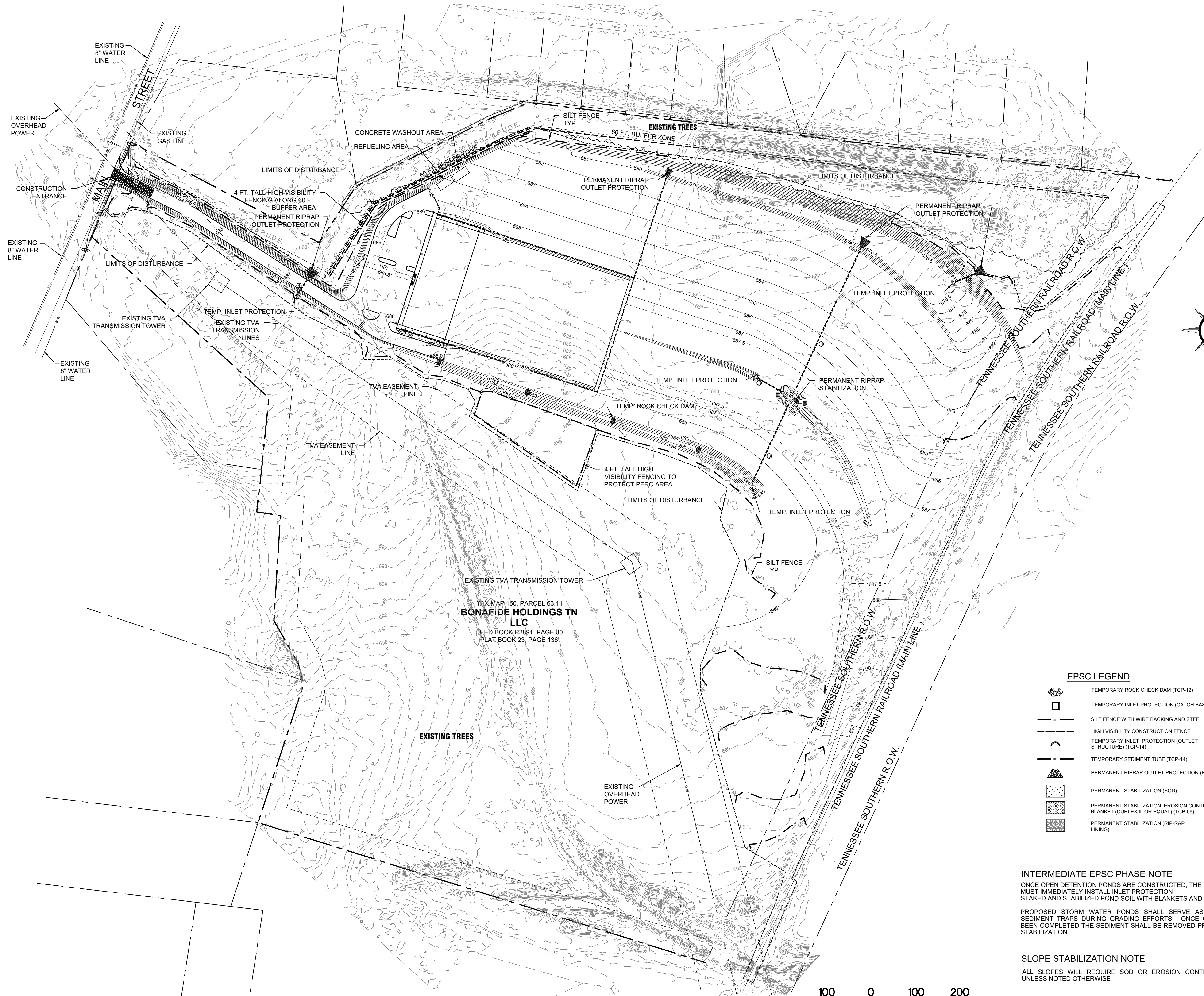
DESIGNER **MSS**
REVIEWER **JLR**

PROJECT **23-040**

DATE **10-14-2025**

SHEET **C4.0**





EPSC LEGEND

- TEMPORARY ROCK CHECK DAM (TCP-12)
- TEMPORARY INLET PROTECTION (CATCH BASIN) (TCP-24)
- SILT FENCE WITH WIRE BACKING AND STEEL POSTS (TCP-13)
- HIGH VISIBILITY CONSTRUCTION FENCE
- TEMPORARY INLET PROTECTION (OUTLET STRUCTURE) (TCP-14)
- TEMPORARY SEDIMENT TUBE (TCP-14)
- PERMANENT RIPRAP OUTLET PROTECTION (PESC-07)
- PERMANENT STABILIZATION (SOD)
- PERMANENT STABILIZATION, EROSION CONTROL BLANKET (CURLX II, OR EQUAL) (TCP-09)
- PERMANENT STABILIZATION (RIP-RAP LINING)

INTERMEDIATE EPSC PHASE NOTE

ONCE OPEN DETENTION PONDS ARE CONSTRUCTED, THE CONTRACTOR MUST IMMEDIATELY INSTALL INLET PROTECTION STAKED AND STABILIZED POND SOIL WITH BLANKETS AND OR SOD.

PROPOSED STORM WATER PONDS SHALL SERVE AS TEMPORARY SEDIMENT TRAPS DURING GRADING EFFORTS. ONCE GRADING HAS BEEN COMPLETED THE SEDIMENT SHALL BE REMOVED PRIOR TO FINAL STABILIZATION.

SLOPE STABILIZATION NOTE

ALL SLOPES WILL REQUIRE SOD OR EROSION CONTROL MATTING, UNLESS NOTED OTHERWISE

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

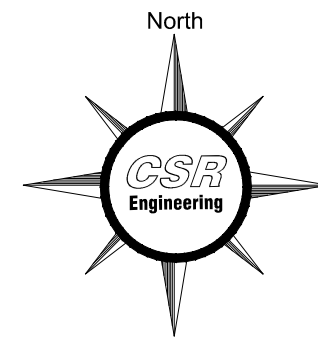
DESIGNER MSS
REVIEWER JLR

PROJECT 23-040

DATE 10-14-2025

SHEET C4.1





REVISIONS

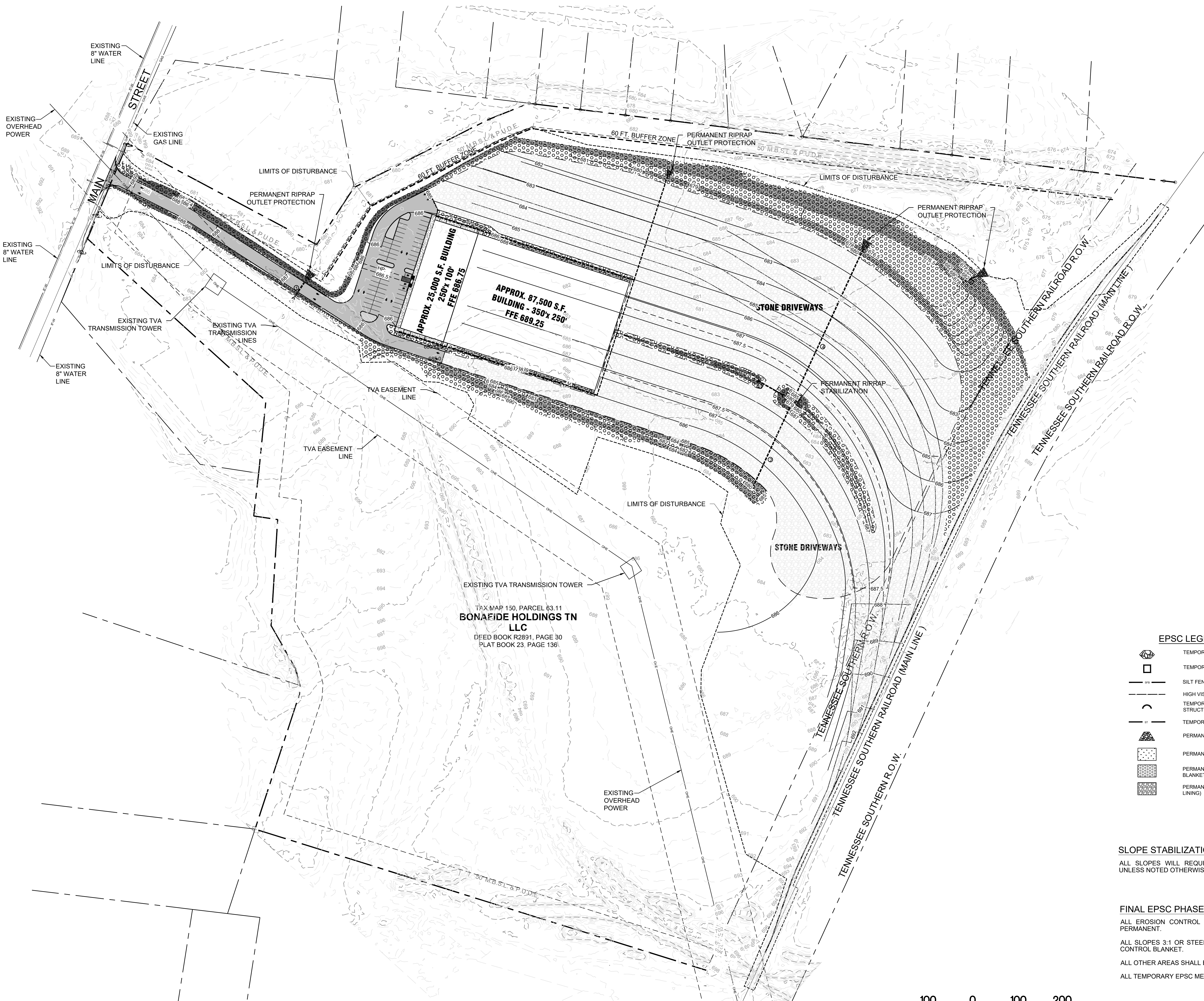
NO.	DATE	BY	DESCRIPTION

DESIGNER **MSS**
REVIEWER **JLR**

PROJECT **23-040**

DATE **10-14-2025**

SHEET **C4.2**



EPSC LEGEND

- TEMPORARY ROCK CHECK DAM (TCP-12)
- TEMPORARY INLET PROTECTION (CATCH BASIN) (TCP-24)
- SILT FENCE WITH WIRE BACKING AND STEEL POSTS (TCP-13)
- HIGH VISIBILITY CONSTRUCTION FENCE
- TEMPORARY INLET PROTECTION (OUTLET STRUCTURE) (TCP-14)
- TEMPORARY SEDIMENT TUBE (TCP-14)
- PERMANENT RIPRAP OUTLET PROTECTION (PESC-07)
- PERMANENT STABILIZATION (SOD)
- PERMANENT STABILIZATION, EROSION CONTROL BLANKET (CURLEX II, OR EQUAL) (TCP-09)
- PERMANENT STABILIZATION (RIP-RAP LINING)

SLOPE STABILIZATION NOTE

ALL SLOPES WILL REQUIRE SOD OR EROSION CONTROL MATTING, UNLESS NOTED OTHERWISE

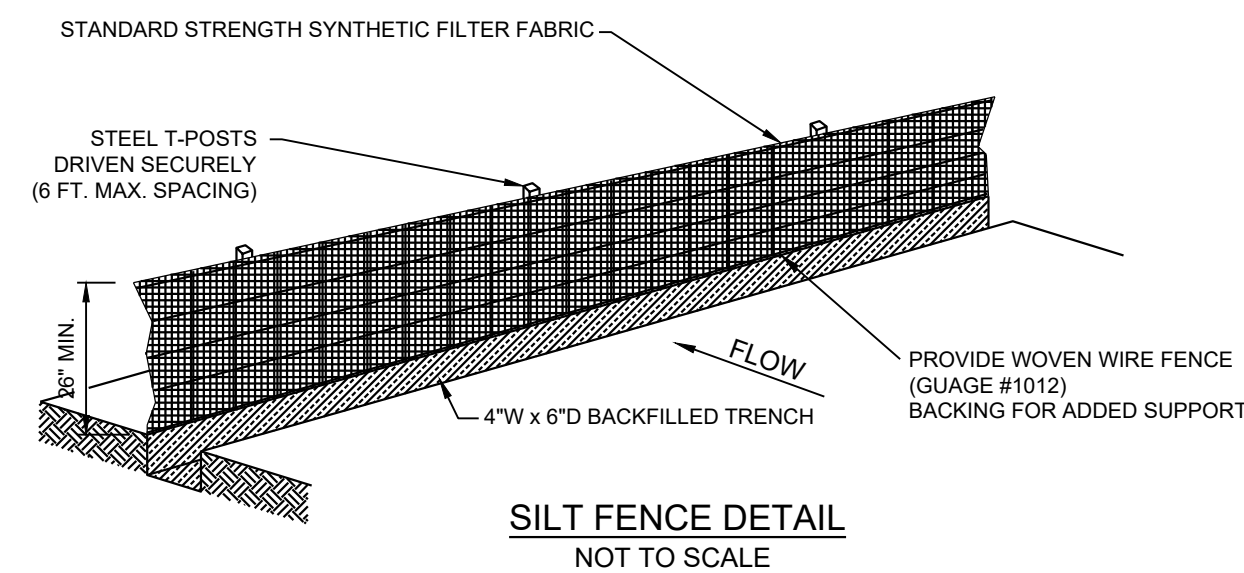
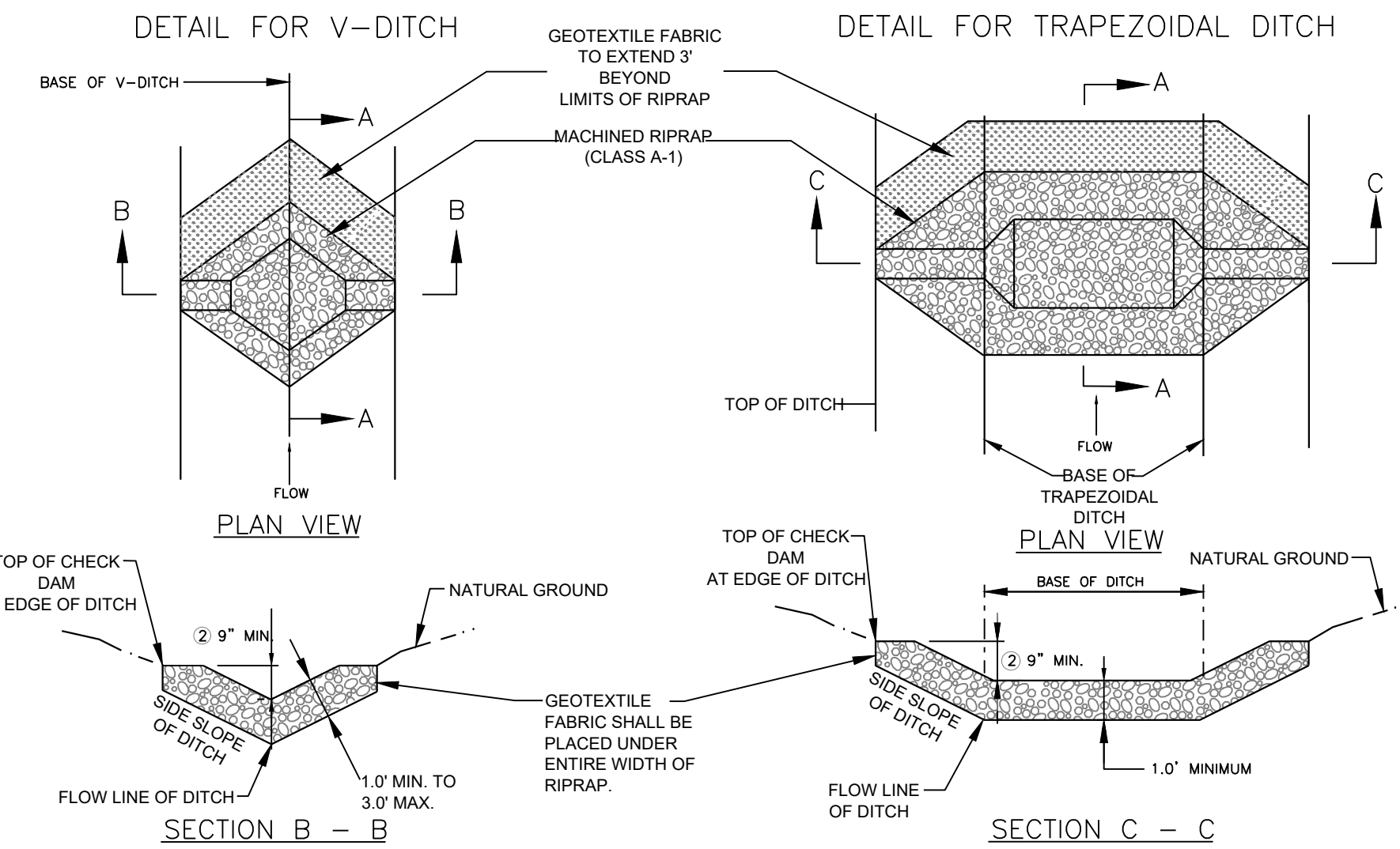
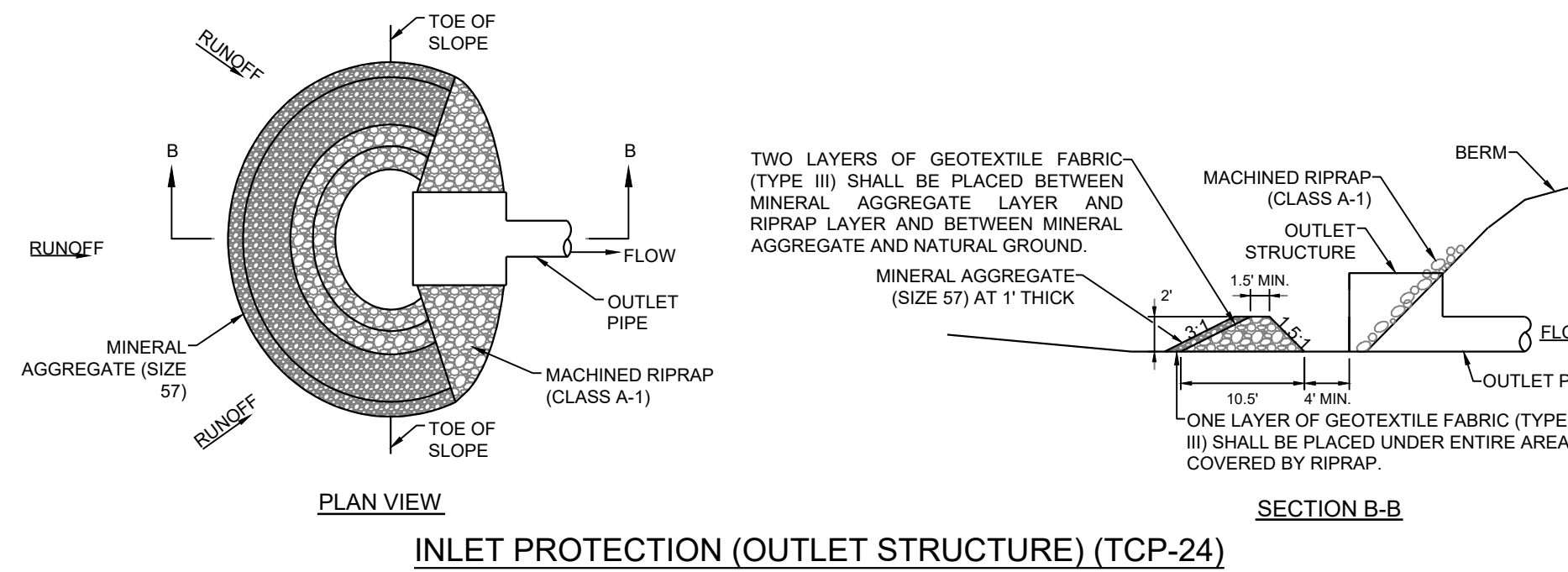
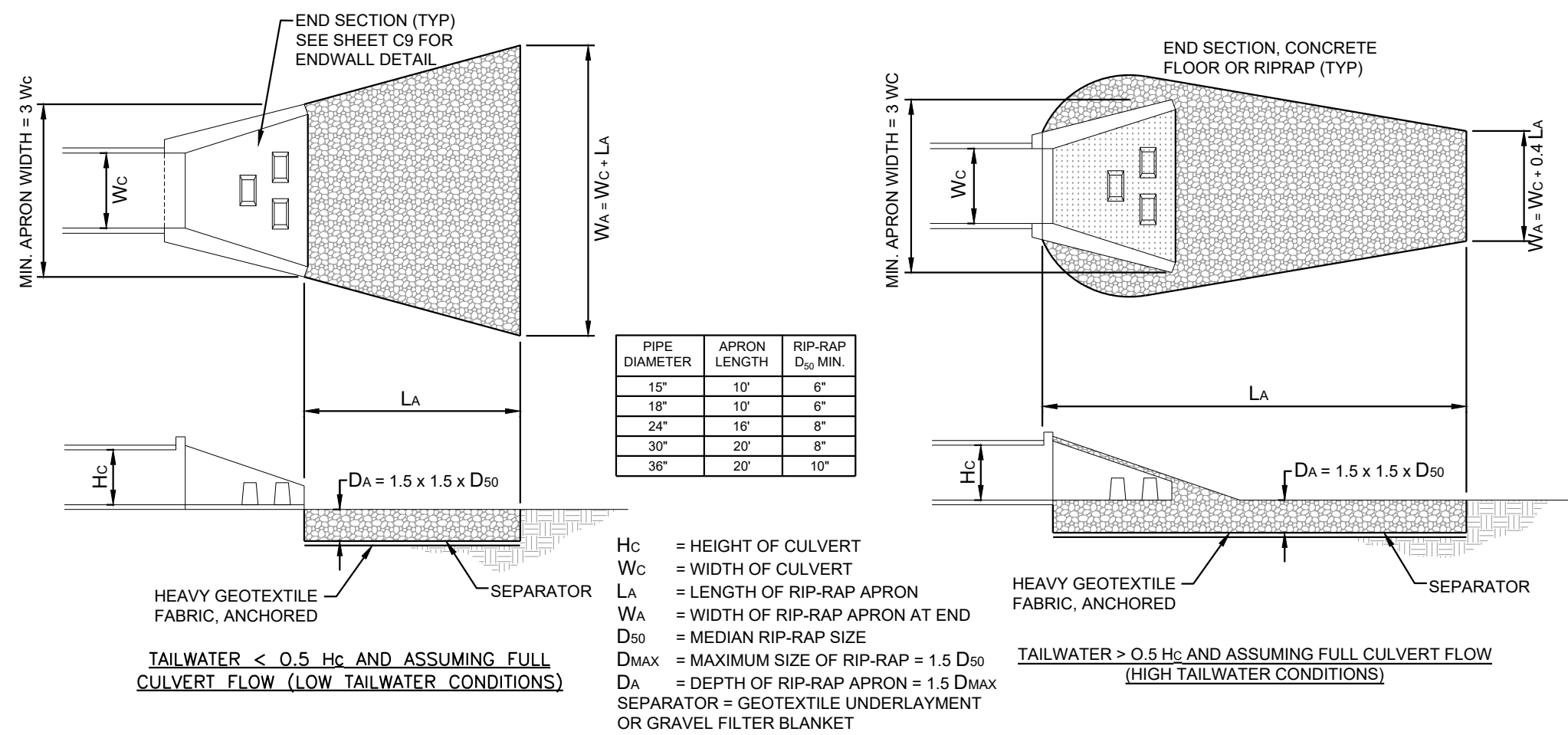
FINAL EPSC PHASE NOTE

ALL EROSION CONTROL MEASURES SHOWN IN THIS PHASE ARE PERMANENT.

ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.

ALL OTHER AREAS SHALL BE STABILIZED WITH SEED/STRAW.

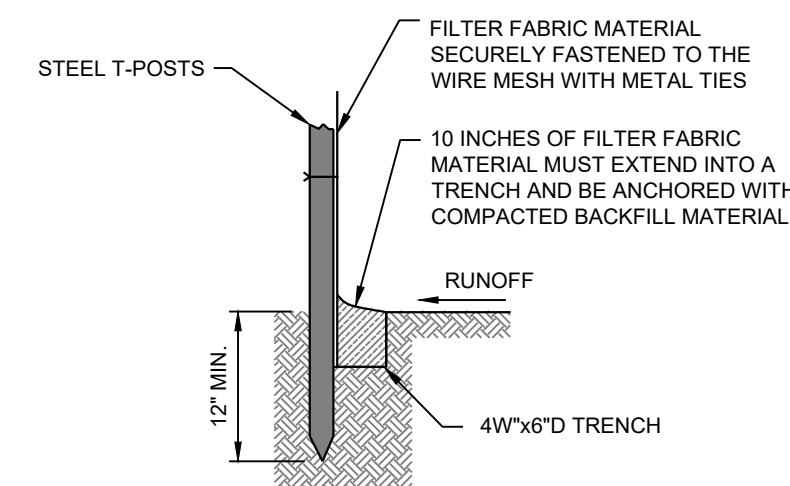
ALL TEMPORARY EPSC MEASURES SHOULD BE REMOVED.



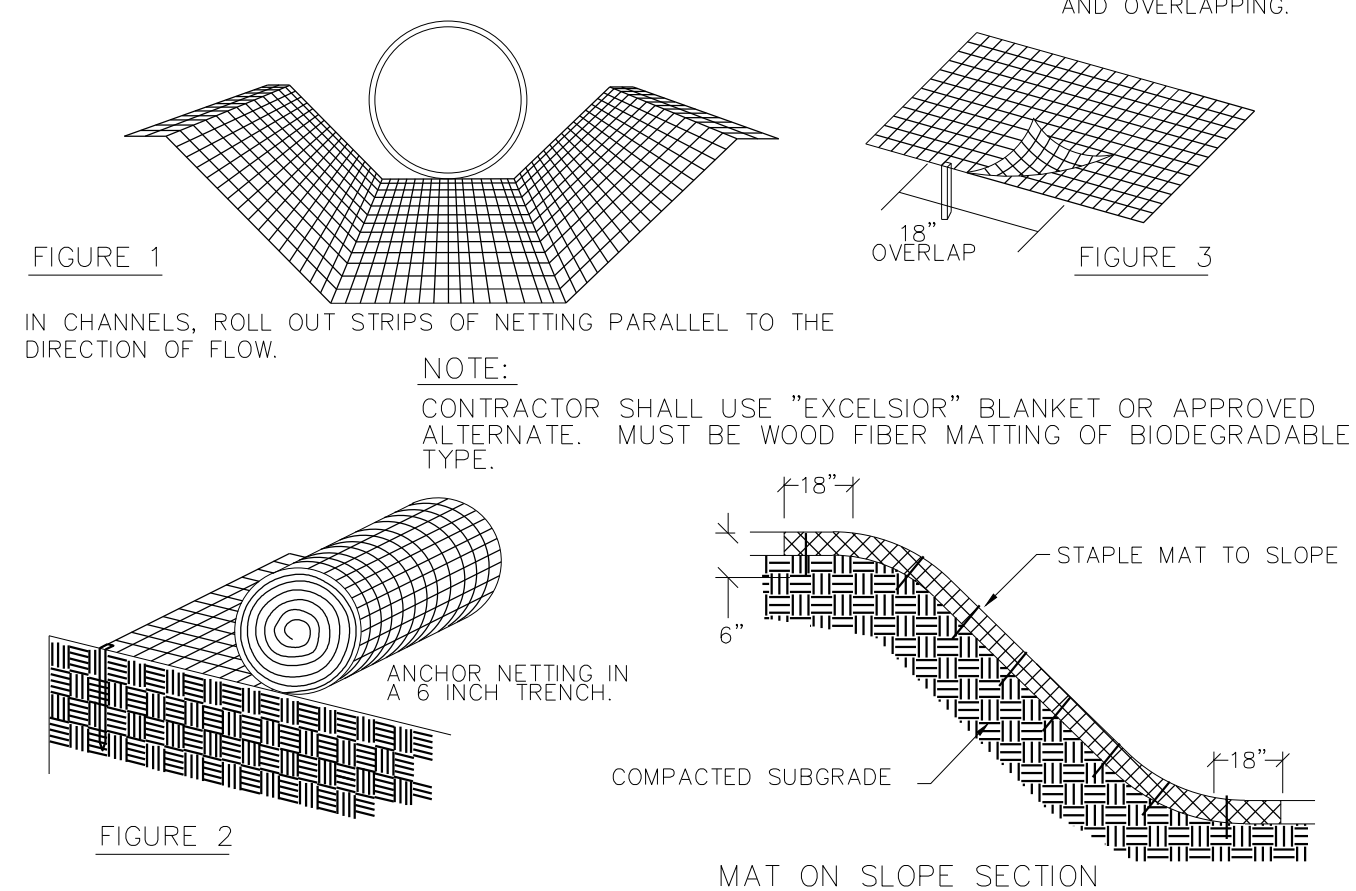
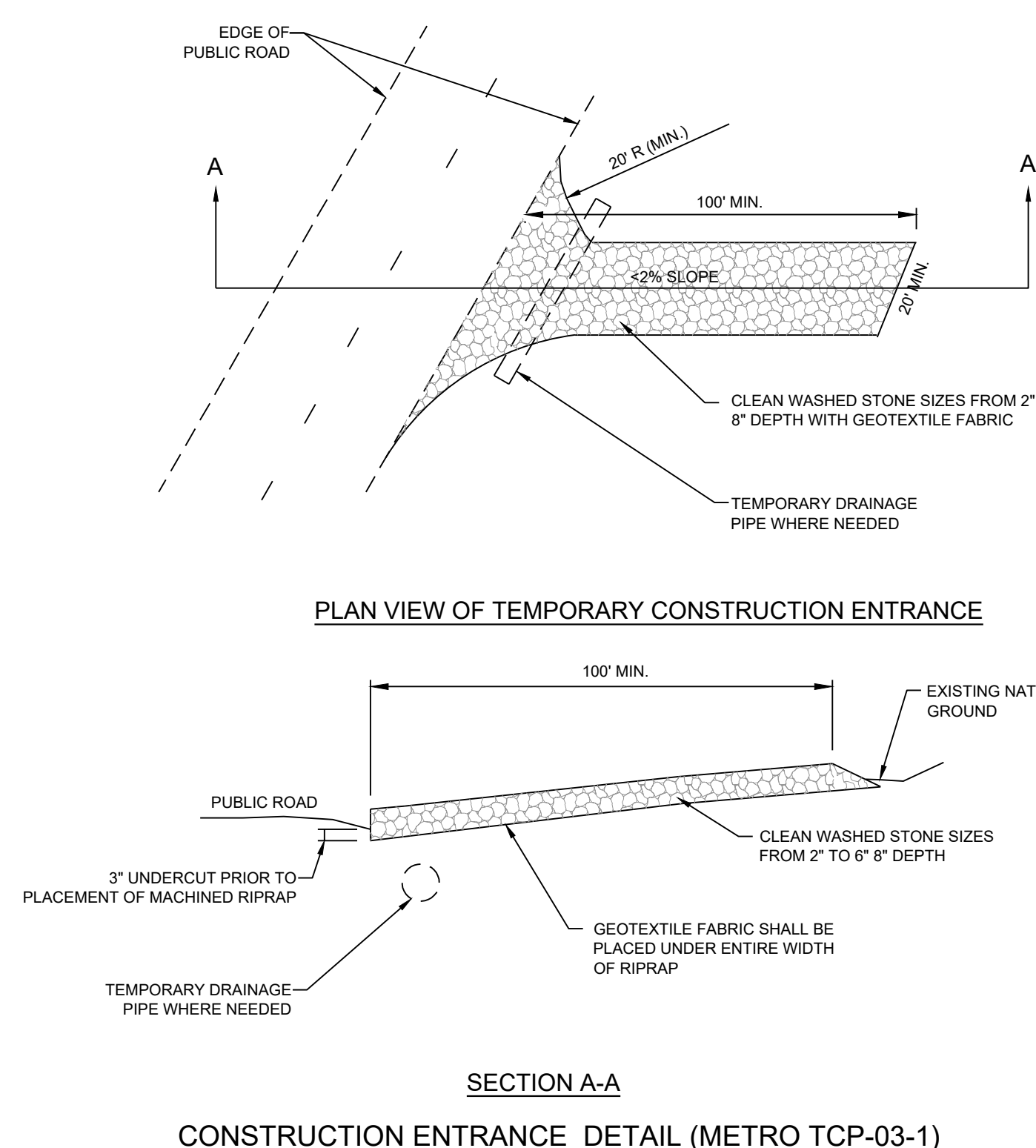
- SILT FENCE NOTES**
1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 2. USE METAL TIES TO SECURE SILT FENCE TO METAL FENCE.
 3. SILT FENCE SHALL COMPLY WITH THE TN. DEPT. OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
 4. INSTALL PERIMETER SILTATION CONTROL PRIOR TO APPLICATION OF GRADING PERMIT.

SILT FENCE MAINTENANCE PLAN

1. CARE SHALL BE TAKEN TO MINIMIZE THE MOVEMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES AND PUBLIC ROADS UNTIL THE IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATIONAL INTEGRITY FOLLOWING EVERY RUNOFF PRODUCING RAINFALL BUT IN NO CASE LESS THAN EVERY WEEK. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN THE MEASURES PERFORMANCE AS DESIGNATED.
3. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM FACE OF SILT FENCE WHEN IT REACHES A MAXIMUM SIX-INCH (6") DEPTH AT THE FENCE. THE FENCE WILL BE REPLACED AS NECESSARY TO MAINTAIN A BARRIER.

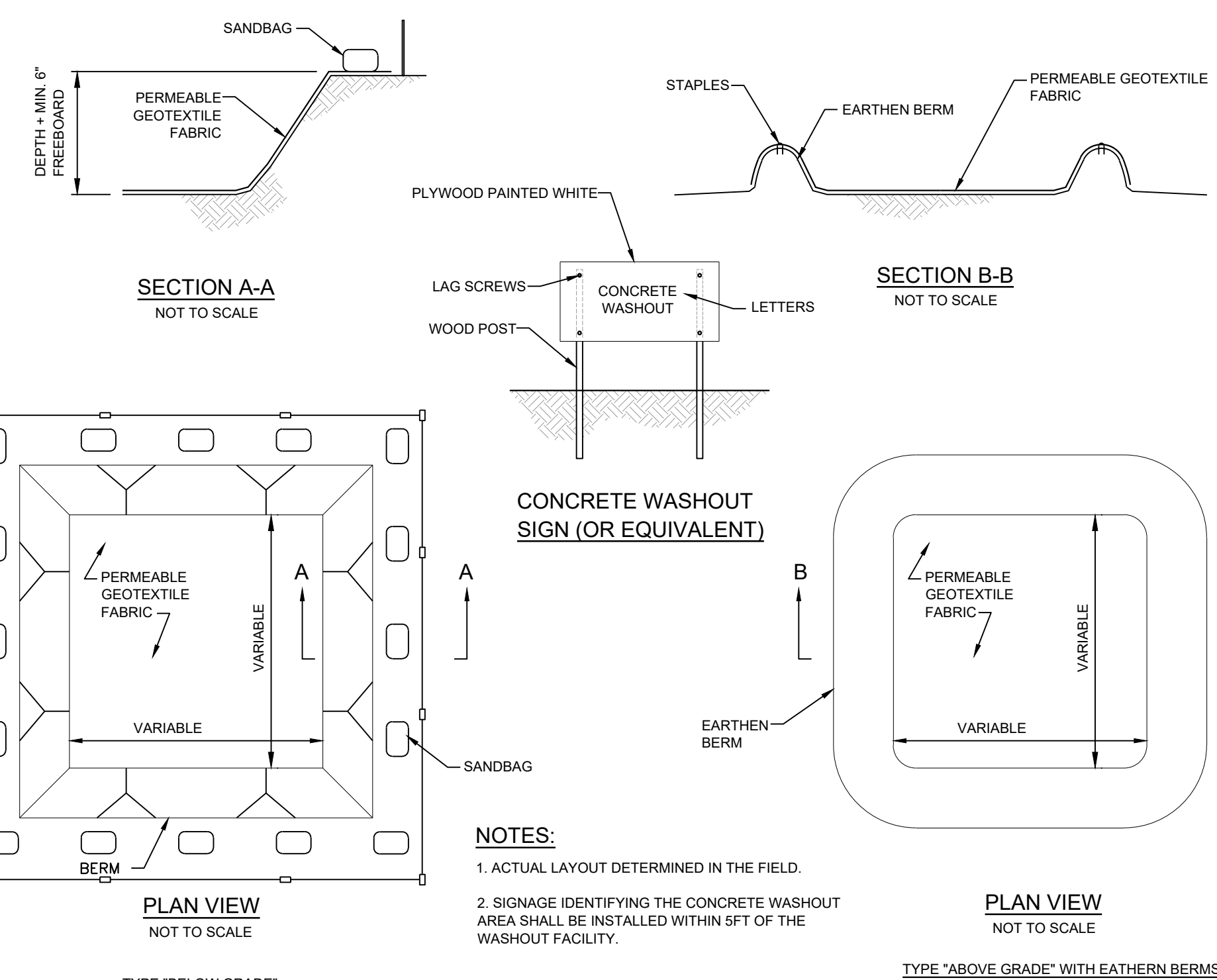


SILT FENCE DETAILS (TCP-13)



INSTALLATION INSTRUCTIONS: FOR DITCH & SLOPES

1. SEED (PER SPEC) BEFORE PLACEMENT OF MATTING. ROLL STRIPS OUT PARALLEL TO THE DIRECTION OF WATER FLOW, OR DOWN SLOPE. (SEE FIGURE 1)
2. START LAYING THE NET FROM THE TOP OF THE CHANNEL OR SLOPE AND UNROLL IT DOWN THE GRADE. ALLOW MATTING TO LAY LOOSELY ON THE SOIL BUT WITHOUT WRINKLES- DO NOT STRETCH.
3. TO SECURE THE NET, BURY THE UP-SLOPE END IN A TRENCH NO LESS THAN 6" DEEP, COVER WITH SOIL AND TAMP FIRMLY (SEE FIGURE 2). STAPLE THE MAT EVERY 12" ACROSS THE TOP END AND EVERY 3' AROUND THE EDGES AND BOTTOM. WHERE 2 STRIPS OF NET ARE LAID SIDE BY SIDE, THE ADJACENT EDGES SHOULD BE OVERLAPPED 3 INCHES AND STAPLED TOGETHER. EACH STRIP OF MATTING SHOULD ALSO BE STAPLED DOWN THE CENTER, EVERY 3'. DO NOT STRETCH THE MAT WHEN APPLYING STAPLES.
4. TO JOIN TWO STRIPS, CUT A TRENCH TO ANCHOR THE END OF THE NEW MAT. OVERLAP THE END OF THE PREVIOUS ROLL 18" (SEE FIGURE 2), AND STAPLE EVERY 12" JUST BELOW THE ANCHOR SLOT.
5. INSPECT PERIODICALLY AND AFTER EACH RAINSTORM UNTIL VEGETATION IS COMPLETELY ESTABLISHED.
6. ERODED OR EXPOSED AREAS SHOULD BE SEEDED AND STABILIZED WITH MULCH AS QUICKLY AS POSSIBLE.



CONCRETE WASHDOWN AREA DETAIL (CP-10)

NO.	DATE	BY	DESCRIPTION

DESIGNER: MSS
REVIEWER: JLR

PROJECT: 23-040

DATE: 10-14-2025

SHEET: C4.3

PURPOSE FOR ISSUE: AGENCY REVIEW

SCALE: NONE

REVISIONS

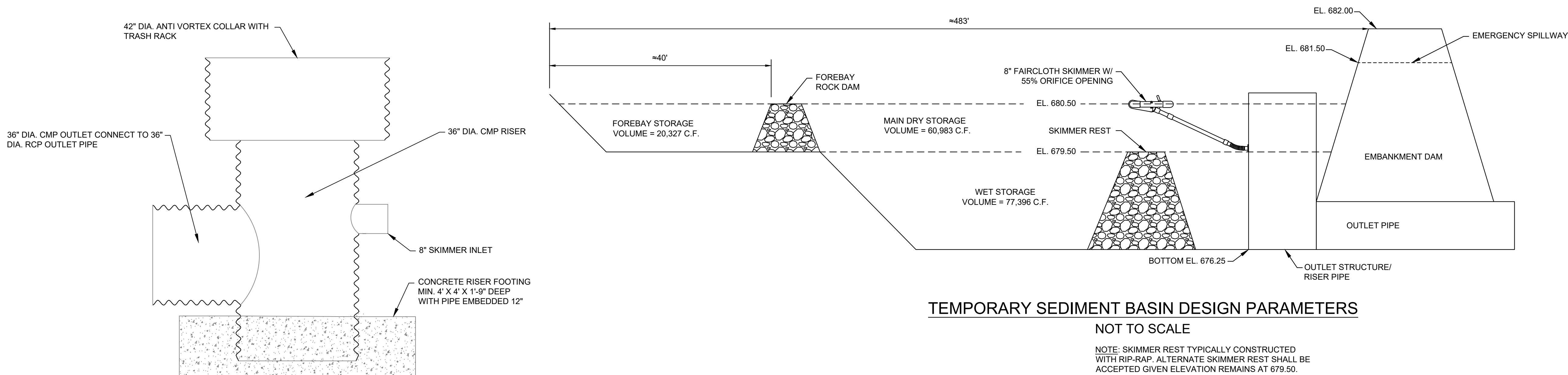
NO.	DATE	BY	DESCRIPTION

DESIGNER MSS
REVIEWER JLR

PROJECT 23-040

DATE 10-14-2025

SHEET C4.4



TEMPORARY OUTLET CONTROL STRUCTURE

NOT TO SCALE

NOTE: PERMANENT OUTLET STRUCTURE MAY BE USED IN LIEU OF A TEMPORARY STRUCTURE PROVIDED ANY ORIFICES BELOW THE WET POOL ELEVATION ARE COVERED.



APPENDIX D

SOILS, FLOODPLAIN, AND WETLANDS DOCUMENTS



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Maury County, Tennessee**

Bulk Storage Railyard



October 21, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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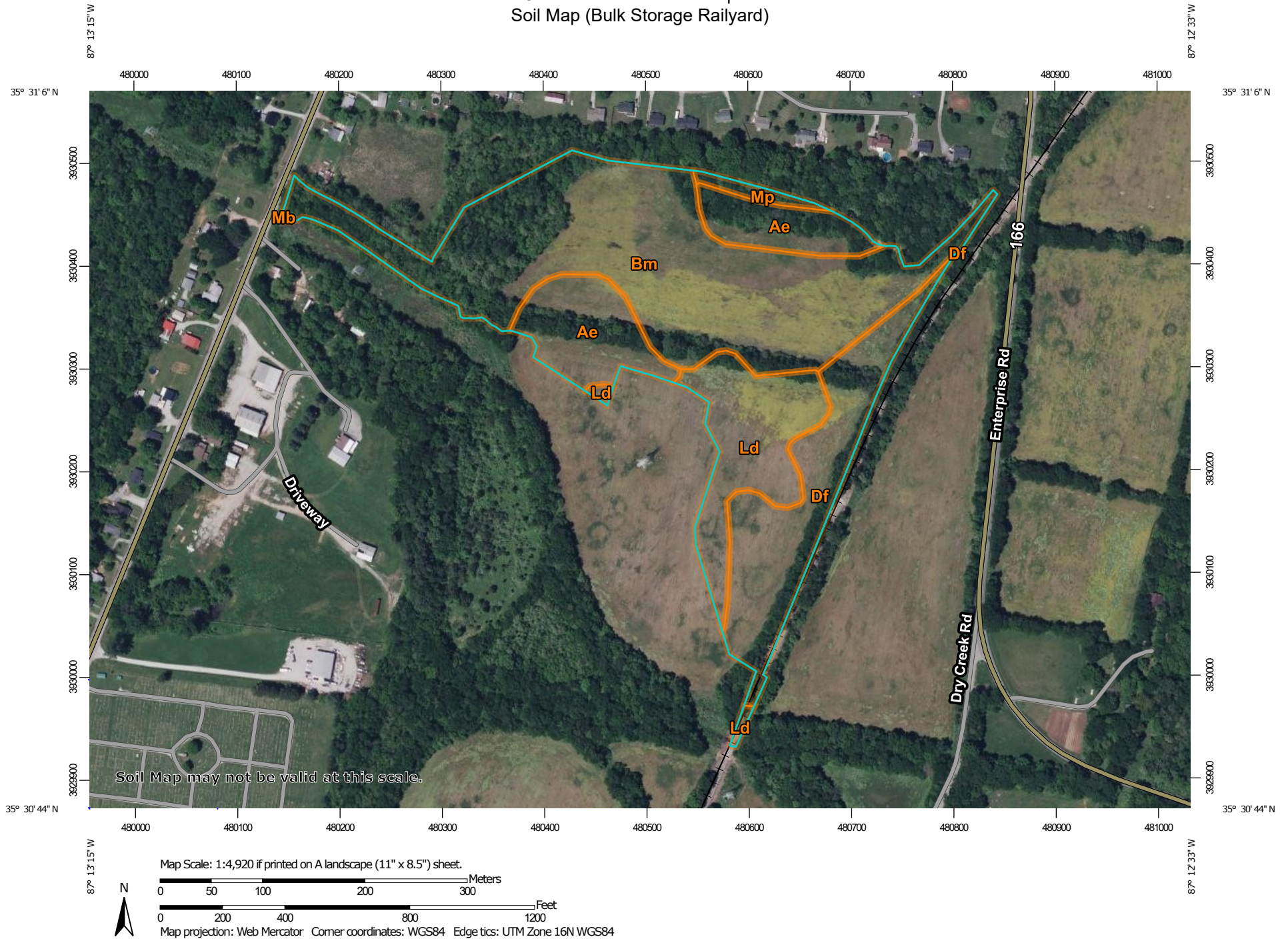
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map (Bulk Storage Railyard)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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: Maury County, Tennessee
Survey Area Data: Version 20, Aug 29, 2025

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

Date(s) aerial images were photographed: Mar 20, 2021—Jun 14, 2021

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.

Map Unit Legend (Bulk Storage Railyard)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ae	Armour silt loam, eroded gently sloping phase	4.5	15.3%
Bm	Burgin silt loam, phosphatic phase (Eagleville)	15.0	51.1%
Df	Donerail silt loam, gently sloping phase	5.3	18.1%
Ld	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	4.2	14.2%
Mb	Maury silt loam, eroded gently sloping phase	0.0	0.0%
Mp	Mines, Pits, and Dumps	0.4	1.2%
Totals for Area of Interest		29.3	100.0%

Map Unit Descriptions (Bulk Storage Railyard)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not

mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Maury County, Tennessee

Ae—Armour silt loam, eroded gently sloping phase

Map Unit Setting

National map unit symbol: kq4h
Elevation: 450 to 700 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Armour and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Armour

Setting

Landform: Hillslopes
Landform position (three-dimensional): Base slope
Parent material: Silty alluvium and/or loamy alluvium over clayey residuum weathered from phosphatic limestone

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 40 inches: silty clay loam
H3 - 40 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F123XY004TN - Deep Loamy Terraces And Depressions
Hydric soil rating: No

Bm—Burgin silt loam, phosphatic phase (Eagleville)

Map Unit Setting

National map unit symbol: kq51

Custom Soil Resource Report

Elevation: 610 to 2,090 feet
Mean annual precipitation: 48 to 63 inches
Mean annual air temperature: 45 to 72 degrees F
Frost-free period: 154 to 189 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Eagleville and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Eagleville

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Parent material: Clayey alluvium derived from limestone

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 35 inches: clay
R - 35 to 45 inches: bedrock

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Somewhat poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F123XY005TN - Floodplains
Hydric soil rating: No

Df—Donerail silt loam, gently sloping phase

Map Unit Setting

National map unit symbol: kq5l
Elevation: 610 to 820 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Donerail and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Donerail

Setting

Landform: Hillslopes

Landform position (three-dimensional): Crest

Parent material: Clayey alluvium derived from limestone

Typical profile

H1 - 0 to 10 inches: silt loam

H2 - 10 to 20 inches: silty clay loam

H3 - 20 to 40 inches: silty clay

H4 - 40 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F123XY004TN - Deep Loamy Terraces And Depressions

Hydric soil rating: No

Ld—Lindell silt loam, 0 to 2 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: 2td2y

Elevation: 500 to 850 feet

Mean annual precipitation: 48 to 58 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 190 to 230 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Lindell and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lindell

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine-loamy alluvium derived from limestone and siltstone

Typical profile

Ap - 0 to 7 inches: silt loam
Bw - 7 to 15 inches: silt loam
Bg - 15 to 52 inches: silt loam
Cg - 52 to 79 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: About 12 to 16 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F123XY005TN - Floodplains
Hydric soil rating: No

Minor Components

Arrington

Percent of map unit: 4 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Norene

Percent of map unit: 4 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Armour

Percent of map unit: 2 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Mb—Maury silt loam, eroded gently sloping phase

Map Unit Setting

National map unit symbol: kq72
Elevation: 540 to 930 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Maury and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Maury

Setting

Landform: Hillslopes
Landform position (three-dimensional): Crest
Parent material: Loess over clayey residuum and/or alluvium derived from limestone

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 26 inches: silty clay loam
H3 - 26 to 40 inches: silty clay
H4 - 40 to 60 inches: clay

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Custom Soil Resource Report

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: A

Ecological site: F123XY001TN - Limestone Uplands

Hydric soil rating: No

Mp—Mines, Pits, and Dumps

Map Unit Composition

Mines: 40 percent

Pits: 30 percent

Dumps: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Erosion Factors

Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

K Factor, Whole Soil (Bulk Storage Railyard)

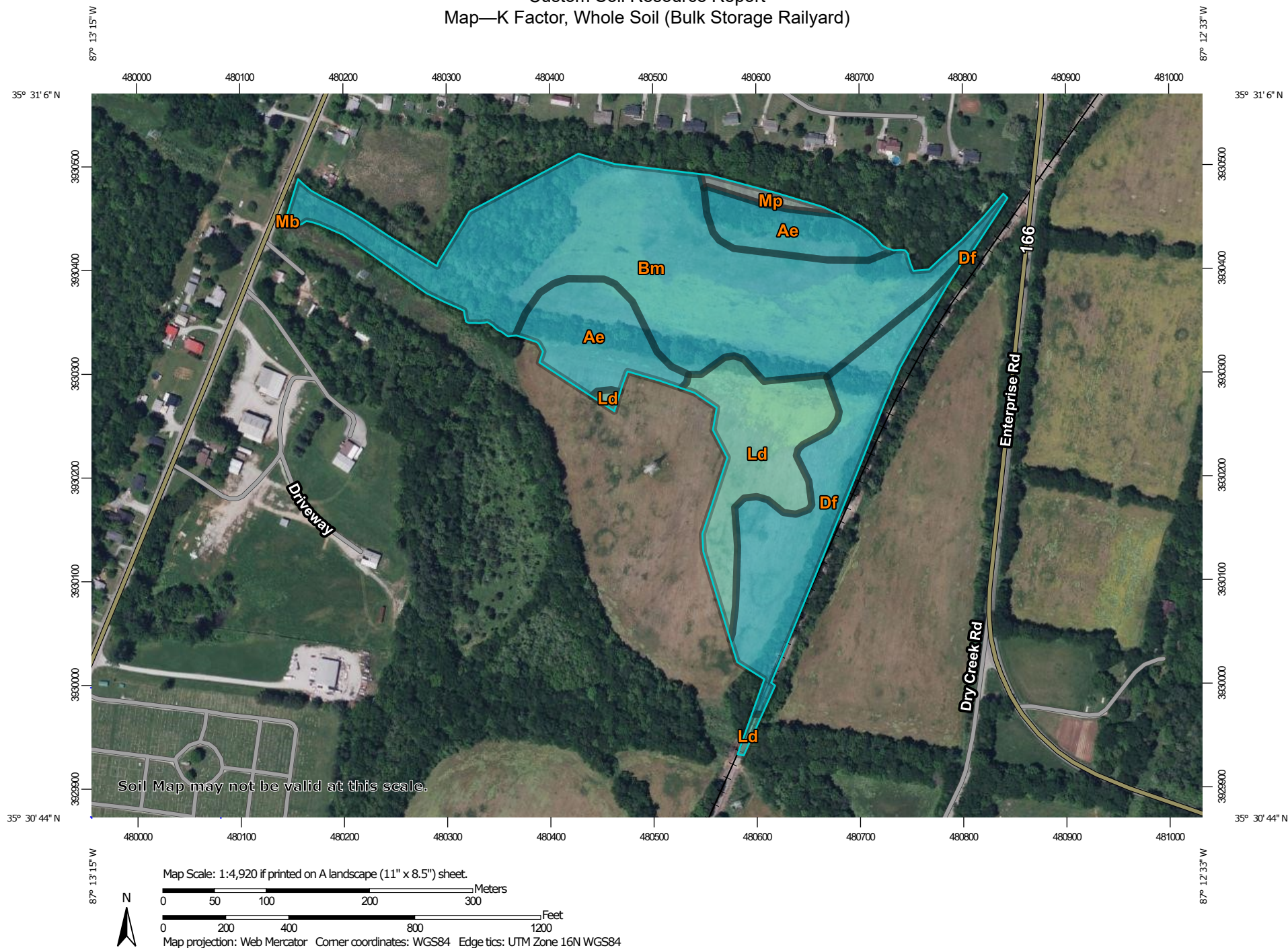
Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Custom Soil Resource Report

Map—K Factor, Whole Soil (Bulk Storage Railyard)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

	.02
	.05
	.10
	.15
	.17
	.20
	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Soil Rating Lines

	.02
	.05
	.10
	.15
	.17
	.20

	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Soil Rating Points

	.02
	.05
	.10
	.15
	.17
	.20
	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Water Features

	Streams and Canals
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
	Aerial Photography

MAP INFORMATION

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: Maury County, Tennessee
Survey Area Data: Version 20, Aug 29, 2025

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

Date(s) aerial images were photographed: Mar 20, 2021—Jun 14, 2021

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.

Table—K Factor, Whole Soil (Bulk Storage Railyard)

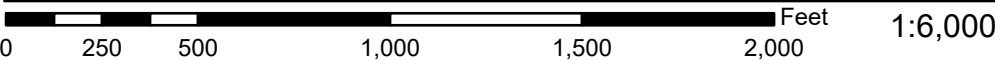
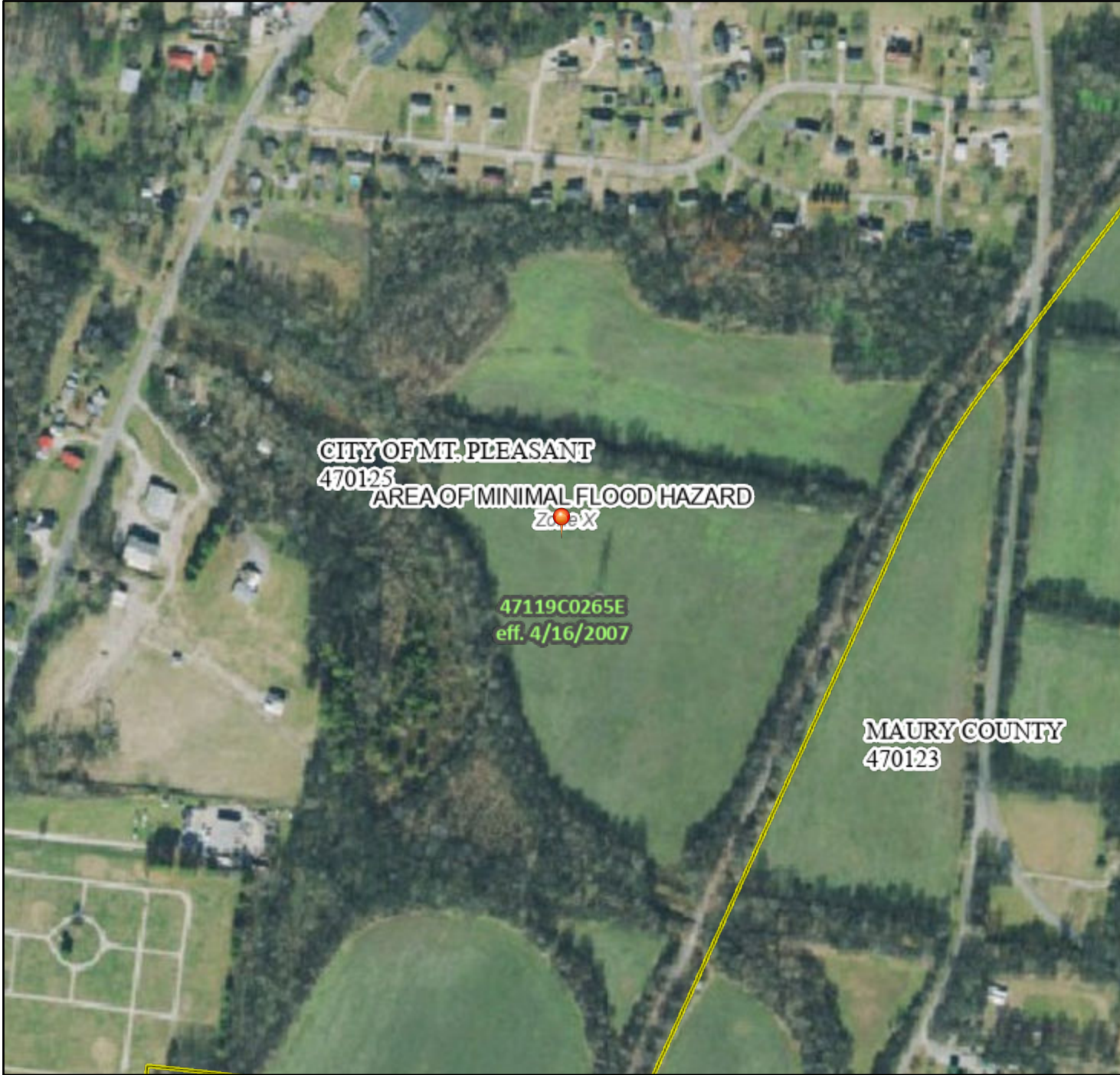
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ae	Armour silt loam, eroded gently sloping phase	.37	4.5	15.3%
Bm	Burgin silt loam, phosphatic phase (Eagleville)	.37	15.0	51.1%
Df	Donerail silt loam, gently sloping phase	.37	5.3	18.1%
Ld	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	.32	4.2	14.2%
Mb	Maury silt loam, eroded gently sloping phase	.32	0.0	0.0%
Mp	Mines, Pits, and Dumps		0.4	1.2%
Totals for Area of Interest			29.3	100.0%

Rating Options—K Factor, Whole Soil (Bulk Storage Railyard)*Aggregation Method:* Dominant Condition*Component Percent Cutoff:* None Specified*Tie-break Rule:* Higher*Layer Options (Horizon Aggregation Method):* Surface Layer (Not applicable)

National Flood Hazard Layer FIRMMette



87°13'14"W 35°31'11"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/10/2025 at 4:43 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

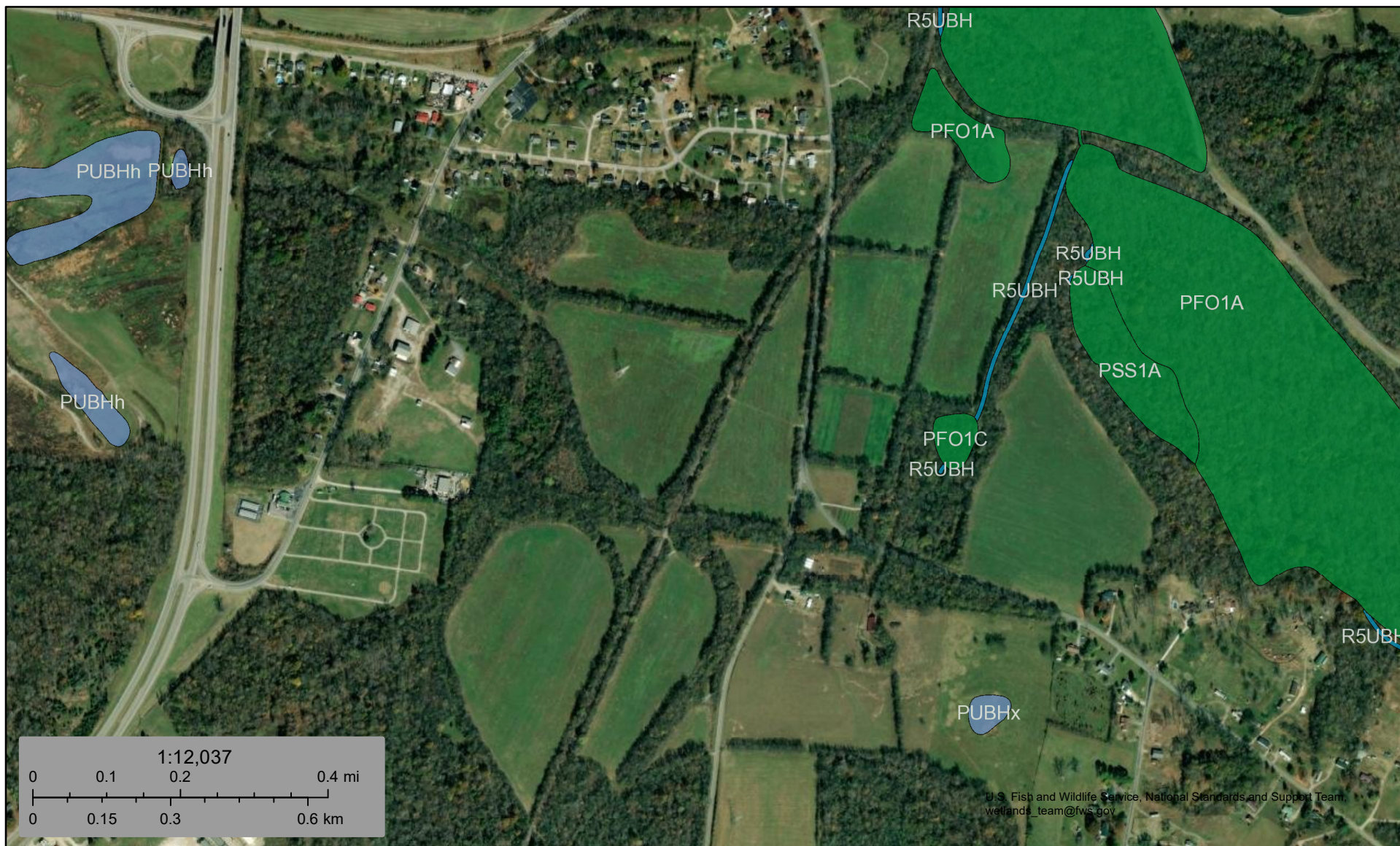
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Bulk Storage Railyard



October 10, 2025

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
	Freshwater Pond				Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX E

NOTICE OF TERMINATION

To be completed and submitted to the local EFO when all construction and stabilization activities have been completed and stabilization measures are effective or if an operator's responsibilities at this site have ended.

**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)**

DIVISION OF WATER RESOURCES (DWR)
Davy Crockett Tower, 500 James Robertson Parkway, 9th Floor
Nashville, Tennessee 37243
1-888-891-TDEC (8332)

**NOTICE OF TERMINATION (NOT) FOR
GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (CGP)**

This form is required to be submitted when requesting termination of coverage from the CGP. The purpose of this form is to notify the TDEC that either all stormwater discharges associated with construction activity from the portion of the identified facility where you, as an operator, have ceased or have been eliminated; or you are no longer an operator at the construction site. Specifically, this means that all disturbed soils at the portion of the construction site where the operator had control have been permanently stabilized, the temporary erosion and sediment control measures have been removed, and/or subsequent operators have obtained permit coverage for the site or portions of the site where the operator had control. Submission of this form shall in no way relieve the permittee of permit obligations required prior to submission of this form.

Submit this form to the local DWR Environmental Field Office (EFO) address (see table below) or using MyTDEC Forms electronic submittal process. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC).

Site or Project Name: Bulk Storage Railyard	NPDES Tracking Number: TNR
Street Address or Location: South Main Street, Tax Map 150 Parcel 063.11 Mt. Pleasant, Tennessee 38474	County(ies):Maury

Name of Permittee Requesting Termination of Coverage: True Rail Enterprises, LLC			
Permittee Contact Name: Mark Smith		Title or Position: Environmental Geologist	
Mailing Address: 500 1st Avenue	City: Mt. Pleasant	State: TN	Zip: 38474
Phone: 931-325-5570	E-mail: mark@truerail.com		

Check the reason(s) for termination of permit coverage: (check only one)

☐	Primary permittee termination: all requirements for termination under Permit Part 9.1.1. a) through c) have been met. This includes, but is not limited to, for areas the primary permittee has control all earth-disturbing activities at the site are complete and permanent stabilization as defined in Part 10 of the CGP has been achieved. (attach photo documentation)
☐	When applicable, and you are a primary permittee seeking termination, list who is responsible for ongoing maintenance of stormwater controls left on the site subject for long-term use following termination of coverage:
☐	Secondary permittee termination: all requirements for termination under Permit Part 9.2.1. have been met (no longer an operator at the construction site).

Certification and Signature:

(must be signed by president, vice-president or equivalent ranking elected official)

I certify under penalty of law that either: (a) all stormwater discharges associated with construction activity from the portion of the identified facility where I was an operator have ceased or have been eliminated or (b) I am no longer an operator at the construction site. I understand that by submitting this notice of termination, I am no longer authorized to discharge stormwater associated with construction activity under this general permit, and that discharging pollutants in stormwater associated with construction activity to waters of the state is unlawful under the Tennessee Water Quality Control Act where the discharge is not authorized by a NPDES permit. I also understand that the submittal of this notice of termination does not release an operator from liability for any violations of this permit or the Tennessee Water Quality Control Act. I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Permittee name (print or type): Mark Smith, True Rail Enterprises, LLC	Signature:	Date: 10/28/25
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EFO	Address	EFO	Street Address
Memphis	8383 Wolf Lake Drive, Bartlett, TN 38133	Cookeville	1221 South Willow Ave., TN 38506
Jackson	1625 Hollywood Drive, TN 38305	Chattanooga	1301 Riverfront Parkway, Ste. 206, TN 37402
Nashville	711 R S Gass Boulevard, TN 37243	Knoxville	3711 Middlebrook Pike, TN 37921
Columbia	1421 Hampshire Pike, TN 38401	Johnson City	2305 Silverdale Road, TN 37601

APPENDIX F

INSPECTION CERTIFICATION



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)
DIVISION OF WATER RESOURCES
 Davy Crockett Tower 500 James Robertson Parkway, 9th Floor
 Nashville, Tennessee 37243
 1-888-891-8332 (TDEC)

General NPDES Permit for Stormwater Discharges from Construction Activities (CGP)
Construction Stormwater Inspection Certification (Inspection Form)

Site or Project Name: Bulk Storage Railyard		NPDES Tracking Number: TNR
Primary Permittee Name: True Rail Enterprises, LLC		Date of Inspection:
Current approximate disturbed acreage:	Has rainfall been checked/documented daily? ☐ Yes ☐ No	Name of Inspector:
Current weather/ground conditions:	Rainfall total since last inspection:	Inspector's TNEPSC Certification Number:
Site Assessment ☐ Yes ☐ No	Assessor's TN PE registration number:	Assessor's TNEPSC Level II/CPESC number:

Check the box if the following items are on-site:	
☐	Notice of Coverage (NOC)
☐	Stormwater Pollution Prevention Plan (SWPPP)
☐	Weekly inspection documentation
☐	Site contact information
☐	Rain Gage
Off-site Reference Rain Gage Location	

Best Management Practices (BMPs):

Are the Erosion Prevention and Sediment Controls (EPSCs) functioning correctly?				
If "No," describe below in Comment Section				
1.	Are all applicable EPSCs installed and maintained per the SWPPP per the current phase?	☐ Yes	☐ No	
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)	☐ Yes	☐ No	
3.	Are EPSCs functioning correctly at outfall/discharge points such that there is no objectionable color contrast in the receiving stream, and no other water quality impacts? (permit section 5.5.3.5 and 6.3.2)	☐ Yes	☐ No	
4.	Are EPSCs functioning correctly at ingress/egress points such that there is no evidence of track-out? (permit section 5.5.3.1)	☐ Yes	☐ No	
5.	If applicable, have discharges from dewatering activities been managed by appropriate controls? (permit section 4.1.3) If "No," describe below the measure to be implemented to address deficiencies.	☐ N/A	☐ Yes	☐ No
6.	If construction activity at any location on-site has temporarily/permanently ceased, was the area stabilized within 14 days? (permit section 5.5.3.4) If "No," describe below each location and measures taken to stabilize the area(s).	☐ N/A	☐ Yes	☐ No
7.	Have pollution prevention measures been installed, implemented, and maintained to minimize the discharge of pollutants from wash waters, exposure of materials and discharges from spills and leaks per section 4.1.4? If "No," describe below the measure to be implemented to address deficiencies.	☐ N/A	☐ Yes	☐ No

Site or Project Name: Bulk Storage Railyard		NPDES Tracking Number: TNR		
Primary Permittee Name: True Rail Enterprises, LLC		Date of Inspection:		
8.	If a concrete washout facility is located on site, is it clearly identified on the project and maintained? If “No,” describe below the measures to be implemented to address deficiencies. (permit section 1.2.2)	☐ N/A	☐ Yes	☐ No
9.	Have all previous deficiencies been addressed? If “No,” describe the remaining deficiencies in the Comments section. ☐ Check if deficiencies/corrective measures have been reported on a previous form.	☐ N/A	☐ Yes	☐ No
Comment Section. If the answer is “No” for any of the above, describe the problem and summarize corrective actions to be taken. Otherwise, describe any pertinent observations:				
Certification and Signature (must be signed by the certified inspector and the permittee per Sections 5.5.3.11 (g) and 8.7.2 of the CGP) I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.				
Inspector Name and Title :		Signature:		Date: 10/28/25
Primary Permittee Name and Title:		Signature:		Date:

Construction Stormwater Inspection Certification Form (Inspection Form)

Purpose of this form / Instructions

An inspection, as described in subsection 5.5.3.9. of the General Permit for Stormwater Discharges from Construction Activities ("Permit"), shall be performed at the specified frequency and documented on this form. Inspections shall be performed at least 72 hours apart. Where sites or portion(s) of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions (e.g., site covered with snow or ice), such inspection only has to be conducted once per month until thawing results in runoff or construction activity resumes.

Inspections can be performed by:

- a) a person with a valid certification from the "Fundamentals of Erosion Prevention and Sediment Control Level I" course,
- b) a licensed professional engineer or landscape architect,
- c) a Certified Professional in Erosion and Sediment Control (CPESC), or
- d) a person who has successfully completed the "Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites" course.

Qualified personnel, as defined in subsection 5.5.3.10 of the Permit (provided by the permittee or cooperatively by multiple permittees) shall inspect disturbed areas of the construction site that have not been permanently stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, locations where vehicles enter or exit the site, and each outfall.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the site's drainage system. Erosion prevention and sediment control measures shall be observed to ensure that they are operating correctly.

Outfall points (where discharges leave the site and/or enter waters of the state) shall be inspected to determine whether erosion prevention and sediment control measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event if possible, but in no case more than 7 days after the need is identified.

Based on the results of the inspection, the site description identified in the SWPPP in accordance with section 5.5.1 of the Permit and pollution prevention measures identified in the SWPPP in accordance with section 5.5.2 of the Permit, shall be revised as appropriate, but in no case later than 7 days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP, but in no case later than 14 days following the inspection.

All inspections shall be documented on this Construction Stormwater Inspection Certification form. Alternative inspection forms may be used as long as the form contents and the inspection certification language are, at a minimum, equivalent to the Division's form and the permittee has obtained a written approval from the Division to use the alternative form. Inspection documentation will be maintained on site and made available to the Division upon request. Inspection reports must be submitted to the Division within 10 days of the request.

Trained certified inspectors shall complete inspection documentation to the best of their ability. Falsifying inspection records or other documentation or failure to complete inspection documentation shall result in a violation of this permit and any other applicable acts or rules.