

## RE: Grading Plan

msuiter suitersurveying.com <msuiter@suitersurveying.com>

Fri 8/25/2023 12:22 PM

To: Allen Nicholson <anicholson@ashlandcitytn.gov>; t.brasher@comcast.net <t.brasher@comcast.net>

Cc: Billy Ray Suiter <brsuiter@suitersurveying.com>; Alicia Martin <ayoung@ashlandcitytn.gov>; rickogregory@yahoo.com <rickogregory@yahoo.com>; Gary Carpenter <gcarpenter@ashlandcitytn.gov>; Jennifer Noe <jnoe@bpnlawfirm.com>; JT Smith <jtsmith@ashlandcitytn.gov>; Jason Reynolds <jason.reynolds@csrengineers.com>; Jason Walker <walkertrucking@att.net>

Hey Mr. Nicholson,

I reviewed the letter that you attached and it looks to be a summary of the initial revision requests and our responses to them. The reviewing engineer correctly noted that not all of the items were addressed as requested, and that it would be up to the city to make the final decision on how to proceed with the permit request.

In short, we didn't see any new comments to address from you. Additionally, we have done all we plan to do in attempting to address the previous requests. Noting the recent directive from your office to revoke all permits and remove equipment from site, I considered this project to be dead and do not plan to devote any further resources towards it.

Thanks  
Matt Suiter

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**From:** Allen Nicholson <anicholson@ashlandcitytn.gov>

**Sent:** Friday, August 25, 2023 10:59 AM

**To:** t.brasher@comcast.net

**Cc:** msuiter suitersurveying.com <msuiter@suitersurveying.com>; Billy Ray Suiter <brsuiter@suitersurveying.com>; Alicia Martin <ayoung@ashlandcitytn.gov>; rickogregory@yahoo.com; Gary Carpenter <gcarpenter@ashlandcitytn.gov>; Jennifer Noe <jnoe@bpnlawfirm.com>; JT Smith <jtsmith@ashlandcitytn.gov>; Jason Reynolds <jason.reynolds@csrengineers.com>; Jason Walker <walkertrucking@att.net>

**Subject:** RE: Grading Plan

Tim-

Hope all is well with you.

Wanted to follow-up on the comments being addressed for the upcoming Planning Commission meeting for the grading plan.

We are scheduling the meeting for Thursday, Sept. 7<sup>th</sup>. This is due to our normally scheduled meeting being on Labor Day.

I am working with Mr. Suiter on another project and aware they are at a funeral which I am so sorry to hear.

We will need these requested comments and items by the latest on Monday, so our city planner and engineer has time to review prior to the meeting.

Thank you all for working with us as we move forward.

Allen Nicholson  
Building & Codes Director  
Town of Ashland City  
233 TN Waltz Pkwy, Suite 103  
Ashland City, TN 37015  
(615)792-4211 ext: 5244



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**From:** Allen Nicholson  
**Sent:** Friday, August 11, 2023 9:43 AM  
**To:** [t.brasher@comcast.net](mailto:t.brasher@comcast.net)  
**Cc:** msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>; [brsuiter@suitersurveying.com](mailto:brsuiter@suitersurveying.com); Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; [rickogregory@yahoo.com](mailto:rickogregory@yahoo.com); Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Jennifer Noe <[jnoe@bpnlawfirm.com](mailto:jnoe@bpnlawfirm.com)>; JT Smith <[jtsmith@ashlandcitytn.gov](mailto:jtsmith@ashlandcitytn.gov)>; Jason Reynolds <[jason.reynolds@csrengineers.com](mailto:jason.reynolds@csrengineers.com)>; Jason Walker <[walkertrucking@att.net](mailto:walkertrucking@att.net)>  
**Subject:** RE: Grading Plan

Tim-

It is great to hear from you.

We had our meeting to go over Jason Reynolds comments last Friday.

To meet the needs of the planning commission, the remaining items need to be addressed that are in the attached letter from Jason Reynolds.

Also, the below items need to be addressed to move forward with the planning commission approval:

- That the federal mining registration/ID issued from MSHA (mine identification number 4003544 "Walker Quarry") be closed and this needs to be verified by town.
- That the Tennessee Division of Water Resources NPDES permit for mining activities (permit number TN0070663) be closed and this needs to be verified by town.
- That equipment related to mining activities be removed from the site and this needs to be verified.

The reason for the federal and state mining permits needing be closed is due to the property being zoned residential also due to the rezone being denied.

Once all these items and Jason's comments are addressed you all will be added to the planning commission agenda which will be held on Monday, September 11<sup>th</sup>.

Once approval is received from the planning commission, we will then have other items that will need to be completed prior to the permit being issued.

As of right now we do not know what those items will be because it will all depend on the scope of work that is provided.

Thanks for working with us through this process.

Allen Nicholson  
Building & Codes Director  
Town of Ashland City  
233 TN Waltz Pkwy, Suite 103  
Ashland City, TN 37015  
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**From:** [t.brasher@comcast.net](mailto:t.brasher@comcast.net) <[t.brasher@comcast.net](mailto:t.brasher@comcast.net)>  
**Sent:** Monday, August 7, 2023 3:06 PM  
**To:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>  
**Subject:** RE: Grading Plan

Allen,

How did the meeting go on Friday? Is the Engineer getting all the info you need?

Thanks,

*Tim Brasher*  
**Walker Trucking & Excavating**  
(931) 627-7058  
[t.brasher@comcast.net](mailto:t.brasher@comcast.net)

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**From:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>  
**Sent:** Monday, August 7, 2023 2:50 PM  
**To:** msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>; [brsuiter@suitersurveying.com](mailto:brsuiter@suitersurveying.com)  
**Cc:** Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; [rickogregory@yahoo.com](mailto:rickogregory@yahoo.com); Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Jennifer Noe <[jnoe@bpnlawfirm.com](mailto:jnoe@bpnlawfirm.com)>; JT Smith <[jtsmith@ashlandcitytn.gov](mailto:jtsmith@ashlandcitytn.gov)>; Jason Walker <[walkertrucking@att.net](mailto:walkertrucking@att.net)>; [t.brasher@comcast.net](mailto:t.brasher@comcast.net); Jason Reynolds <[jason.reynolds@csrengineers.com](mailto:jason.reynolds@csrengineers.com)>  
**Subject:** RE: Grading Plan

Good afternoon-

I just got off the phone with Jason Walker.

He requested me to remove his item from the agenda tonight in order to get all comments addressed by both engineers.

We will move this to the September 11<sup>th</sup> meeting.

Thank you all.

Allen Nicholson  
Building & Codes Director  
Town of Ashland City  
233 TN Waltz Pkwy, Suite 103  
Ashland City, TN 37015  
(615)792-4211 ext: 5244



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**From:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>  
**Sent:** Monday, July 31, 2023 7:01 PM  
**To:** msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>  
**Cc:** Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; [rickogregory@yahoo.com](mailto:rickogregory@yahoo.com); Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Jennifer Noe <[jnoe@bpnlawfirm.com](mailto:jnoe@bpnlawfirm.com)>; JT Smith <[jtsmith@ashlandcitytn.gov](mailto:jtsmith@ashlandcitytn.gov)>; Jason Walker <[walkertrucking@att.net](mailto:walkertrucking@att.net)>; [t.brasher@comcast.net](mailto:t.brasher@comcast.net); Jason Reynolds <[jason.reynolds@csrengineers.com](mailto:jason.reynolds@csrengineers.com)>  
**Subject:** Re: Grading Plan

Matt-

I just wanted to reach out to you concerning your responses to our engineer comments.

After speaking with our engineer, it seems many of the comments our engineer had asked to be addressed are not addressed.

Please remember everything that Mr Reynolds has commented/requested is within our rules and regulations.

With that being said, we have a meeting with our city attorney, city engineer and city planner scheduled for Friday to discuss this matter more in detail.

Once I get further direction from our city attorney, I will let you know how we need to proceed.

Thank you all as we work together this this process.

**Allen Nicholson**

Building & Codes Director

Town of Ashland City

233 TN Waltz Pkwy, Suite 103

Ashland City, TN 37015

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**From:** Allen Nicholson

**Sent:** Thursday, July 20, 2023 2:46:09 PM

**To:** Jason Reynolds <[jason.reynolds@csrengineers.com](mailto:jason.reynolds@csrengineers.com)>; msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>

**Cc:** Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; [rickogregory@yahoo.com](mailto:rickogregory@yahoo.com) <[rickogregory@yahoo.com](mailto:rickogregory@yahoo.com)>; Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Jennifer Noe <[jnoe@bpnlawfirm.com](mailto:jnoe@bpnlawfirm.com)>; JT Smith <[jtsmith@ashlandcitytn.gov](mailto:jtsmith@ashlandcitytn.gov)>; Jason Walker <[walkertrucking@att.net](mailto:walkertrucking@att.net)>; [t.brasher@comcast.net](mailto:t.brasher@comcast.net) <[t.brasher@comcast.net](mailto:t.brasher@comcast.net)>

**Subject:** FW: Grading Plan

Mr. Billy Ray-

Thank you for the resubmittal and responses.

I have included Mr. Jason Reynolds on the email so he can review the comments and resubmittal.

Thanks for working with us.

Allen Nicholson

Building & Codes Director

Town of Ashland City

233 TN Waltz Pkwy, Suite 103

Ashland City, TN 37015

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**From:** msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>

**Sent:** Thursday, July 20, 2023 2:36 PM

**To:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>

**Cc:** Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; Billy Ray Suiter <[brsuiter@suitersurveying.com](mailto:brsuiter@suitersurveying.com)>

**Subject:** RE: Grading Plan

Hey Mr. Nicholson!

Attached is a revised grading plan, along with its accompanying hydrologic summary for the Jason Walker project on Highway 12. Please let me know if you would like hard copies (and if so how many) and we can either mail them or deliver them.

Below is a bullet-by-bullet response the reviewing engineer's letter that was forwarded to me through you and Billy Ray:

1. The existing site is steep and wooded with soils that we have assumed are most nearly of hydrologic soil group "C," as noted in the attached hydrologic report. The design engineer is not concerned with details of the nature of materials being excavated from the site. Additionally, we do not quantify cut/fill volumes on plan sheets as it is unnecessary and only increases liability. We have shown existing grades and proposed grades, which is sufficient enough for anyone interested to calculate their own material quantity take-offs using external methods if desired.
2. The site is a combination of two tracts, but the dividing boundary line between the two is not shown as it is irrelevant to the civil design of the project since the same developer owns each tract. The existing entrance to the north serviced the smaller of the two tracts and has a recorded address of 1840 Highway 12 South. The larger tract to the south has never had a residence to our knowledge and has therefore never received a recorded address.
3. The design engineer has no concern about means and methods for construction and will not comment on such. Methods for completing grading work are fairly standard and limited in choice. Any requirements for means and methods should be worked out between the reviewing authority and the developer/developer's contractor.
4. This is another item that is irrelevant to the design engineer. It is generally assumed that a civil plan would be reviewed and approved before a contractor would be selected to bid on a project (in most cases). The state NOI requires contractors to attach their names to the permit only *after* initial approval of the plans, and we would expect that allowance from the city in this case as well.
5. From our perspective, the estimated dates for starting and completing the work will be the day following a grading plan approval from the reviewing authority unless the developer decides otherwise. The validity of the grading plan is exclusive of any construction time frame.
6. We have not completed any official soil reports and have no reason to believe that any would be warranted or beneficial to us as the design engineer. If soil reports are required by the reviewing authority, this will be need to be completed by a third party (most likely a geotechnical ) firm. Whatever the results of such report, it's findings would most likely have no influence on the nature of the grading plan proposed.
7. The existing contours on the plans are equal to the existing site conditions when the plan for this site was initially submitted in 2020. We will not be re-surveying the site to update the existing contours layer upon each site revision. Additionally, our existing site contours (as shown) would prove to be the most conservative means of ensuring the final condition of stormwater runoff was actually better than the existing condition. The existing contours shown are the most appropriate ones to use for this particular grading design.
8. A benchmark has been provided on the grading plan, as requested.
9. Based on recent communication, no specific building is currently proposed for the site. The developer has noted that a single-family residence will be constructed in the future, but it's footprint or time frame for construction is irrelevant to the validity of the proposed grading plan. It has not been our experience that a

grading plan's sole purpose be to facilitate a known or expressly defined structure. None of the subdivision plans we do are for any particularly defined home or structure.

10. A drainage map has been provided as requested. Time of Concentrations, site outfall, sub-watersheds, basins, and land use boundaries are shown on the plan. Details of the ground covers, etc. for each sub-basin may be referenced in the hydrologic summary. A pre- vs. post-development runoff table has been provided on both the plan sheet and the hydrologic summary for simplicity of review.
11. A written summary has been provided, as requested.
12. All information relative to the stormwater design of the site is visible on the plan sheet and/or the hydrologic model summary.
13. The table has been provided, as requested.

Let me know what else you need from me, Mr. Nicholson.

Thank you!  
Matt Suiter  
Suiter Surveying & Land Planning

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**From:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>  
**Sent:** Monday, June 12, 2023 11:58 AM  
**To:** msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>  
**Cc:** Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; Billy Ray Suiter <[brsuiter@suitersurveying.com](mailto:brsuiter@suitersurveying.com)>  
**Subject:** Re: Grading Plan

Hello Matt-

I do apologize.

I received the links but failed to download and the link had expired.

If you could please send them back one more time and I will be sure to download.

Just a lot happening and thanks in advance.

**Allen Nicholson**

Building & Codes Director

Town of Ashland City

233 TN Waltz Pkwy, Suite 103

Ashland City, TN 37015

(615)792-4211 x 5244

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**From:** msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>  
**Sent:** Monday, June 12, 2023 11:54:20 AM  
**To:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>  
**Cc:** Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; Billy Ray Suiter <[brsuiter@suitersurveying.com](mailto:brsuiter@suitersurveying.com)>  
**Subject:** RE: Grading Plan

Hey Mr. Nicholson,

I had sent the link twice, along with the Brookhollow Plans. Have you not received Brookhollow either? It should appear as an email from Dropbox in your mailbox.

-Matt

---

**From:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>  
**Sent:** Friday, June 9, 2023 9:24 AM  
**To:** Billy Ray Suiter <[brsuiter@suitersurveying.com](mailto:brsuiter@suitersurveying.com)>  
**Cc:** Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; msuiter suitersurveying.com <[msuiter@suitersurveying.com](mailto:msuiter@suitersurveying.com)>  
**Subject:** Re: Grading Plan

Mr. Billy Ray-

Just checking in to see if you had an opportunity to get with Matt to resend me the link for the grading plan.

Thanks for everything.

Allen Nicholson  
Building & Codes Director  
Town of Ashland City  
233 TN Waltz Pkwy, Suite 103  
Ashland City, TN 37015  
(615)792-4211 ext: 5244



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**From:** Billy Ray Suiter <[brsuiter@suitersurveying.com](mailto:brsuiter@suitersurveying.com)>  
**Sent:** Tuesday, June 6, 2023 1:27 PM  
**To:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>



**Cc:** Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>; msuiter  
suitsurveying.com <[msuiter@suitsurveying.com](mailto:msuiter@suitsurveying.com)>

**Subject:** RE: Grading Plan

I will get Matt to send it back to you

---

**From:** Allen Nicholson <[anicholson@ashlandcitytn.gov](mailto:anicholson@ashlandcitytn.gov)>

**Sent:** Tuesday, June 6, 2023 1:17 PM

**To:** Billy Ray Suiter <[brsuiter@suitsurveying.com](mailto:brsuiter@suitsurveying.com)>

**Cc:** Gary Carpenter <[gcarpenter@ashlandcitytn.gov](mailto:gcarpenter@ashlandcitytn.gov)>; Alicia Martin <[ayoung@ashlandcitytn.gov](mailto:ayoung@ashlandcitytn.gov)>

**Subject:** Grading Plan

Mr. Billy Ray-

Can you please send me the link again to the grading plan for Jason Walker.

My link has expired, and I did not fully download them.

Thanks in advance.

Allen Nicholson  
Building & Codes Director  
Town of Ashland City  
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