



# Ray of Hope

901 Meridian Street

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## Project Description

The project is located at the former Meridian Methodist Church. Built from 1925-1936, the church sits at the intersection of Cleveland and Meridian Streets on 2.6 acres within the historic Cleveland Park neighborhood. Though not on the historic register, the development team is sensitive to the history of the building and its relation to the community.

The project seeks to breathe new life into the structure, which has sat vacant since 2016. The period in which the church has remained vacant has exacerbated the previously deferred maintenance and led to significant deterioration over the past 6 years. Design goals include preserving the existing exterior facades and maintaining the architectural character of the important church spaces with new program uses. In addition to reviving the existing structure, the plan proposes a 4-story hotel with ground level retail on the adjacent, currently empty parcel. This new structure would discretely conjoin to the existing structure.

Existing Conditions: Exterior

- View from Intersection 1
- Sanctuary Entrance 2
- Corner Entry 3
- Aerial from Intersection 4

01



02



03



04



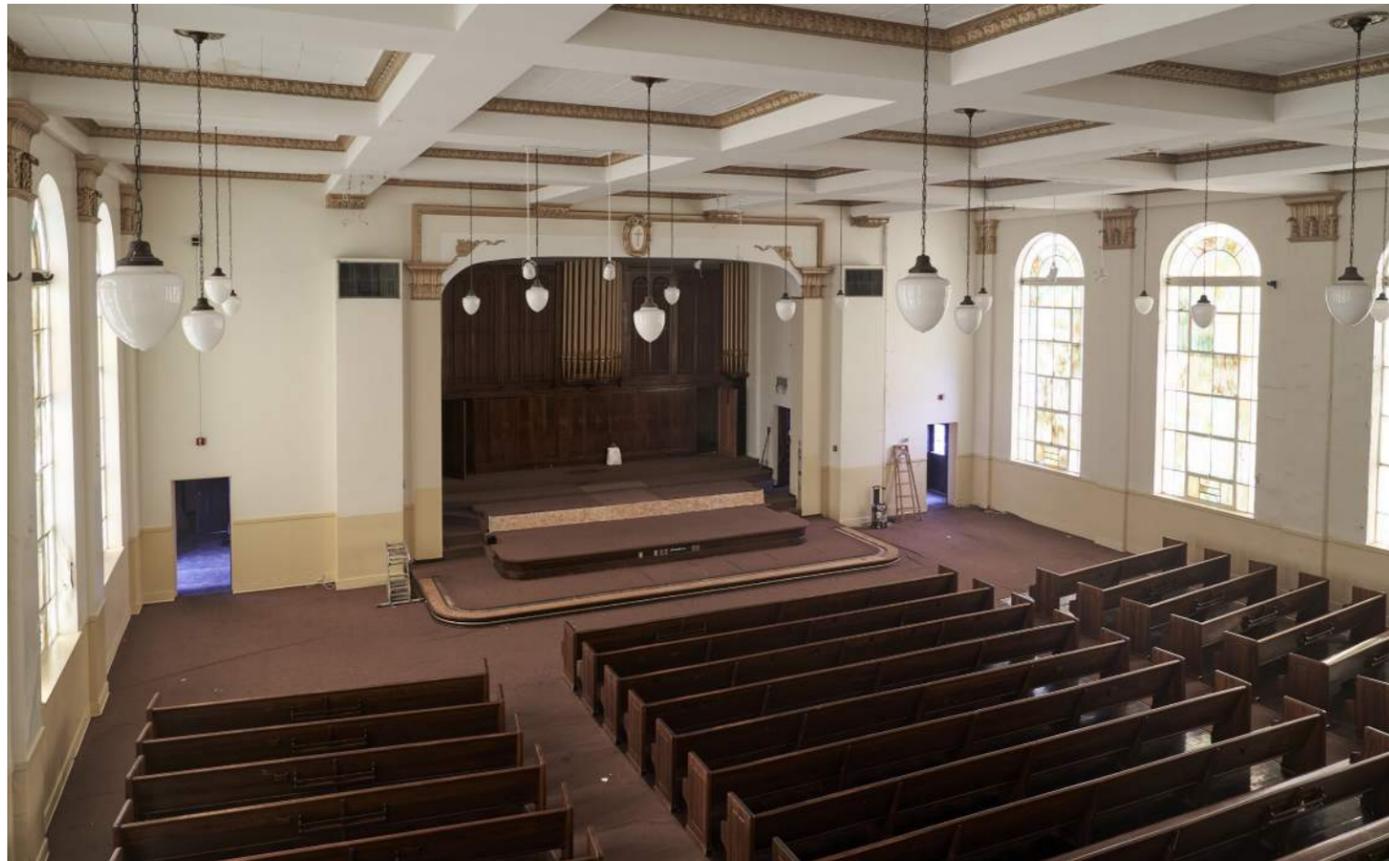
### Existing Conditions: Sanctuary

- Pendants 1
- Altar / Proscenium 2
- Stained Glass 3
- Mezzanine 4

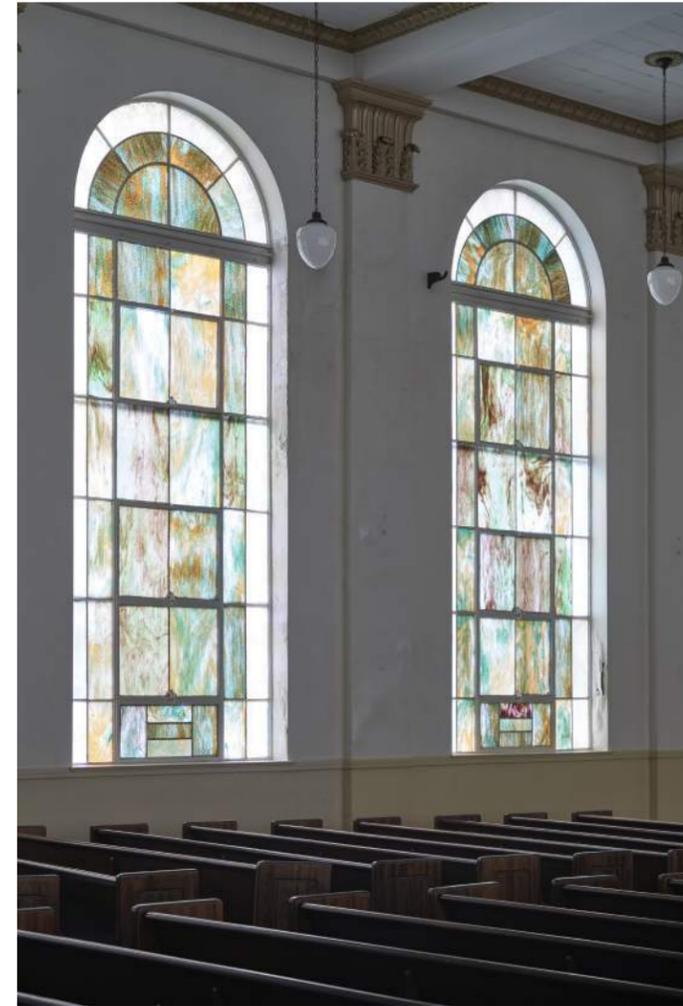
01



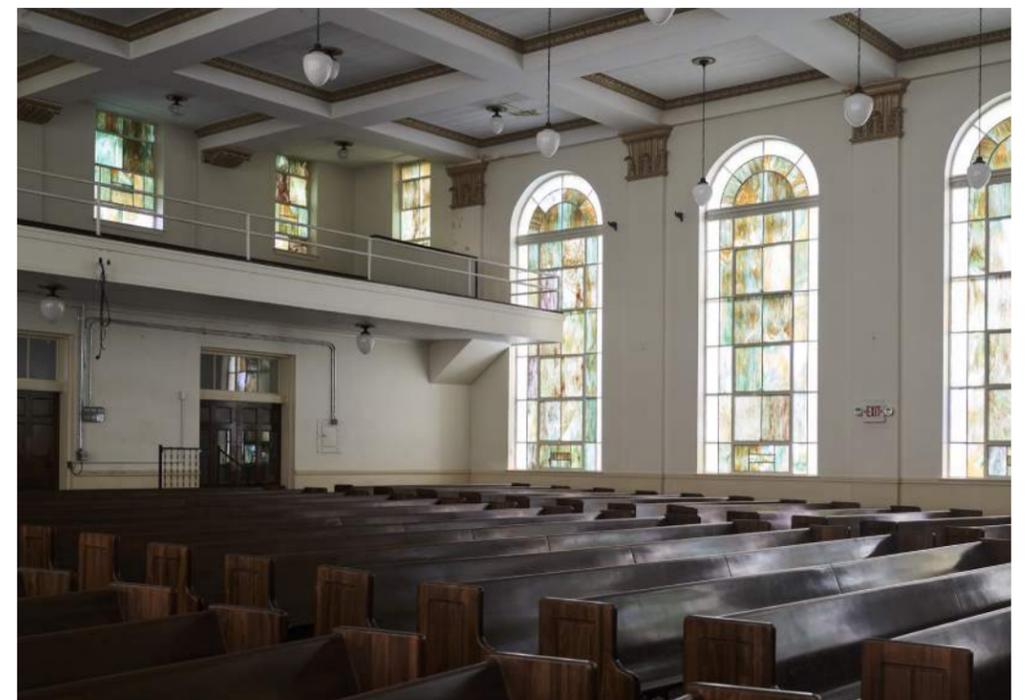
02



03



04



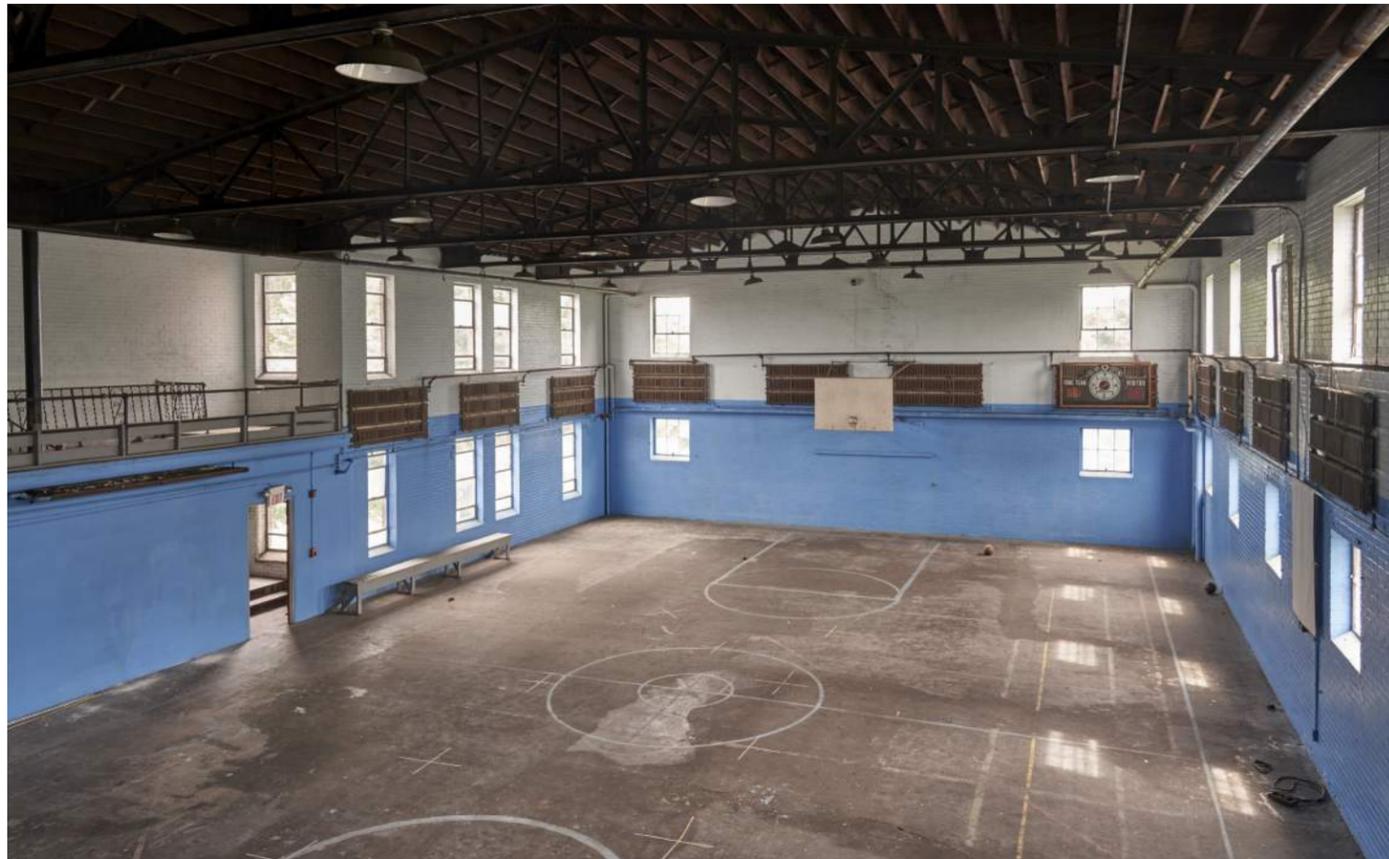
### Existing Conditions: Gymnasium

- Scoreboard 1
- Mezzanine 2
- Exit Stair 3
- Vestibule 4

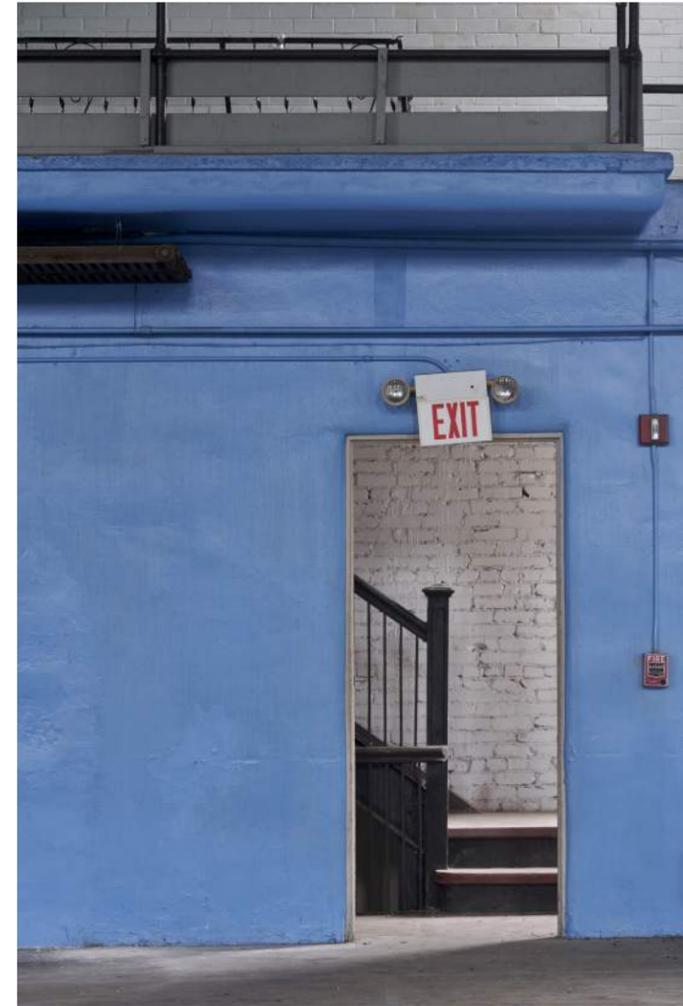
01



02



03



04



# Existing Conditions

- Basement 1
- Offices / Classrooms 2
- Corridor 3
- Stair 4

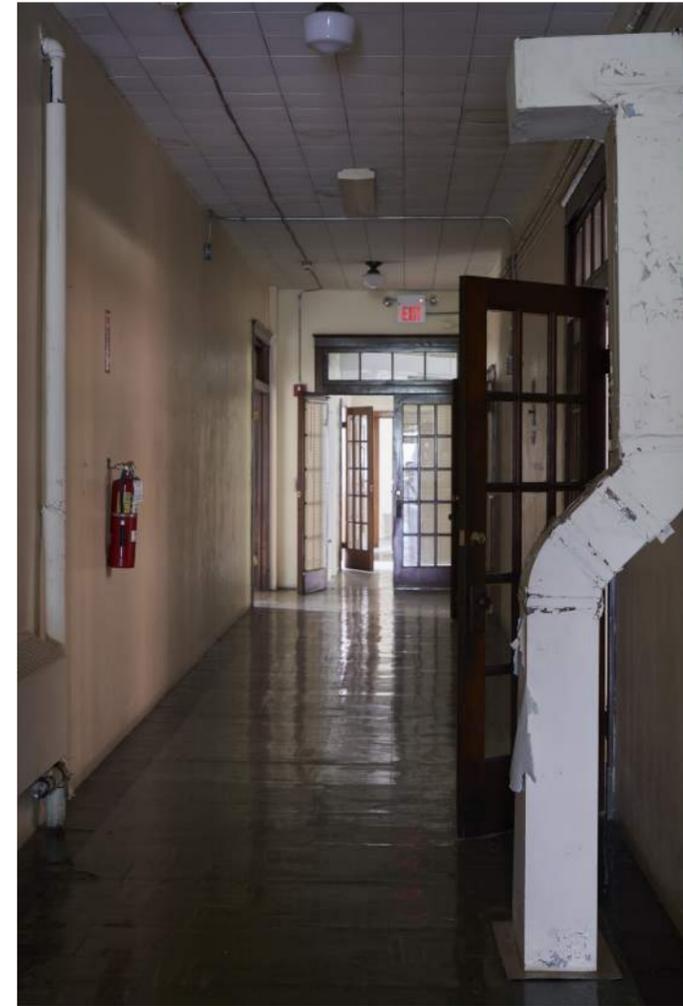
01



02



03



04





## Site Design

Landscape design has been provided by HDLA, a preeminent Nashville landscape architecture firm. Plantings have been carefully planned and coordinated with all site utilities and parking for visual screening as well as around site amenities and site circulation pathways to provide a sense of privacy for guests.

The landscape plan illustrates the commitment of the owner to design a landscape that fits into the surrounding character of the site while adhering to the local Design Guidelines. Included in the design of the site we have proposed contextual plantings, including a mix of deciduous native shrubs, ornamental grasses, evergreens and drought-resistant plants that thrive in this climate. In addition to a lush landscape, the site plan also incorporates a 500 sf poolside pavilion.

The streetscape and entry design along Cleveland is defined by regular and ordered spacing of deciduous shade trees and a planting to create an outdoor community "space." A detached sidewalk will create an inviting entrance into the project for pedestrians while connecting to the surrounding sites and neighborhood uses.

# Site Design Perspectives

- Allée 1
- Aerial of Landscape 2
- Bridge from Sanctuary 3
- Pool Deck 4

01



02



03



04





## Architectural Design

The form and appearance of the 1936 Colonial Revival sanctuary structure will be mostly unchanged. Existing brick masonry, stone detailing, columns, the pediment, and entablature will be cleaned and repaired. The existing academic wing windows (many of which are broken) will be replaced with new energy-efficient windows appropriate to the existing architecture. The project also intends to preserve the historic limestone site walls around the property.

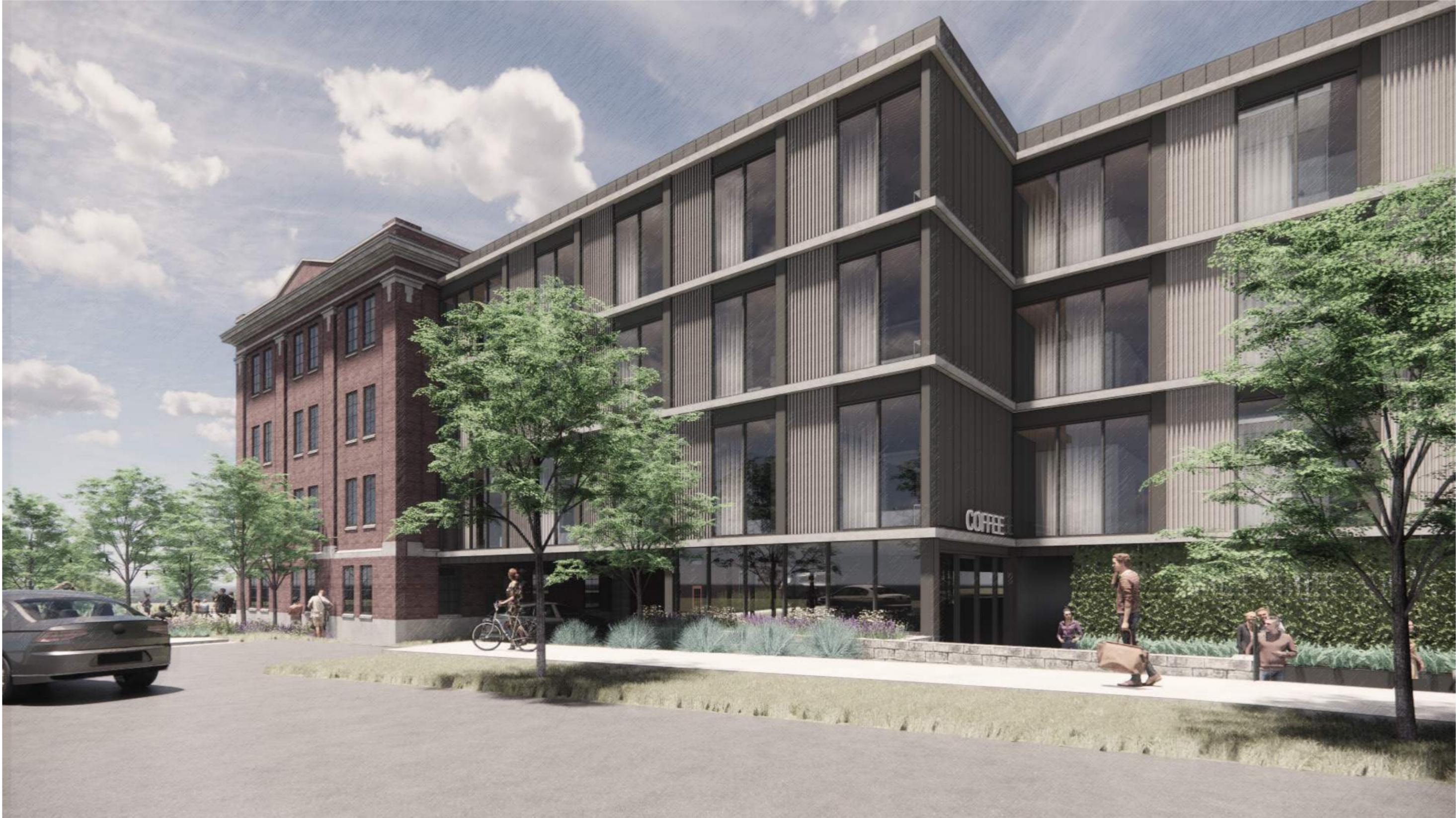
The proposed design of the new hotel structure aims to serve as a simple, contemporary compliment to the existing architecture on site. Materially, the design takes cues from the color and tone of the limestone detailing that accents the rich brick façades already on site. Similarly, the elevation picks up on the rhythm of pilasters and adheres to key datums established by the existing Church.

In combination, the design intends to present itself as a lighter counterpoint to the heavier masonry construction of old. Lastly, the proposal plans to reincorporate the existing, stone site wall as part of the landscape and parking screening strategy.



Ray of Hope - Exterior Perspective





Ray of Hope - Exterior Perspective





## Interior Design

Similar to the exterior strategy, the interior design aims to preserve and re-utilize the unique architectural elements of the existing, historic structure. The proposal also aims to keep the signature volumes of the building intact, preserving the overarching character and flow of the space.

Within the sanctuary, the existing ceiling grid, coffering and pendant lights will be kept. The balcony will be re-purposed and updated with a code compliant guardrail. The pipe organ and millwork will also be repaired and preserved.

Inside the academic wing, staircases will be reused with only small adjustments to maintain code compliance. The existing structure will be exposed and window locations will be maintained.

# Interior Design Perspectives

- Wellness Programming 1
- Event Space 2
- Fitness Area 3

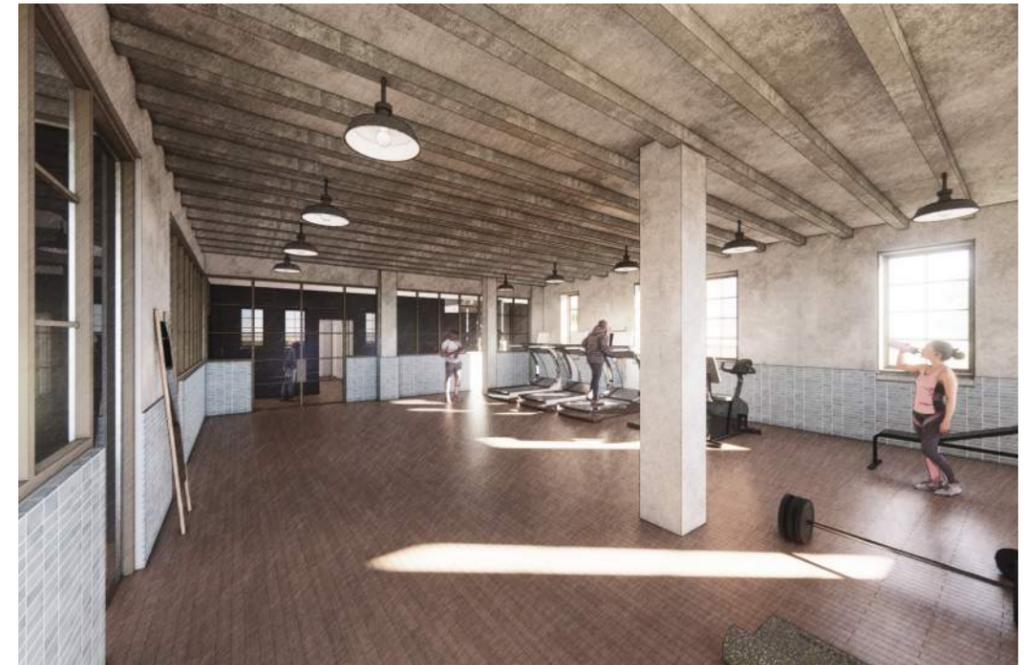
01



02



03





### Street Activation Design

A major aim of this project is to provide an urban minded, pedestrian forward street front along both Meridian and Cleveland. As such, and in addition to the thoughtful landscape plan already detailed in the previous section, the design proposes ground level retail (or F&B) underneath the new hotel. This programming is intended to provide an active use to enliven a currently underutilized, but significant stretch of sidewalk within the historic Cleveland Park neighborhood.

The current design strategy incorporates feedback from the Historic Zoning Commission and the Planning Department both in its positioning and architectural language. Not only adding an active use, the design incorporates the existing stone site walls, provides screening for on-site parking, and offers another welcoming public courtyard directly off Cleveland.



Ray of Hope - Exterior Perspective





Ray of Hope - Exterior Perspective





Ray of Hope - Exterior Perspective





## Adjacent Properties

The proposed development is situated adjacent to the residential parcel at 311 Cleveland Street. In regards to this relationship, supplemental policy states the following: "Building Form and Site Design: Limit the height generally to two stories for properties adjacent to residential policy areas." The project respects the intention of this guidance, and makes every attempt to consider its immediate context by evaluating and / or incorporating the following:

1. Zoned RS5 and located within the Urban Zoning Overlay District, a single-family dwelling of three stories up to forty-five feet is permitted by-right. The existing home is not a protected structure\*.
2. The new hotel maintains the floor levels established by the existing structure. Given the difference between ground level of the existing structure and the "natural grade" of 311 Cleveland, a new home standing at its forty-five foot maximum height would exceed the height of the proposed four-story hotel. This relationship is best illustrated in the elevation study presented on page 21.
3. Several form based design moves have been incorporated to further ease the transition between parcels. Most notably this includes a 17'6" building setback, a reduction in parapet height at the setback, and a highly vegetated plaza and landscape buffer.

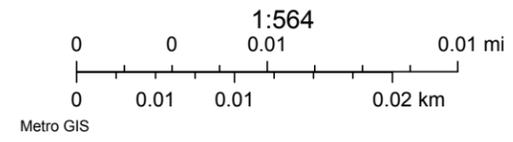
\* The town home depicted in the following imagery is a schematic design provided by the owner of 311 Cleveland St, Brandon Thornberry. Given the current home is not protected, the design reflects Brandon's intention to pursue a newly constructed, by-right home in the near future.

### Nashville / Davidson County Parcel Viewer



March 9, 2023

- Override 1
- Urban Design Overlay
- graphicsLayer2
- Planned Unit Development
- Zoning



Made by: Metro GIS

#### General Information

Parcel ID: 08203041800  
 Parcel Address: 311 Cleveland St  
 Nashville, TN 37207  
 Zone Code: RS5\* (OV-UZO)

#### Zoning Code

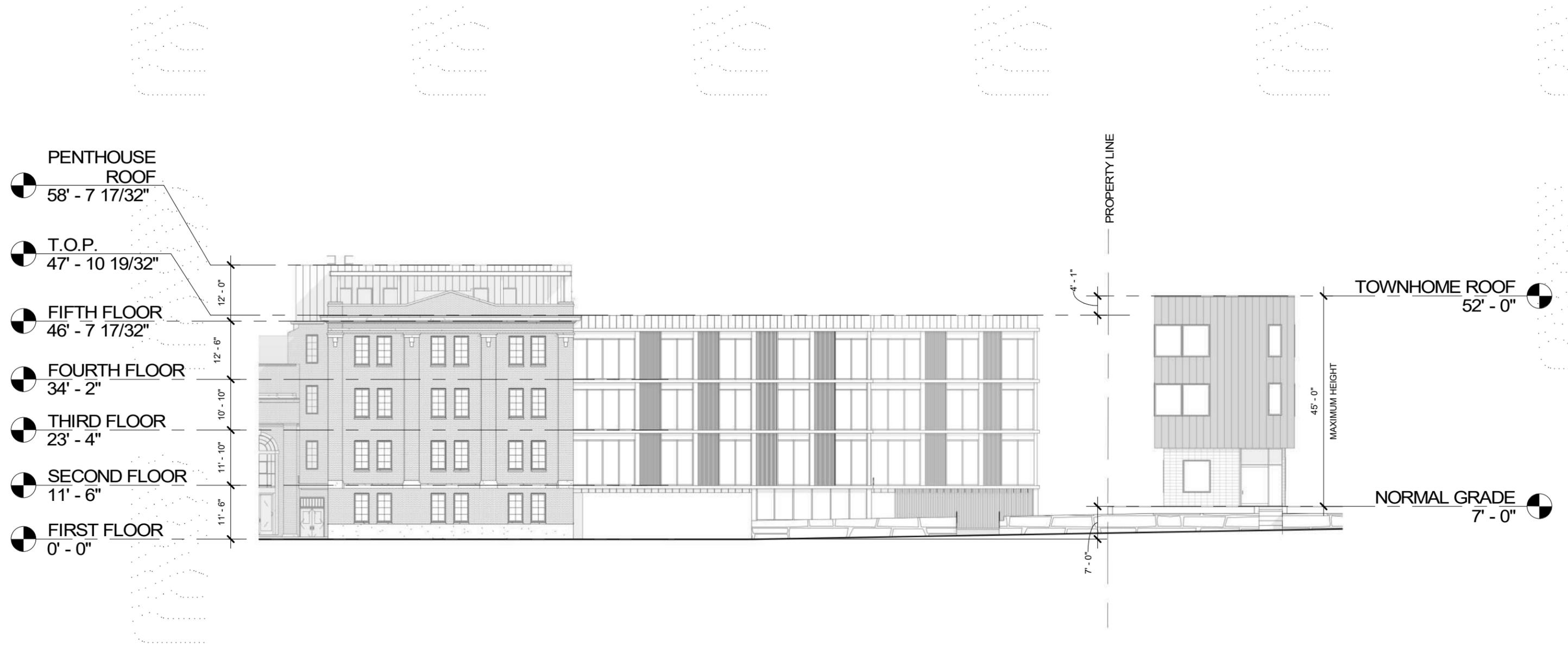
17.12.060- Building Height Controls.

C. Special Height Regulation for Single-Family and Two-Family Dwellings Within the Urban Zoning Overlay District.

1. Single-family and two-family dwellings shall not exceed three stories to a maximum height of forty-five feet. Maximum height shall be measured from either the natural grade or, if present, from the ceiling of an exposed basement not more than seven feet above the natural grade. The natural grade shall be determined based on the average elevation of the four most exterior corners of the structure, to the eave or roof deck. Natural grade is the base ground elevation prior to grading.

\*Medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings at a density of 7.41 dwelling units per acre.





### Elevation Comparison

Per the site survey, the "normal grade" of 311 Cleveland Street (460.0) sits over seven feet higher than the Level 1 finish floor elevation of the existing structure (452.9). **Because of this differential in grade, the allowable three story, forty-five foot neighboring dwelling actually exceeds the height of the proposed four story hotel.**



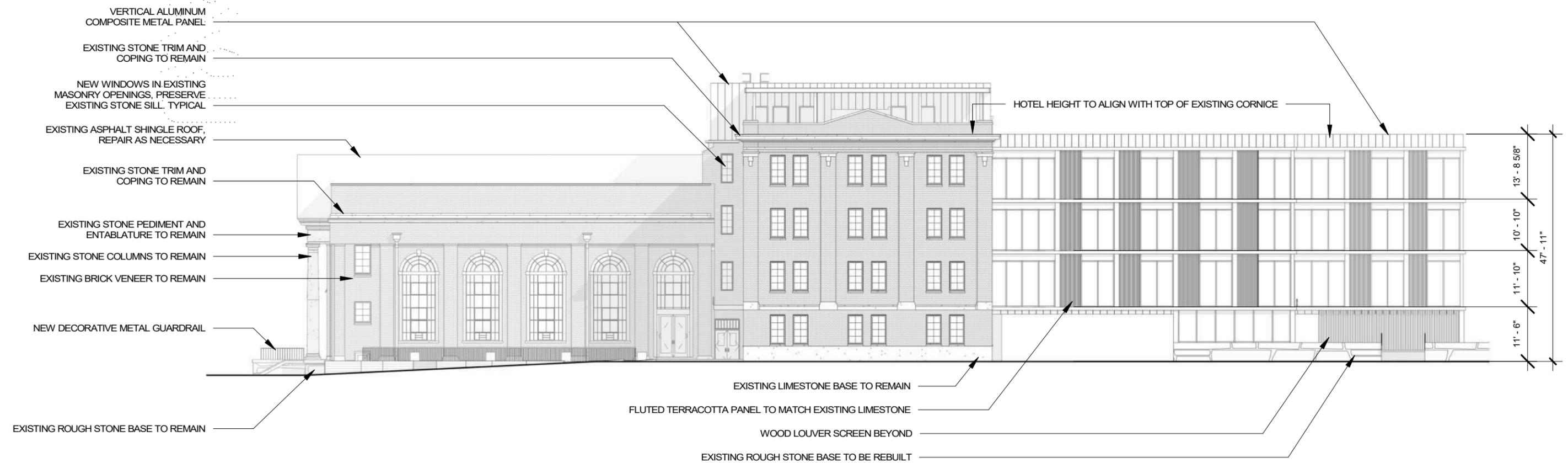


Ray of Hope - Adjacent Property Vignette

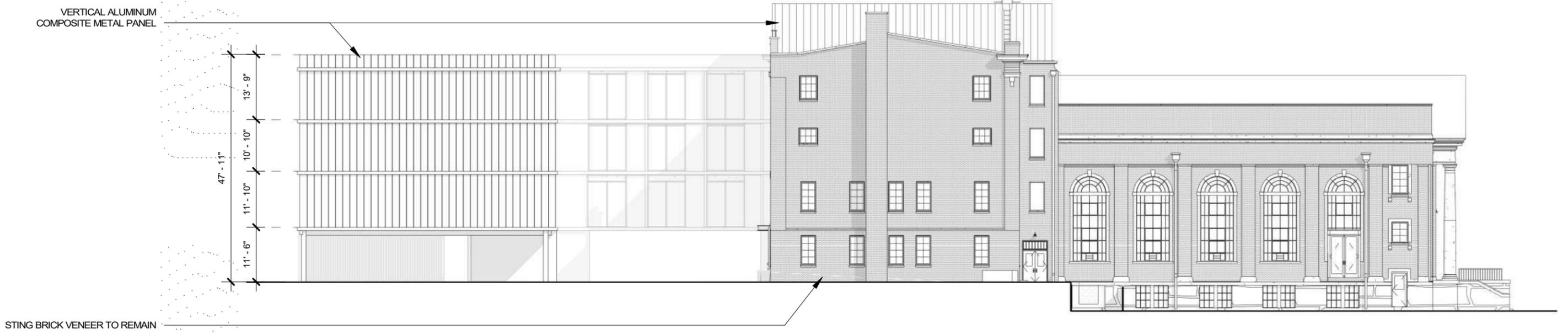




# Appendix



1 SOUTH ELEVATION - MHZC  
3/64" = 1'-0"

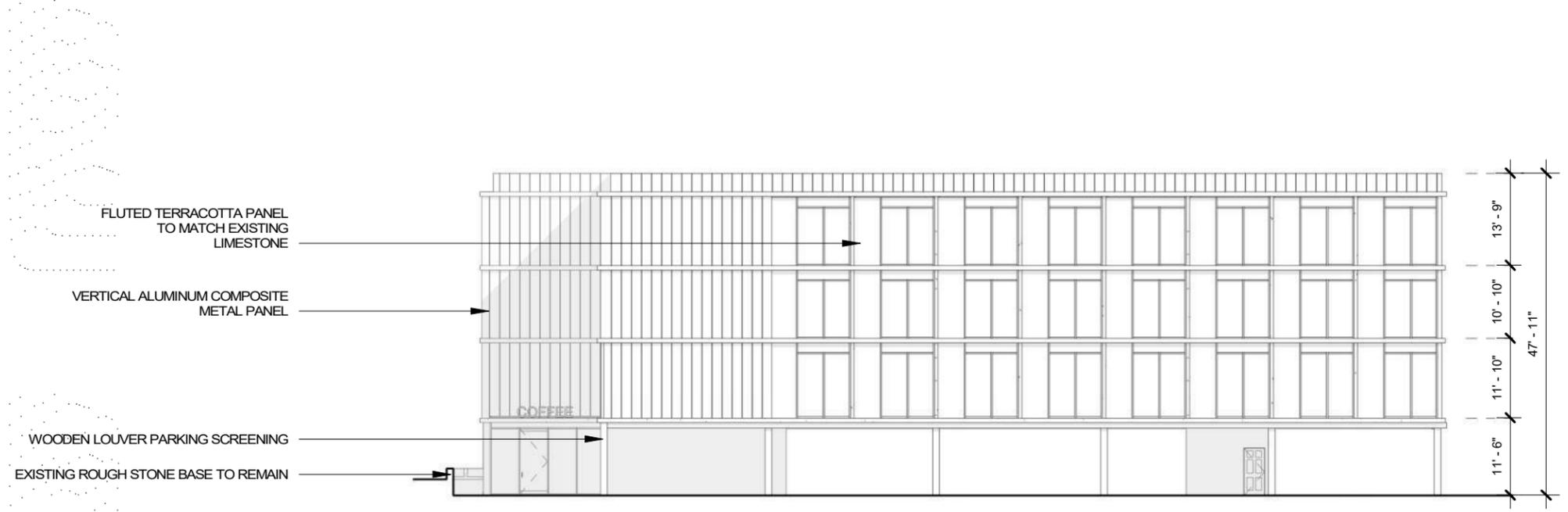


2 NORTH ELEVATION - MHZC  
3/64" = 1'-0"



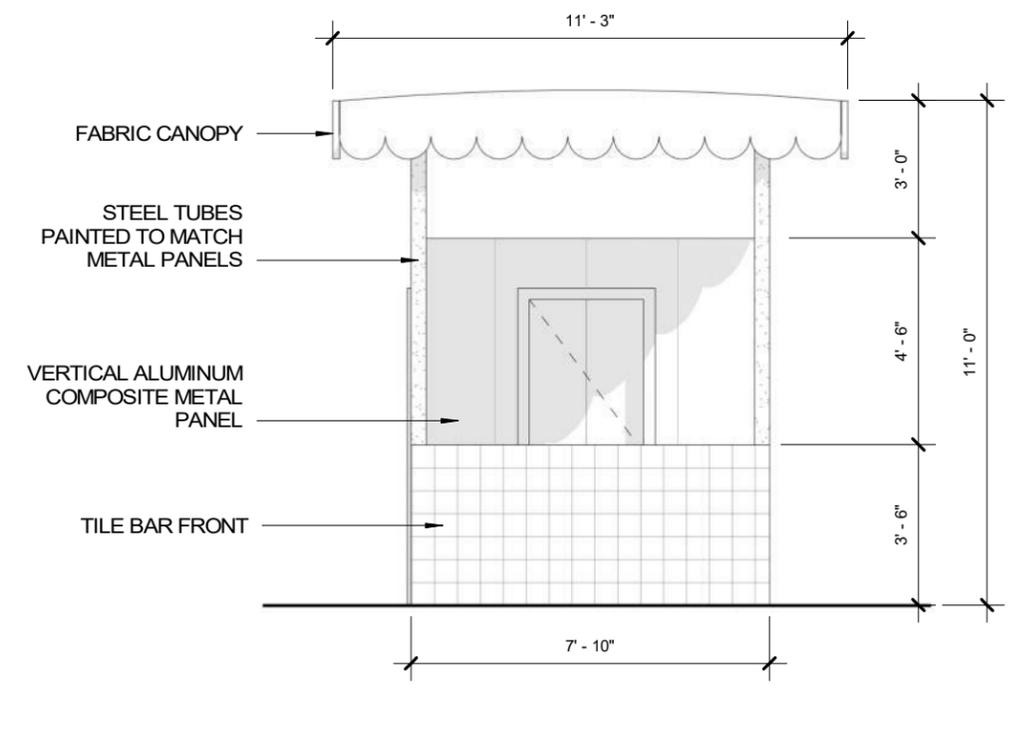
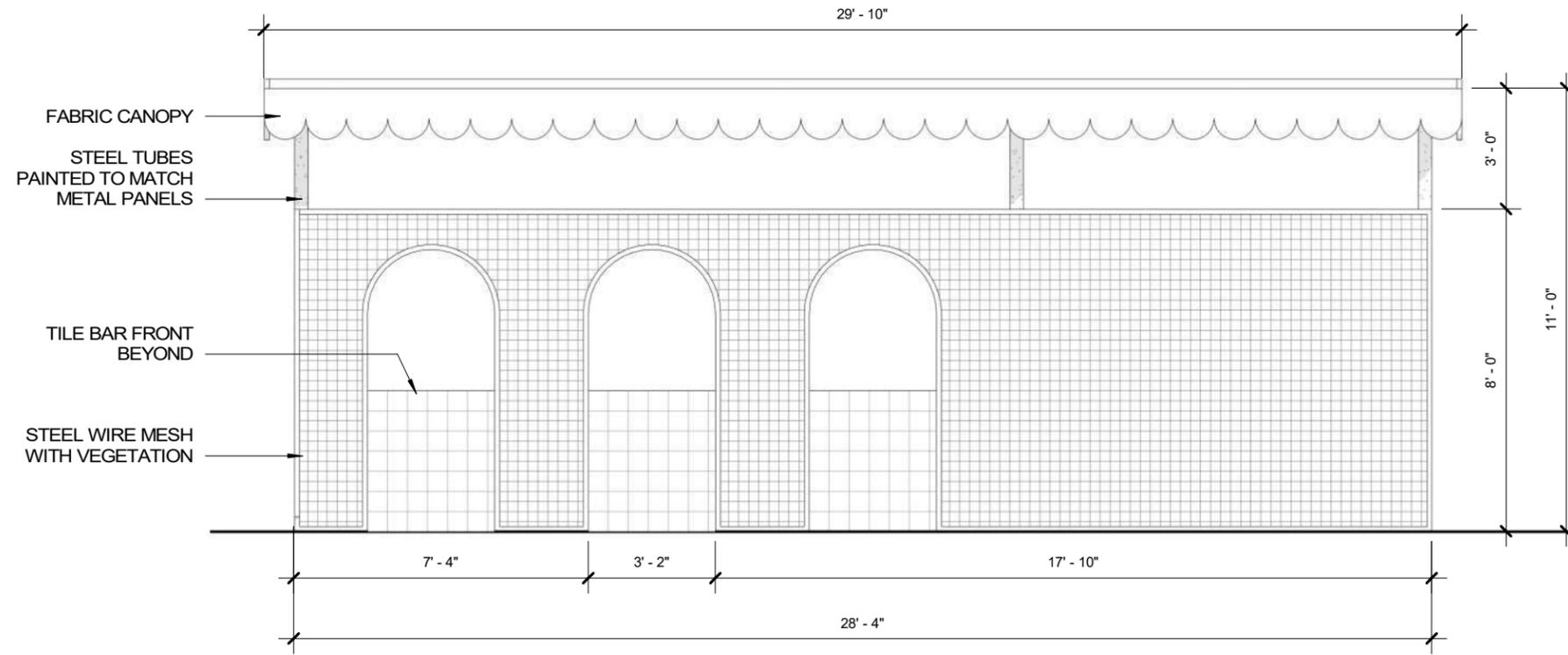


1 WEST ELEVATION - MHZC  
3/64" = 1'-0"



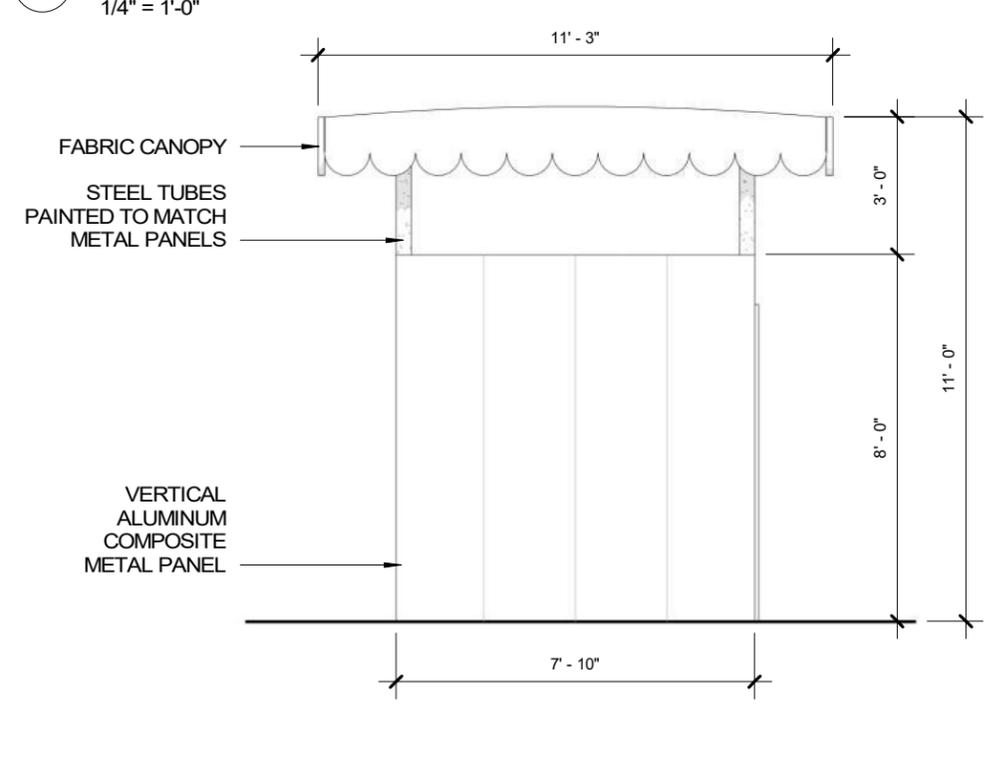
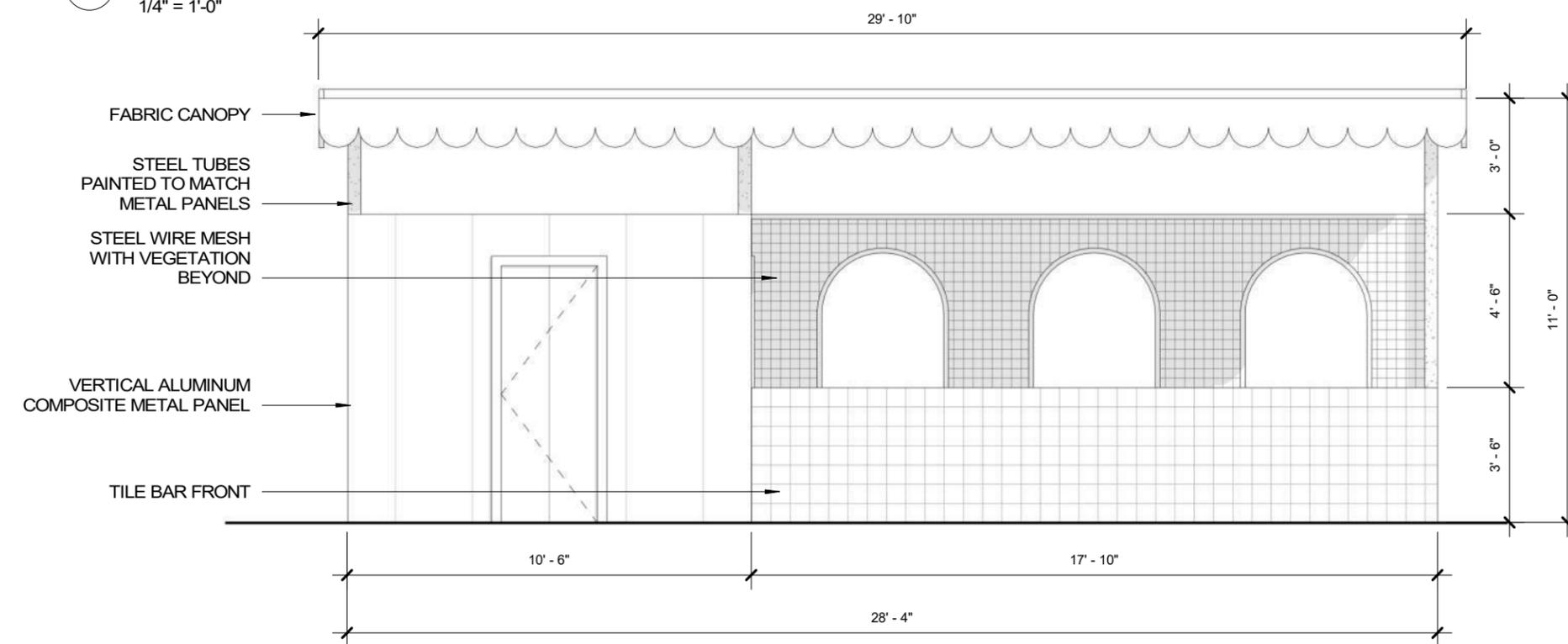
2 EAST ELEVATION - MHZC  
3/64" = 1'-0"





1 POOL STRUCTURE - SOUTH ELEVATION - MHZC  
1/4" = 1'-0"

2 POOL STRUCTURE - WEST ELEVATION - MHZC  
1/4" = 1'-0"



3 POOL STRUCTURE - NORTH ELEVATION - MHZC  
1/4" = 1'-0"

4 POOL STRUCTURE - EAST ELEVATION - MHZC  
1/4" = 1'-0"





PFEFFER TORODE



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**CIVIL ENGINEER**

FULMER LUCAS ENGINEERING, LLC  
2002 RICHARD JONES ROAD - SUITE B200  
NASHVILLE, TENNESSEE 37215

CONTACT: CJ LEBEAU  
757-284-6058

**LAND SURVEYOR**

CHERRY LAND SURVEYING  
622 W IRIS DR.  
NASHVILLE, TENNESSEE 37204

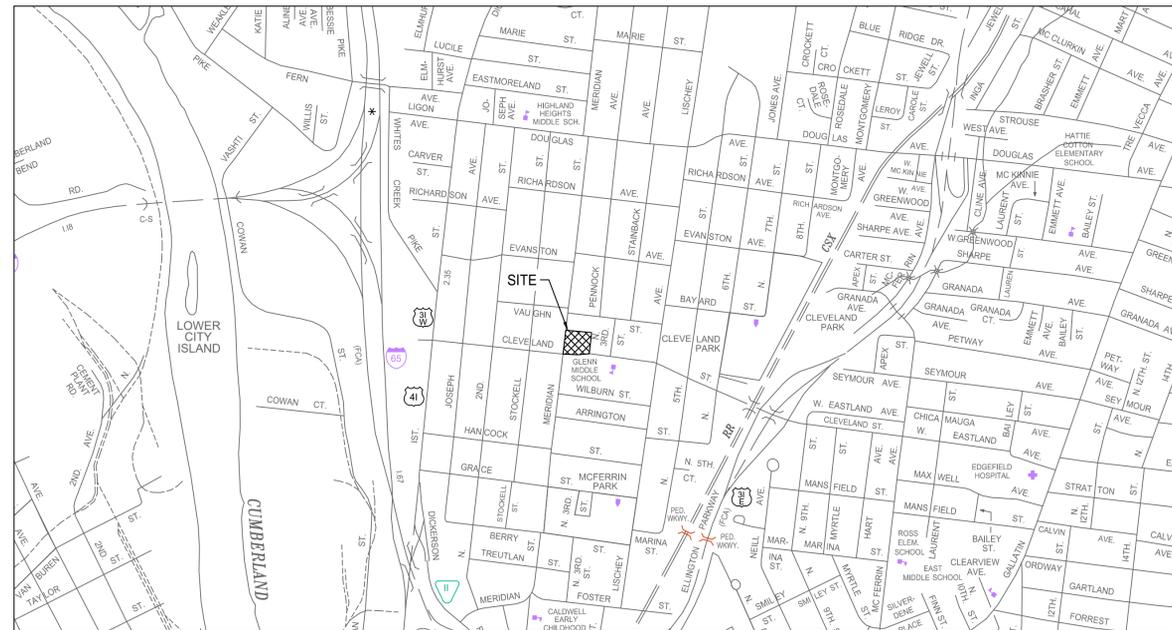
CONTACT: MICHAEL CHARETTE  
615-269-3972

**ARCHITECT**

PFEFFER TORODE ARCHITECTURE  
921 B WOODLAND STREET  
NASHVILLE, TENNESSEE 37206

CONTACT: JP JACKSON  
615-667-0808 EXT 1007

# SITE DEVELOPMENT PLANS FOR: RAY OF HOPE 901 MERIDIAN STREET NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207 SP CASE #2016SP-024-005



VICINITY MAP  
SCALE: 1"=1000'

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
PSP-1	COVER SHEET
PSP-2	EXISTING CONDITIONS PLAN
PSP-3	SITE LAYOUT PLAN
PSP-4	GRADING/UTILITY PLAN

**MHZA CONDITIONS OF APPROVAL:**

STAFF SUGGESTS A RECOMMENDATION OF APPROVAL TO THE PLANNING COMMISSIONER WITH THE CONDITIONS THAT:

- MATERIALS ARE APPROVED PRIOR TO REVIEW OF THE FINAL SP:
  - MAKE, MANUFACTURE AND MATERIALS OF WINDOWS AND DOORS;
  - REPLACEMENT GLAZING; AND,
  - RAILING DESIGN, CANOPY MATERIALS, AND DESIGN AND MATERIALS OF FENCES/WALLS;
- MECHANICAL LOCATIONS ARE APPROVED PRIOR TO REVIEW OF THE FINAL SP;
- THE FRONT SANCTUARY STAIRS ARE NOT COVERED; AND,
- REVISED DRAWINGS ARE REVIEWED BY MHZA STAFF PRIOR TO THE APPROVAL OF THE FINAL SP.

STAFF FINDS THAT WITH THESE CONDITIONS, THE PROJECT MEETS THE HISTORIC LANDMARK DESIGN GUIDELINES FOR ADDITIONS AND ALTERATIONS. THE MHZA RECOGNIZES THAT THE PLANNING COMMISSIONER'S REVIEW ENCOMPASSES MORE CONSIDERATIONS THAN JUST DESIGN AND ADDRESSING THOSE CONCERNS MAY RESULT IN DESIGN REVISIONS. THEREFORE, THIS RECOMMENDATION SHOULD NOT BE CONSIDERED AN "APPROVAL" AND MHZA STAFF IS AVAILABLE FOR DISCUSSIONS ON ADDITIONAL REVISIONS.

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM - (615) 346-3770



SITE DEVELOPMENT PLANS FOR:

## RAY OF HOPE

901 MERIDIAN STREET  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

DR.	DATE	DESCRIPTION
C.L.	09/20/2022	PRELIMINARY SP SUBMITTAL
C.L.	10/25/2022	PRELIMINARY SP RESUBMITTAL
C.L.	12/08/2022	PRELIMINARY SP REVISION
C.L.	01/19/2023	PRELIMINARY SP REVISION

COVER SHEET

PSP-1

Thursday, January 19, 2023 2:02:52 PM  
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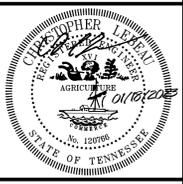
Know what's below.  
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SURVEY INFO  
PROVIDED BY: CHERRY LAND SURVEYING  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

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NASHVILLE, TENNESSEE 37215  
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SITE DEVELOPMENT PLANS FOR:  
**RAY OF HOPE**  
901 MERIDIAN STREET  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

DATE	DESCRIPTION
09/20/2022	PRELIMINARY SP SUBMITTAL
10/25/2022	PRELIMINARY SP RESUBMITTAL
12/08/2022	PRELIMINARY SP REVISION
01/18/2023	PRELIMINARY SP REVISION

EXISTING  
CONDITIONS  
PLAN

PSP-2

Thursday, January 19, 2023 10:00 AM  
C:\Users\fulm\OneDrive\Documents\2016SP-024-005\2016SP-024-005.dwg  
SP CASE #2016SP-024-005

1089-06 RAY OF HOPE



Know what's below. Call before you dig.

PRELIMINARY SP NOTES:

- 1. THE PURPOSE OF THIS AMENDMENT IS TO INCREASE THE NUMBER OF PERMITTED HOTEL ROOMS FROM 35 TO 89 CONSTRUCT A NEW FOUR STORY HOTEL ON THE SITE. RENOVATE THE EXISTING STRUCTURE ON SITE, AND CONSTRUCT A SINGLE LEVEL SITE STRUCTURE TO ACCOMMODATE THE HOTEL POOL AREA.
2. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. FEMA MAP# 47037C0242H (EFFECTIVE 4/5/2017)

PARKING BREAKDOWN:

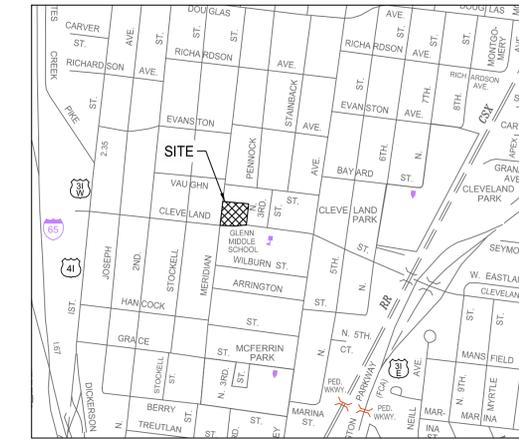
- 0 SPACES MINIMUM REQUIRED PER CURRENT CODE
85 SPACES MAXIMUM REQUIRED PER CURRENT CODE
47 SPACES PROVIDED ON CURRENT PLAN:
18 STANDARD SPACES
7 35° ANGLED SPACES
15 COMPACT SPACES
4 PARALLEL SPACES
3 ADA SPACES

USE BREAKDOWN:

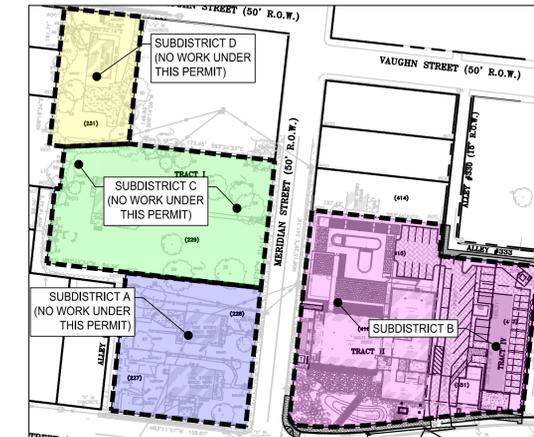
- HOTEL:
PRELIMINARY SP ROOM COUNT (35 UNITS)
MAXIMUM ROOMS PROPOSED (89 UNITS)
RESTAURANT: = 9,229 SF
RETAIL: = 3,000 SF
TOTAL BUILDING AREA: = 74,142 SF
TOTAL SITE AREA: = 59,140 SF
FAR: = 1.25

NOTES:

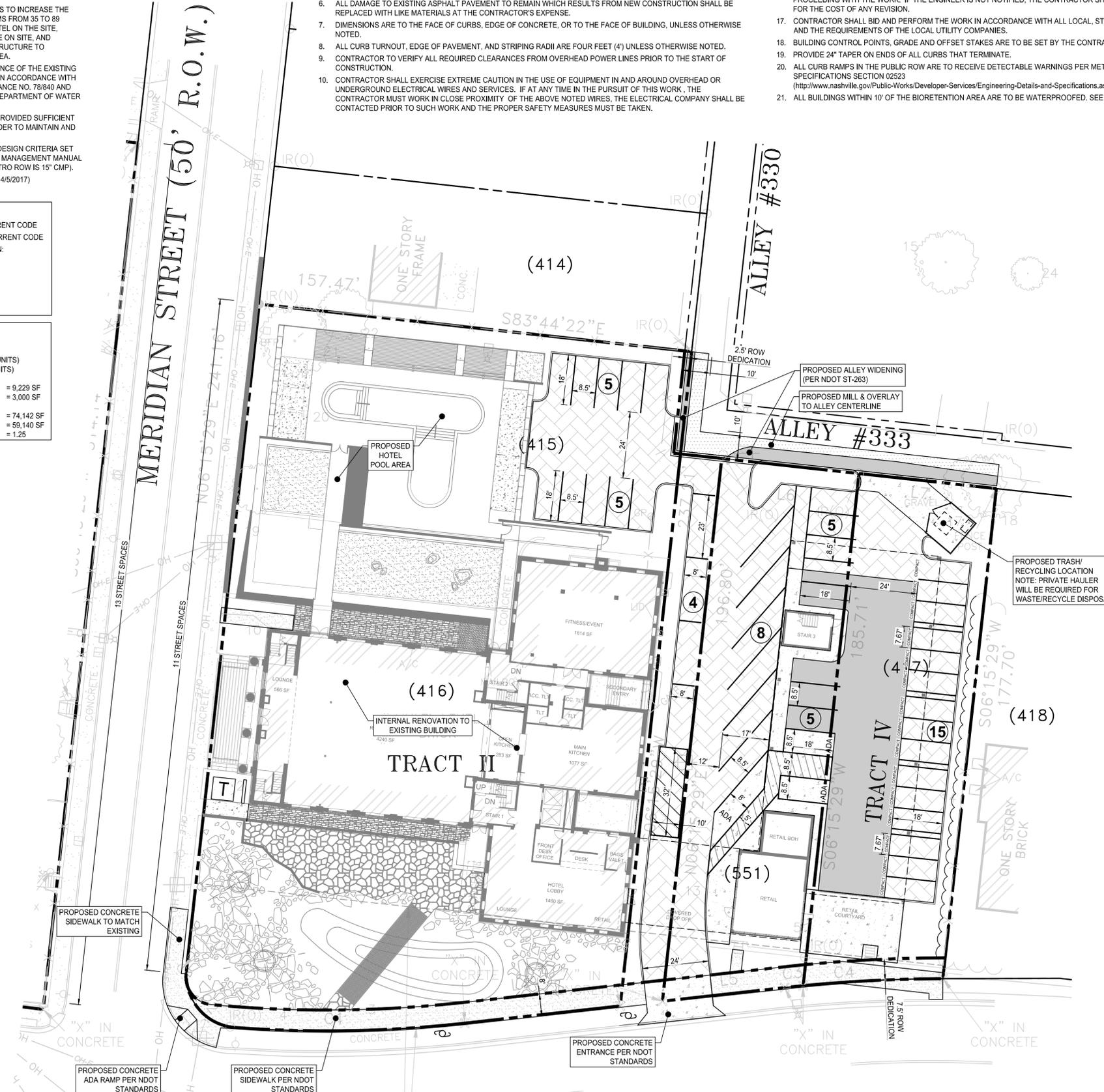
- 1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
20. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.asp).
21. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.



VICINITY MAP SCALE: 1"=1000'



SP SUBDISTRICT MAP SCALE: 1"=100'

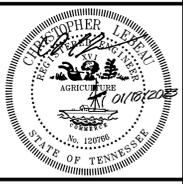


PAVING LEGEND table with three rows: PERMEABLE PAVERS, SIDEWALK SECTION, and HEAVY DUTY CONCRETE, each with a corresponding hatched pattern.



SURVEY INFO PROVIDED BY: CHERRY LAND SURVEYING DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS 2002 RICHARD JONES RD - SUITE B200 NASHVILLE, TENNESSEE 37215 INFO@FULMERLUCAS.COM - (615) 345-3770



SITE DEVELOPMENT PLANS FOR: RAY OF HOPE 901 MERIDIAN STREET NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

Revision table with columns for DATE, DR, DESCRIPTION, and rows for PRELIMINARY SP SUBMITTAL, PRELIMINARY SP RESUBMITTAL, PRELIMINARY SP REVISION, and PRELIMINARY SP REVISION.

SITE LAYOUT PLAN

PSP-3

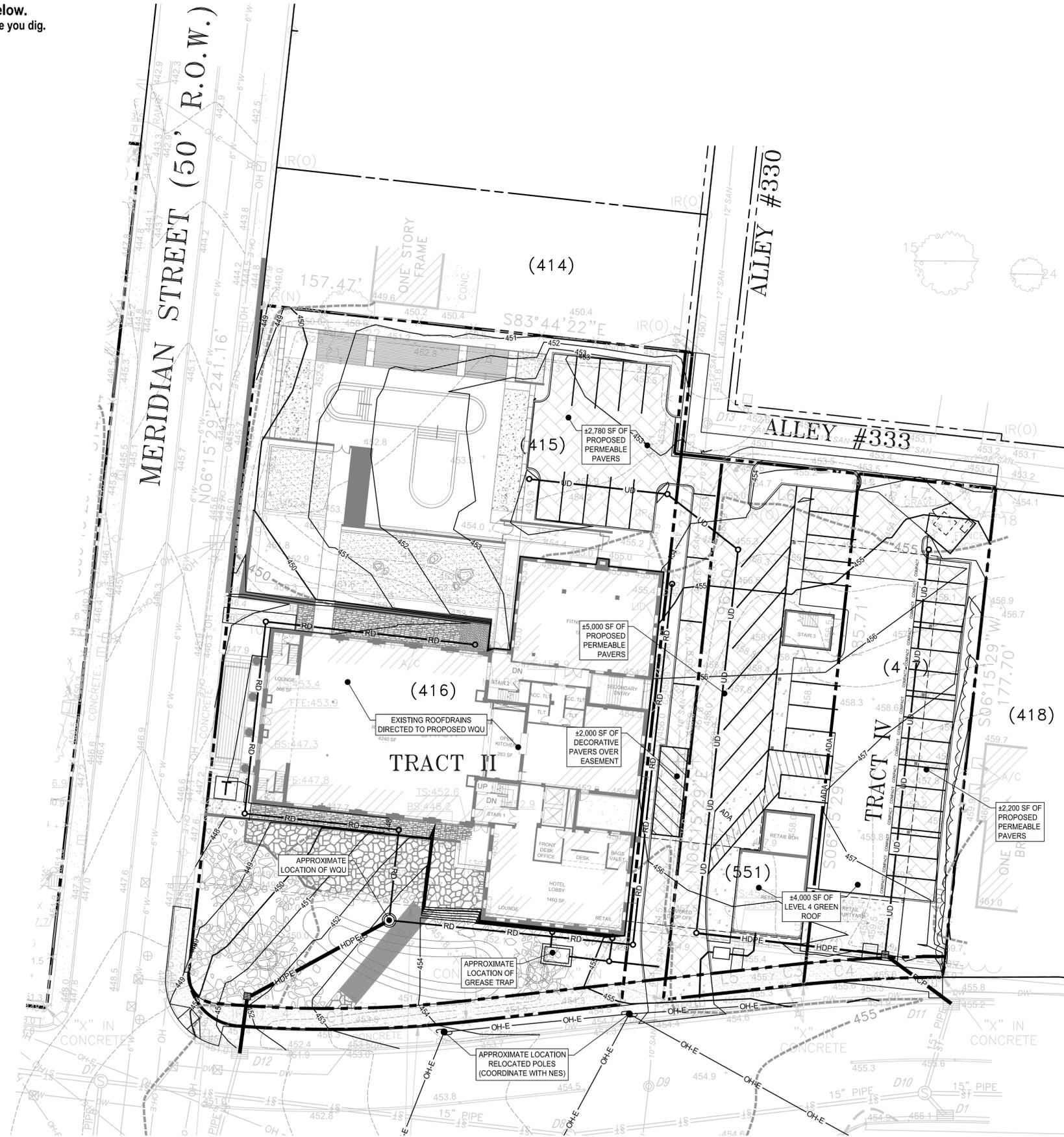
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1089-06 RAY OF HOPE



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CASE NUMBER: 2016SP-024-005



**GRADING PLAN NOTES:**

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDING WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.
18. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).

**NOC NOTE:**

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TN CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±1.6 AC. THE RECEIVING WATER (CUMBERLAND RIVER) IS LISTED AS NOT IMPAIRED. (TNxxxx)

- THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS (CHECK ALL THAT APPLY):
- IMPAIRED FOR SILTATION
  - IMPAIRED FOR HABITAT ALTERATION
  - EXCEPTIONAL

SIGNATURE: \_\_\_\_\_ DATE: 01/06/2023  
CIRCLE ONE: DEVELOPER  PROJECT ENGINEER  OTHER \_\_\_\_\_

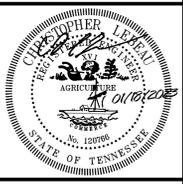
**NOTE:** PROJECTS OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE. WHILE PROJECTS OF LESS THAN ONE (1) ACRE DO NOT REQUIRE STATE PERMIT COVERAGE. ALSO, PROJECTS OF LESS THAN ONE (1) ACRE THAT ARE PART OF A TOTAL DEVELOPMENT PROJECT OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE.



SURVEY INFO PROVIDED BY: CHERRY LAND SURVEYING  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM - (615) 346-3770



SITE DEVELOPMENT PLANS FOR:

**RAY OF HOPE**

901 MERIDIAN STREET  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

SR.	DATE	DESCRIPTION
C.L.	09/20/2022	PRELIMINARY SP SUBMITTAL
C.L.	10/25/2022	PRELIMINARY SP RESUBMITTAL
C.L.	12/08/2022	PRELIMINARY SP REVISION
C.L.	01/18/2023	PRELIMINARY SP REVISION

GRADING & UTILITY PLAN

PSP-4

1088-06 RAY OF HOPE