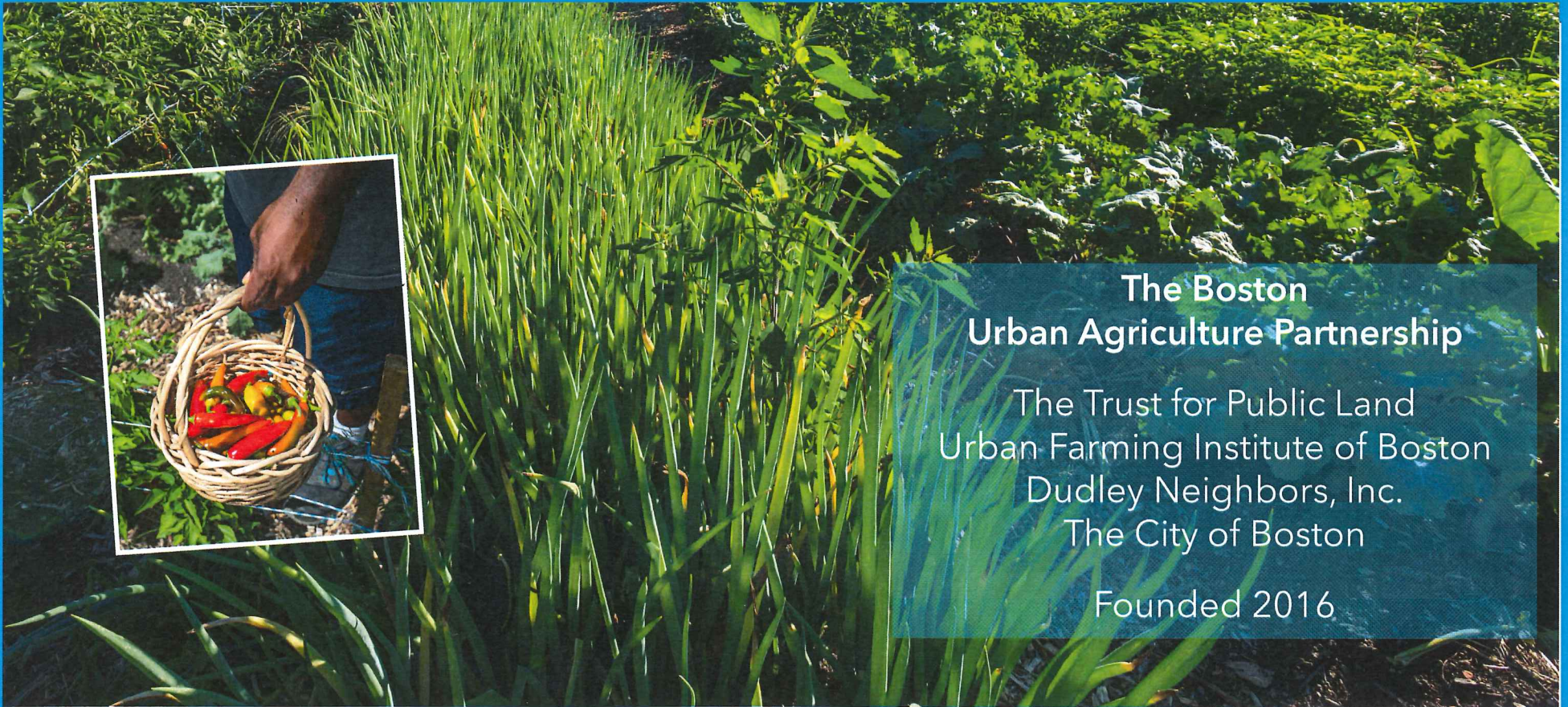


Tommy's Rock Farm



The Boston
Urban Agriculture Partnership

The Trust for Public Land
Urban Farming Institute of Boston
Dudley Neighbors, Inc.
The City of Boston

Founded 2016

THE
TRUST
FOR
PUBLIC
LAND



DUDLEY NEIGHBORS INCORPORATED
The Community Land Trust

Contact: The Urban Farming Institute , 617-989-9920



Tommy's Rock Urban Farm

Lot at Akron and Alpine Street, Roxbury, MA 02119



Tommy's Rock Urban Farm

3 Akron Street, Roxbury, MA 02119



Tommy's Rock Urban Farm

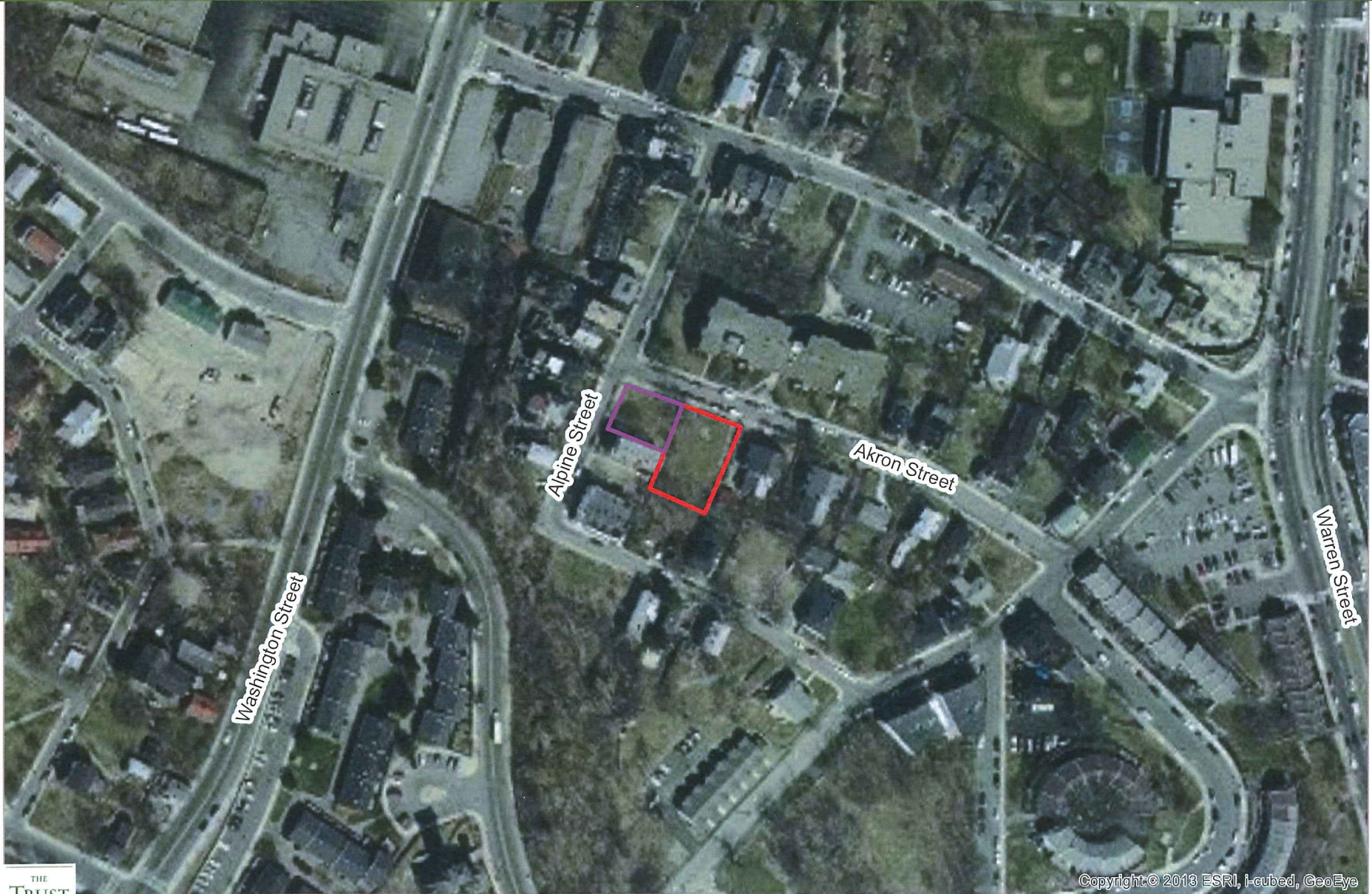
Street view of 3 Akron St and Akron/Alpine Lot



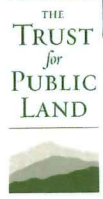
3 Akron Street Lot



Lot at Akron and
Alpine Street s

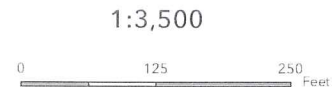
Tommy's Rock Farm Akron Street, Roxbury



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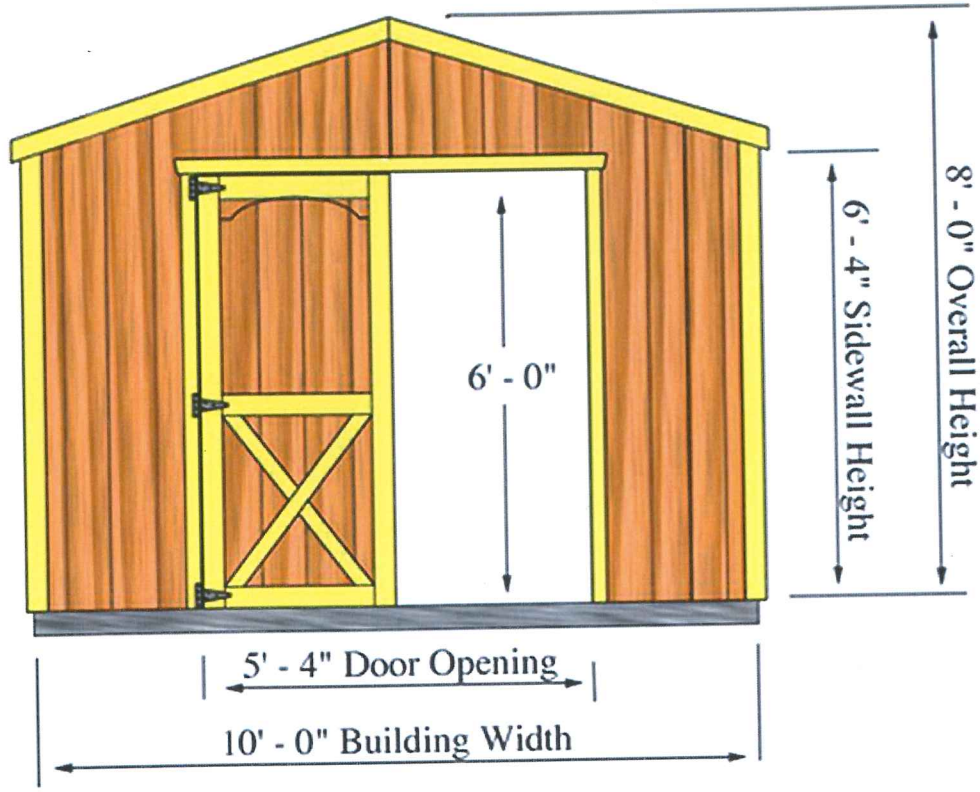


-  Akron/Alpine Lot (To be Acquired)
-  3 Akron St Lot (owned by TPL)

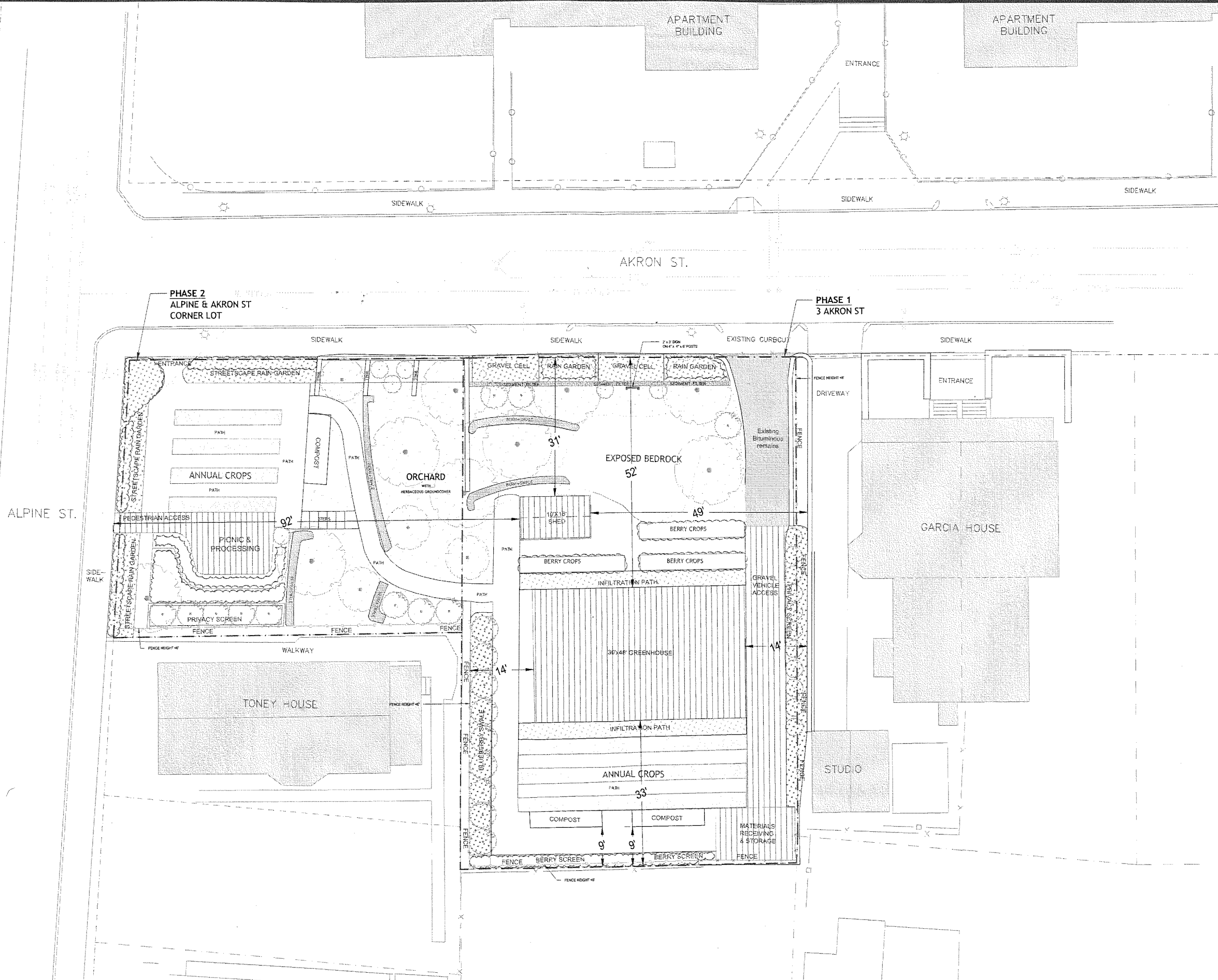


July 20, 2015









PREPARED FOR:

Trust for Public Land
Urban Farming Institute

Tommy's Rock Ground Level Urban Farm
Permitting Documents

0 & 3 Akron St.
Dudley, Ma

Stormwater Management Plan

ISSUANCE DATE: month/year

DRAWN BY:

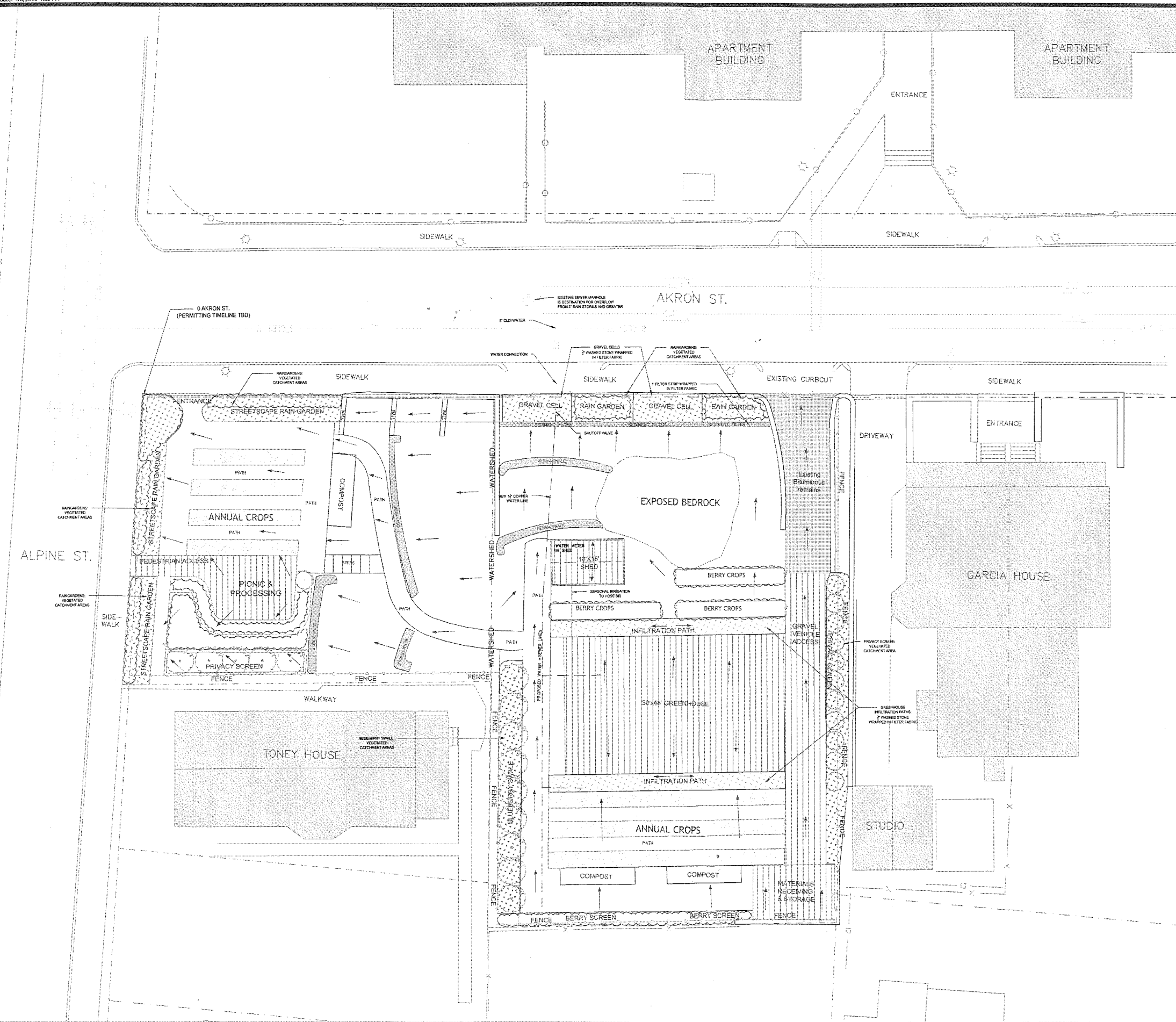
DATE: REVISIONS:

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

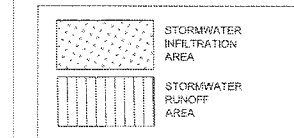
SCALE: 1" = 10' (24x36 sheet)

DRAWING # REV.

L-0-00



KEY TO STORMWATER MANAGEMENT AREAS:



SURFACE FLOW →

3 AKRON ST. STORMWATER MANAGEMENT:

AREA = 6,695 sq. ft.
Pre-construction Runoff from 1" rain: 108,540 cu. ft. (15 runoff coefficient for lawn on nearby lot w/ average slopes) 76.8 cu. ft. (1.0) = 104 cu. ft.
Post-construction Runoff from 1" rain: Sum of Runoff areas = 216 cu. ft.

Includes:
30'x40' Greenhouse (144) sq. ft. (0.85) (0.8) = 109 cu. ft.
10'x15' Shed (150) sq. ft. (0.25) (0.8) = 30 cu. ft.
Gravel Vehicle Access (270) sq. ft. (0.4) (0.8) = 86.4 cu. ft.
Mulch Paths and Plantings (6285) sq. ft. (0.15) (0.8) = 62 cu. ft.

Does not include:
Exposed bedrock, existing bituminous dump

DESIGNED INFILTRATION AREAS = 1306 sq. ft.
Storage capacity = 641.5 cu. ft.

*Gravel cells and greenhouses infiltration paths are 1' deep.
Rain garden cells, blueberry screen area screens have are 2' deep.

Includes:
2 Gravel cells (188 sq. ft. (2.0) (0.4) = 150 cu. ft.)
2 Rain garden cells (199 sq. ft. (2.0) (0.4) = 42 cu. ft.)
Blueberry screen (270 sq. ft. (0.25) (0.8) = 54 cu. ft.)
Greenhouse (144 sq. ft. (0.85) (0.8) = 109 cu. ft.)
Greenhouse infiltration paths (300 sq. ft. (0.25) (0.4) = 30 cu. ft.)

Does not include:
Potential holding capacity of berms = swales (1'-2' depth x length)

***DESIGNED STORMWATER HOLDING CAPACITY:**
= (pre-construction runoff of 1" rain) x (6)
= (post-construction runoff of 1" rain) x (3)

0 AKRON ST. STORMWATER MANAGEMENT:

AREA = 4,797 sq. ft.
Pre-construction Runoff from 1" rain: 147,960 cu. ft. (15 runoff coefficient for lawn on nearby lot w/ average slopes) 108.54 cu. ft. (1.0) = 88 cu. ft.

Includes:
Flora & Fencing Area (131) sq. ft. (0.8) (0.85) (0.8) = 81 cu. ft.
Mulch Paths and Plantings (4483) sq. ft. (0.15) (0.8) = 54 cu. ft.

DESIGNED INFILTRATION AREAS = 550 sq. ft.
Storage capacity = 198 cu. ft.

*Rain garden cells are 2' deep

Includes:
3 Rain garden cells (650) sq. ft. (2.0) (0.4) = 130 cu. ft.

Does not include:
Potential holding capacity of berms = swales (1'-2' depth x length)

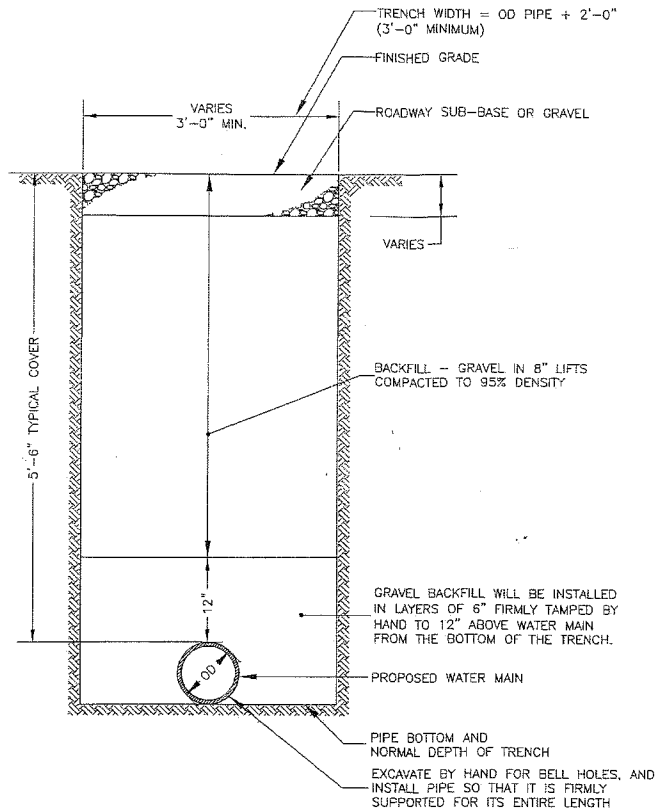
***DESIGNED STORMWATER HOLDING CAPACITY:**
= (pre-construction runoff of 1" rain) x (6) x (2.4)
= (post-construction runoff of 1" rain) x (3)

BOSTON WATER AND SEWER (BWSC) & CONTRACTOR NOTES:

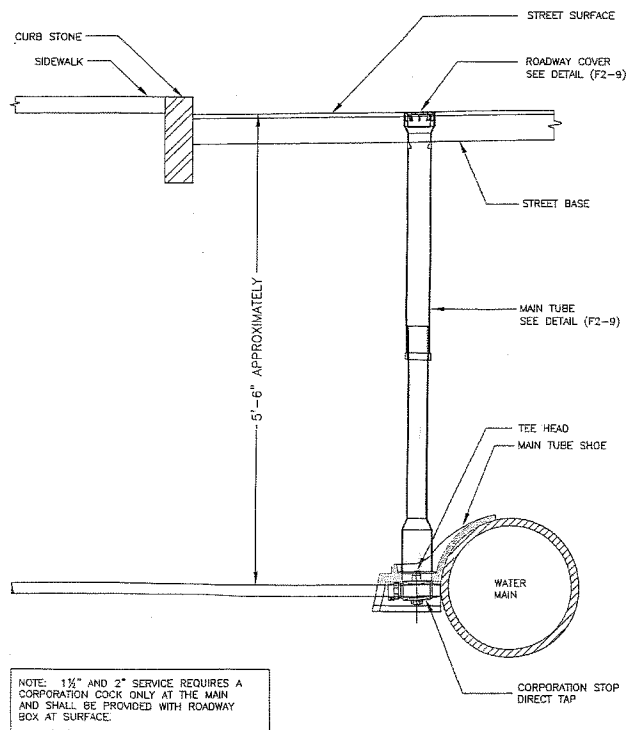
1. BWSC SHALL PROVIDE 5/8" DISC TYPE WATER METER AND METER TRANSMITTER UNIT (MTU)
2. BACKWATER VALVES SHALL BE PROVIDED BY THE PROJECT PLUMBER AT ALL GRAVITY SANITARY SEWER AND STORM DRAIN CONNECTIONS FOR ANY FIXTURE LOCATED AT AN ELEVATION BELOW THE TOP OF THE SWER OR DRAIN MANHOLE.
3. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BWSC FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT
4. IN ADDITION TO THE INSPECTION FEES, A DEPOSIT BASED ON THE SIZE OF THE WATER SERVICE, SEWER OR DRAIN CONNECTION MUST ACCOMPANY THE GSA SUBMISSION. UPON RECEIPT OF THE APPROPRIATE DEPOSIT, THE COMMISSION WILL ESTABLISH A WATER AND SEWER ACCOUNT AND ASSIGN AN ACCOUNT NUMBER TO THE PROPERTY. THE TOTAL AMOUNT OF A DEPOSIT FOR A GSA SHALL NOT EXCEED TEN THOUSAND DOLLARS (\$10,000).
5. AN AS-BUILT PLAN (AUTOCADD 2012 OR EARLIER RELEASE) SHALL BE PROVIDED BY THE CONTRACTOR AND ENDORSED BY THE CIVIL ENGINEER OR PROFESSIONAL LAND SURVEYOR SHOWING THE LOCATIONS, DEPTH, AND INVERT OF EVERY BEND, FITTING, VALVE, CLEANOUT AND ANCHOR. THE AS-BUILT DRAWING SHALL BE SUBMITTED TO THE BWSC FOR REVIEW AND APPROVAL.
6. ANY WATER SHUT DOWN SHALL BE COORDINATED WITH BWSC WATER OPERATIONS DEPARTMENT (617-989-7276, A MINIMUM OF 24 HOURS NOTICE IS REQUIRED).
7. WATER SERVICE SHALL BE SHUT OFF AT THE MAIN AND WATER METER AND BACK FLOW PREVENTER SHALL BE DISCONNECTED AND STORED PRIOR TO FREEZING CONDITIONS.

UTILITY NOTES:

1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND RELIANCE ENGINEERS.
2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE
3. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY THE CITY OF BOSTON. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTIONS WITH OR THE DISCONTINUANCE OF ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO CONSTRUCTION.
4. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN PLACE AND OPERATION.
5. ALL SEWER, WATER AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF BOSTON WATER AND SEWER COMMISSION (BWSC).
6. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET OF COVER WITH THE ALL FINAL DESIGN GRADES.
7. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
8. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION TO THE STANDARDS REQUIRED BY THE CITY OF BOSTON.
10. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING, SIDEWALK INSTALLATION OR SITE RESTORATION.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS

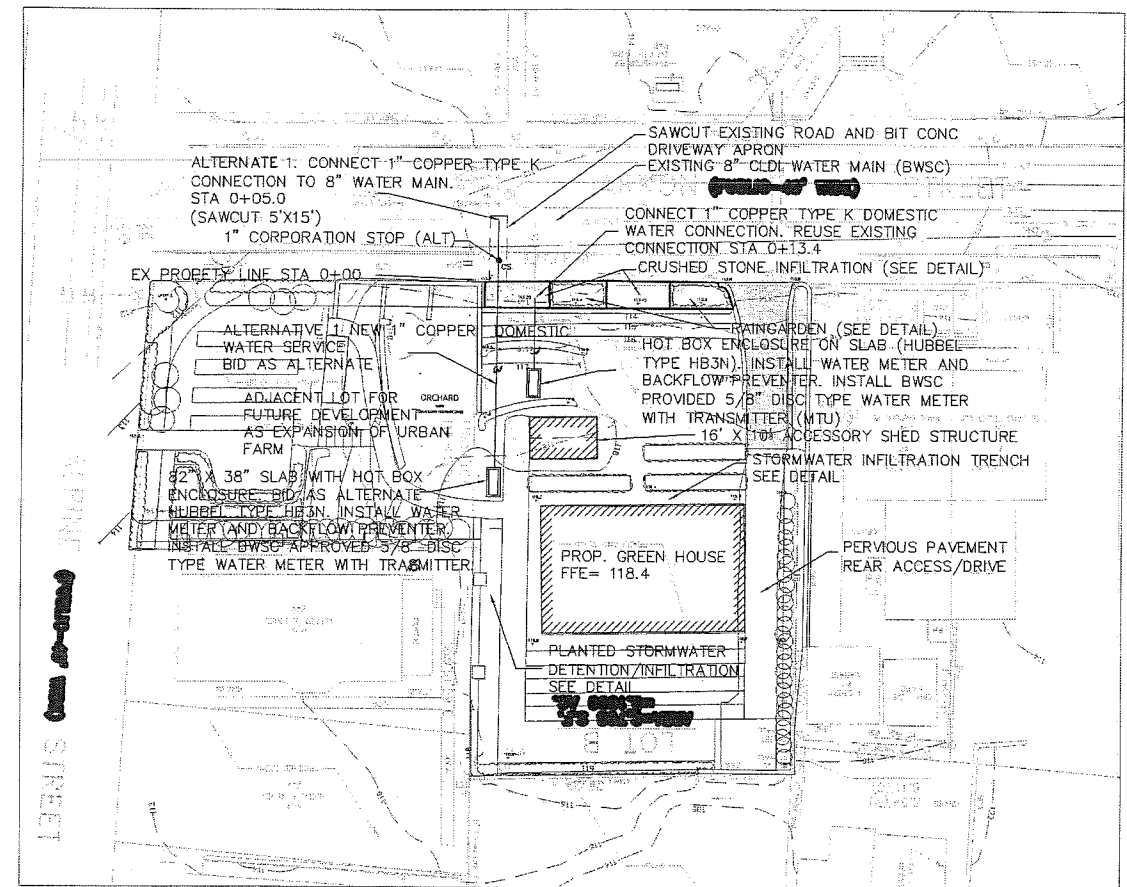


TRENCH DETAIL FOR COPPER WATER PIPE

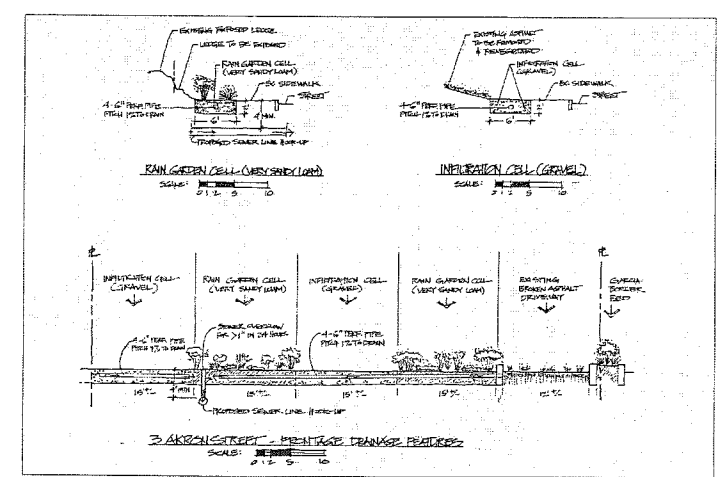


WATER CONNECTION DETAIL

BWSC INSPECTION SIGN OFF (NEW WORK) INS.	DATE	COMMENT	DYE TEST
CONNECT TO EXISTING WATER SERVICE			
NEW WATER SERVICE CONNECTION (ALT)			
CORPORATION STOP (ALT)			
STORMWATER MANAGEMENT SYSTEM			



PLAN 1"=20'



STORMWATER DETAILS-NTS

FOR BWSC USE ONLY

OWNER:
THE TRUST FOR PUBLIC LAND
10 MILK STREET, STE 810
BOSTON, MA 02108
CONTACT: DARCY SCHOFIELD
(617) 371-0514

SITE ADDRESS:
3 AKRON STREET
ROXBURY, MA 02119

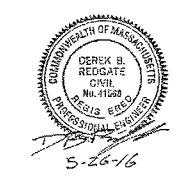
WARD 12 PARCEL 1201383000

SITE USE: URBAN FARMING

METER NUMBER

ACCOUNT NUMBER

BWSC FILE NO.



RELIANCE ENGINEERS, LLC
30 YARMOUTH ROAD
WELLESLEY, MA 02481

IN CHARGE: _____

DESIGNED BY: DBR

DRAWN BY: _____

CHECKED BY: SK

APPROVED BY: DBR

TOMMY'S ROCK
URBAN FARM
3 AKRON STREET, ROXBURY MA

C-1 SITE UTILITY AND DETAIL SHEET

DATE: APRIL 11, 2016

MANUFACTURED BY:



Greenhouse Systems

40 Londonderry Turnpike,
Hooksett, NH 03106

(877) 746-6544

www.rimolgreenhouses.com

LEGAL INFORMATION

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CUSTOMER INFORMATION

NAME: _____

ADDRESS: _____

BUILDING INFORMATION

WIDTH: 30' LENGTH: _____ HEIGHT: _____

ADDRESS: _____

DRAWING INFORMATION

PROJECT NO: _____

SHEET TITLE: _____

GENERIC DRAWING FOR 30' WIDE

FREESTANDING GREENHOUSE

DRAWN BY: LAK DATE: 04/18/2014

CHECKED BY: IZM DATE: 04/18/2014

SHEET NO.: 1 / 1

TABLE 1: MEMBER PROPERTIES¹

NO.	LABEL	PROPERTY
1	BOWS	1.9" Ø X 13GA TUBE
2	TRUSS SUPPORT	1.315" Ø X 17GA
3	WEB BRACES	1.315" Ø X 17GA
4	PURLINS	1.315" Ø X 17GA TUBE / 1.5" SQ. X 15GA TUBE
5	DIAGONAL BRACES	1.315" Ø X 17GA
6	GROUND POST	1.9" Ø X 13GA TUBE

TABLE 2: GROUND POST OPTIONS

DESCRIPTION	TOTAL LENGTH	BELOW GRADE
STANDARD	36"	24"
12" EXTENDED	48"	24"
18" EXTENDED	60"	30"
24" EXTENDED	72"	36"
36" EXTENDED	84"	36"
48" EXTENDED	108"	48"

TABLE 3: TRUSS STYLES

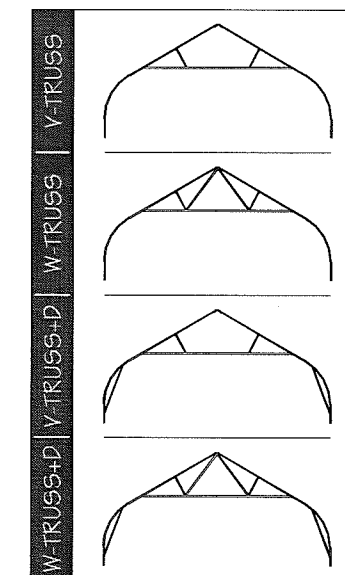


TABLE 4: DESIGN PARAMETERS

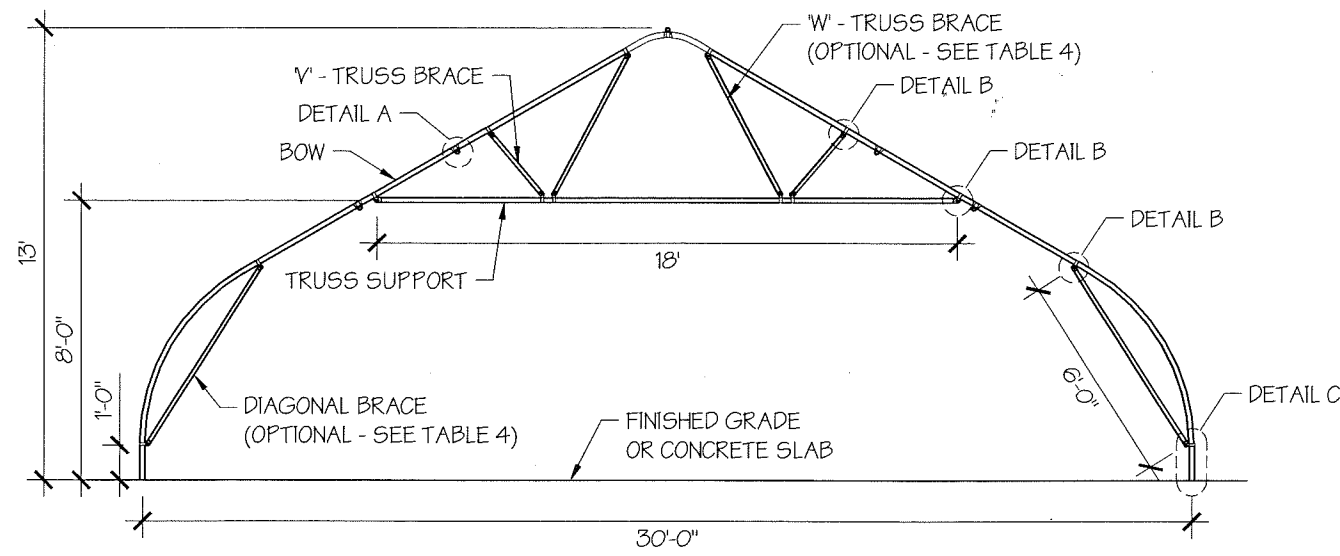
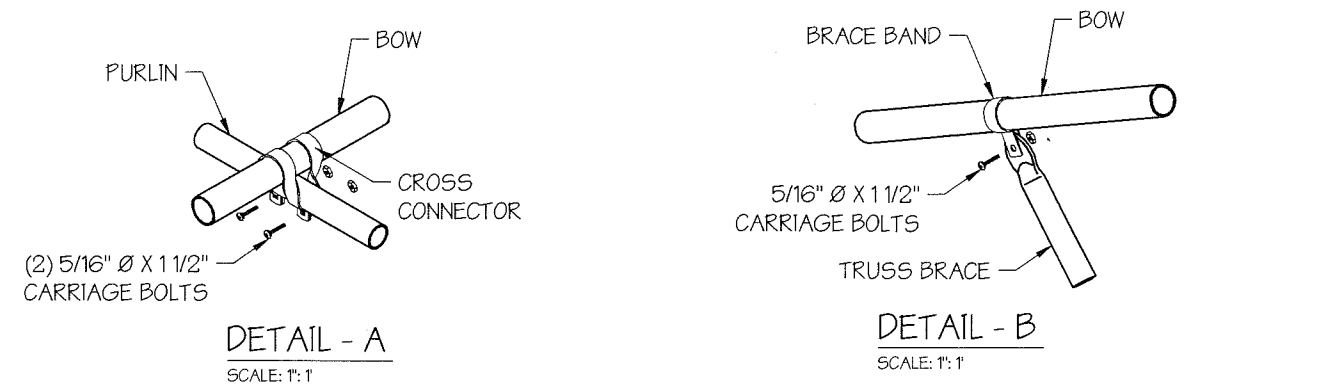
TRUSS-STYLE ²	V-Truss
GROUND POST ³	STANDARD
FRAME SPACING (FT)	

TABLE 5: LOAD RATINGS

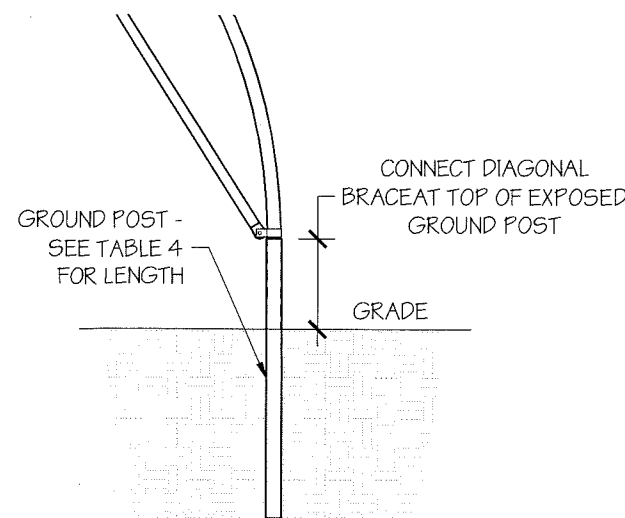
GROUND SNOW LOAD (PSF)	
WIND SPEED (MPH)	

NOTES:

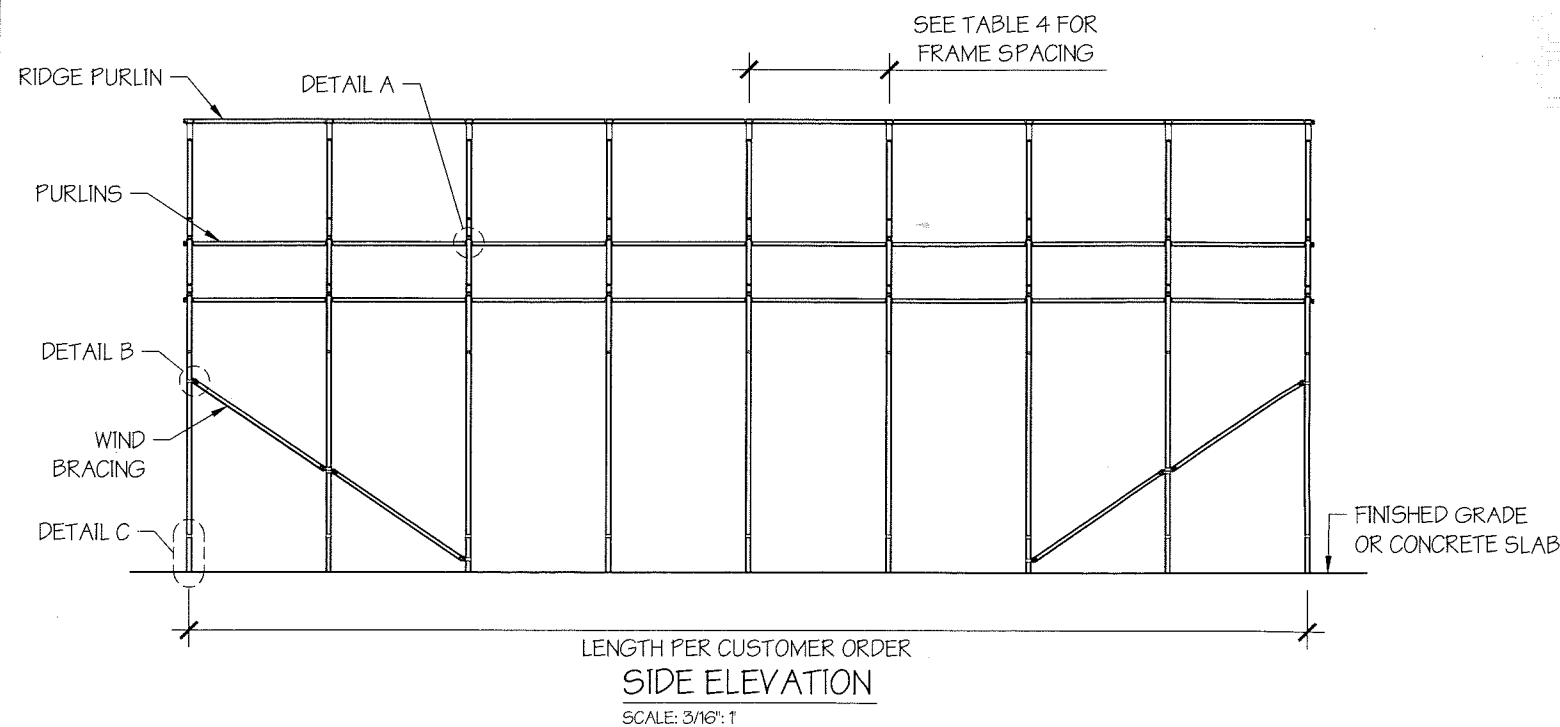
- MIN. STEEL STRENGTH IS $F_y=50$ KSI.
- TRUSS STYLE OPTIONS ARE LISTED IN TABLE 3
- GROUND POST OPTIONS ARE LISTED IN TABLE 2



TYP. FRAME SECTION
SCALE: 3/16": 1



DETAIL - C
SCALE: 1/2": 1



LENGTH PER CUSTOMER ORDER
SIDE ELEVATION
SCALE: 3/16": 1

MANUFACTURED BY:



Greenhouse Systems

40 Londonderry Turnpike,
Hooksett, NH 03106

(877) 746-6544

www.rimolgreenhouses.com

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CUSTOMER INFORMATION

NAME: _____

ADDRESS: _____

BUILDING INFORMATION

WIDTH: 30' LENGTH: _____ HEIGHT: _____

ADDRESS: _____

DRAWING INFORMATION

PROJECT NO: _____

SHEET TITLE: _____

FOUNDATION OPTIONS FOR 30'

WIDE FREESTANDING GREENHOUSE

DRAWN BY: LAK DATE: 04/18/2014

CHECKED BY: IZM DATE: 04/18/2014

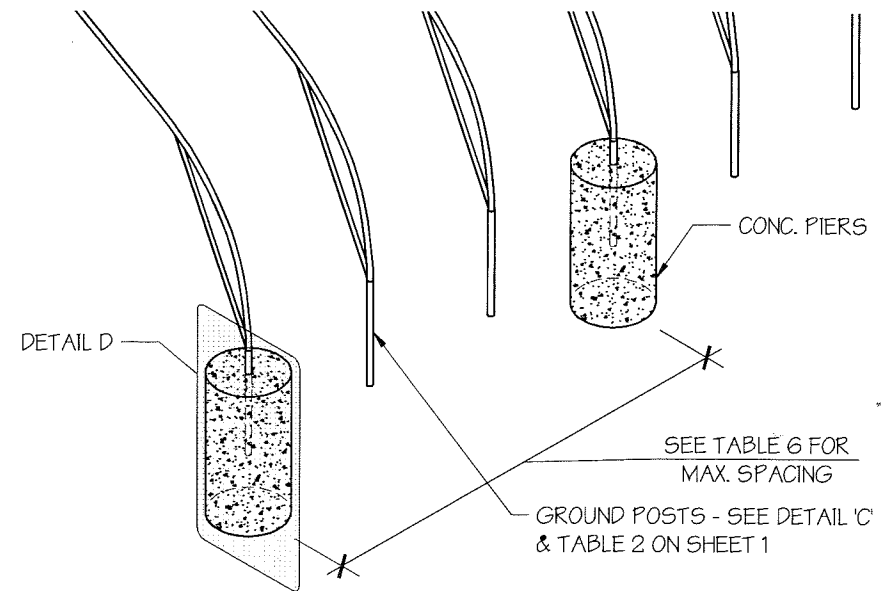
SHEET NO.: 1-A

TABLE 6: CONCRETE PIER SPACING SCHEDULE

DESIGN WIND SPEED (MPH)	SPACING (FT)				
	PIER DEPTH				
	48"	42"	36"	30"	24"
90	12	10	8	6	6
100 TO 110	10	8	6	6	4
120	8	6	6	4	4
130 TO 140	6	4	4	---	---
150	4	---	---	---	---

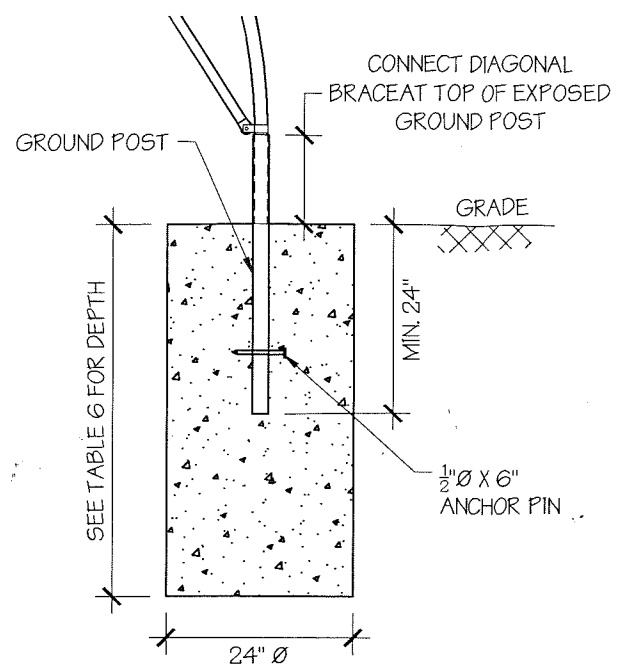
FOUNDATION NOTES:

1. EITHER ONE OF THE FOUNDATIONS SHOWN MAY BE USED.
2. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
3. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
4. FOR OPTION 1:
 - 4.1. PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING WITH CONCRETE.
 - 4.2. GROUND POSTS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
 - 4.3. ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE DRIVEN AT INTO THE GROUND THE DEPTH AS SHOWN ON TABLE 2 (SEE DETAIL C ON SHEET 1).
5. FOR OPTION 2:
 - 5.1. THE MIN. SLAB SIZE SHALL BE EQUAL TO THE OUTSIDE DIMENSIONS OF THE BUILDING PLUS 4" IN EACH DIRECTION.
 - 5.2. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
 - 5.3. CONTROL JOINTS SHALL BE SPACED NO MORE 20' IN EACH DIRECTION.



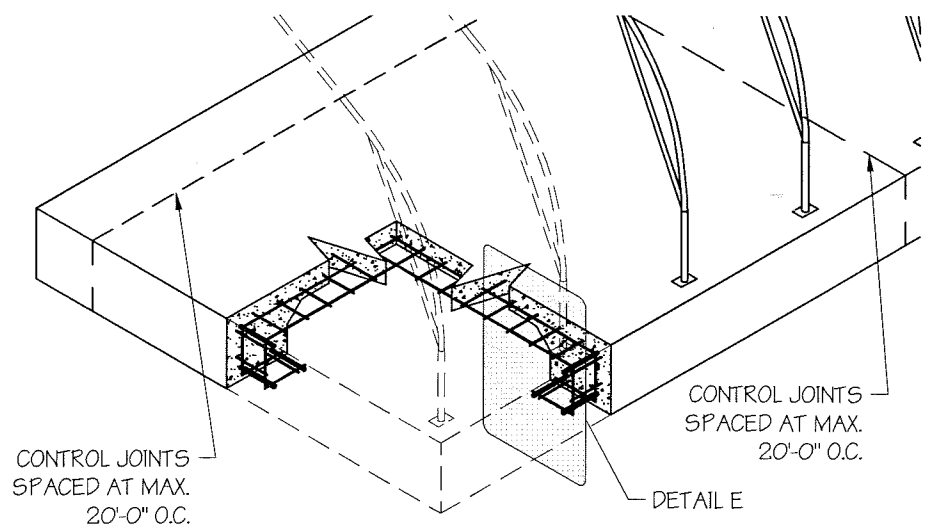
OPTION 1: CONCRETE PIERS

SCALE: 3/16" = 1'



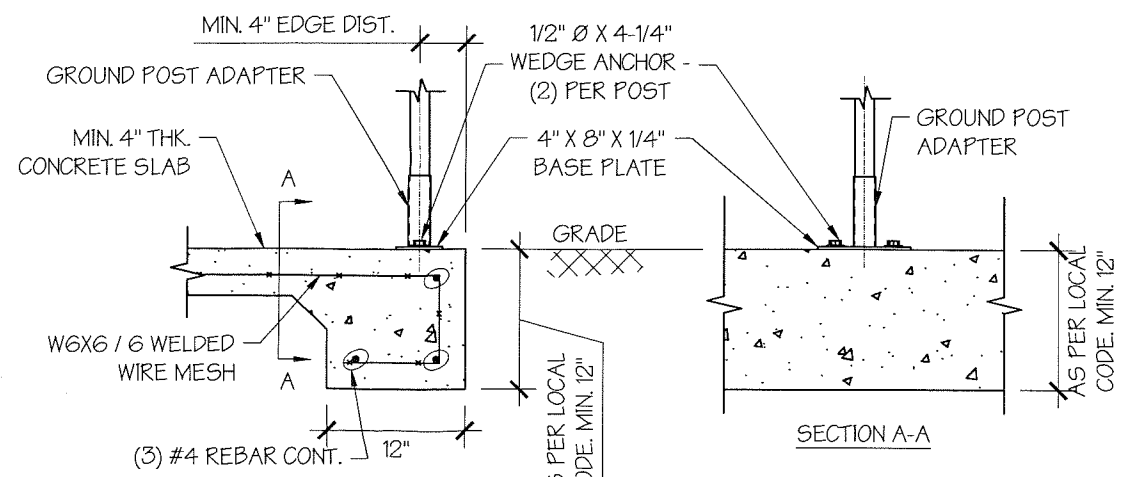
DETAIL - D

SCALE: 1/2" = 1'



OPTION 2: CONCRETE SLAB

SCALE: 3/16" = 1'



DETAIL - E

SCALE: 3/4" = 1'

SECTION A-A