

M&M TERMINAL SITE IMPROVEMENTS

PERMITTING PLANS

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	MAJOR GROUND CONTOUR
---	---	MINOR GROUND CONTOUR
---	---	EDGE OF PAVEMENT
---	---	CURB
---	---	BUILDING
---	---	TREE LINE
---	---	DRAINAGE LINE
---	---	TRAIN TRACKS
---	---	POST AND RAIL FENCE
---	---	WATER LINE
---	---	OVERHEAD WIRE
---	---	UNDERGROUND ELECTRIC LINE
---	---	SAW-CUT
---	---	SEWER MANHOLE
---	---	DRAIN MANHOLE
---	---	CATCH BASIN
---	---	TEST PIT
---	---	UTILITY POLE
---	---	LIGHT POLE
---	---	GUY WIRE
---	---	WATER VALVE
---	---	SEWER CLEAN OUT
---	---	BORING
---	---	SIGN
---	---	MONITORING WELL

ABBREVIATIONS	
ABBREV.	DESCRIPTION
BB	BITUMINOUS BERM
BIT. CONC.	BITUMINOUS CONCRETE
CB	CATCH BASIN
CC	CONCRETE CURB
CCB	CAPE COD BERM
CO	CLEAN OUT
CONC.	CONCRETE
CPD	CONCRETE PAD
EOP	EDGE OF PAVEMENT
LP	LIGHT POLE
LS	LANDSCAPING
UP	TYPICAL
TYP.	UTILITY POLE



PREPARED ON:
JUNE 20, 2025



4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508.697.3191, FAX: 508.697.5996
WEBSITE: www.coneco.com

ENGINEER:
DAMIEN J. DMITRUK, P.E.
CONECO ENGINEERS & SCIENTISTS, INC.
BRIDGEWATER, MA 02324



RHODE ISLAND REGISTERED PROFESSIONAL ENGINEER #13521
DATE: 6/20/2025

SURVEYOR:
TIMOTHY S. BODAH, P.L.S.
CONECO ENGINEERS & SCIENTISTS, INC.
BRIDGEWATER, MA 02324



RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR #1985
DATE: 6/20/2025

DESCRIPTION	SHEET
COVER SHEET	1
DIGITIZED PREVIOUS SITE CONDITIONS (AERIAL 2014)	2
CURRENT SITE CONDITIONS	3
DEMOLITION SHEET	4
PROPOSED SITE CONDITIONS	5
DETAIL SHEETS	6-7

NOTES

- GENERAL:**
- THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4" LOAM AND SEED.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

- UTILITIES:**
- UNDERGROUND UTILITY LOCATION AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION, DIGSAFE AND THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
 - SET ALL DRAINAGE STRUCTURES AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE PLANS TO THE GREATEST EXTENT PRACTICAL BASED ON OBSERVED FIELD CONDITIONS. IF A CONFLICT OR DISCREPANCY IS DISCOVERED BY THE CONTRACTOR DURING CONSTRUCTION THE DESIGN ENGINEER SHOULD BE NOTIFIED IMMEDIATELY. EXISTING STRUCTURES DISTURBED DURING CONSTRUCTION SHALL BE RESET TO THEIR PREVIOUS LOCATIONS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY.
 - EXISTING UNDERGROUND DRAINAGE SYSTEMS TO BE CLEANED AT THE END OF CONSTRUCTION.

- WAIVERS/VARIANCE REQUESTS**
- ZONING ORDINANCE SECTION 340-3.5.B. NONRESIDENTIAL DISTRICTS - MINIMUM SIDE YARD DEPTH - NON-CONFORMING BUILDING
 - ZONING BOARD APPROVAL (ISSUED JANUARY 10, 1995) STIPULATIONS 2, 3, 4, AND 5:
STIPULATION 2. THAT A SUITABLE SCREENING PLAN BE DESIGNED TO SCREEN THE NEW FACILITY ALONG THE SOUTHERN AND WESTERN PROPERTY LINES. OPTIONS FOR SCREENING INCLUDED:
a. WITH EDGEComb'S PERMISSION, ESTABLISH SCREENING ON LOT 203.
b. PROVIDE SCREENING ON THE SUBJECT PROPERTY TO THE FRONT RIGHT CORNER OF THE BUILDING WHERE THE RESIDUAL PROPERTY LINE FROM THE EDGE OF THE BUILDING TO THE PROPERTY LINE WITH EDGEComb MEASURE 11' AND STOP THERE AND HOPE SCREENING ON THE EDGEComb SIDE CAN TAKE UP FROM THAT POINT TO THE END OF THE PROPERTY.
c. IF SCREENING STOPS AT THE BACK CORNER OF THE BUILDING, THAT THERE IS NO CONTINUOUS OUTSIDE STORAGE IN THE BACK; IF THE PETITIONER DOES INTEND TO HAVE STORAGE IN THE REAR LOT, SCREENING WOULD THEN NEED TO GO TO THE BACK LOT LINE.
STIPULATION 3. NONE OF THE PROPERTY TO THE REAR OF THE BUILDING BE PAVED AND THAT IT BE LEFT AS CLOSE TO THE NATURAL STATE AS POSSIBLE.
STIPULATION 4. THE SIDE LOT BORDERING EDGEComb REMAIN GRAVEL. NO ASPHALT OR IMPERVIOUS PAVING BE USED IN THIS AREA.
STIPULATION 5. PAVEMENT BE LIMITED TO THE AREA IN FRONT OF THE BUILDING INCLUDING THE 4 PARKING SPACES.

M&M TERMINAL SITE IMPROVEMENTS			
44 RAILROAD STREET, NORTH SMITHFIELD, RHODE ISLAND 02869			
REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK

1. THE INFORMATION ON THIS PLAN IS A COMBINATION OF ON-SITE SURVEY CONDUCTED BY CONECO ENGINEERS & SCIENTIST, THE DIGITIZED 2014 RIGIS AERIAL IMAGERY, THE SITE PLANS FROM THE 1995 SUBMISSION, AND THE SEPTIC DESIGN PLAN FROM THE APPROVED PERMIT #9525-194 DATED AUGUST 8, 1995.
2. THE LOCATION INFORMATION ON THIS PLAN IS APPROXIMATE AND IS INTENDED TO REPRESENT PAST SITE CONDITIONS.

[illegible]

PREPARED FOR: M&M TRANSPORT SERVICE
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02896

DRAWING: DIGITIZED PREVIOUS SITE CONDITIONS
(FROM HISTORICAL SITE PLANS
AND 2014 RIGIS AERIAL)

PROJECT: M&M TERMINAL SITE IMPROVEMENTS
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02861

PLAN SET: PERMITTING PLANS



CONECO
Engineers & Scientists

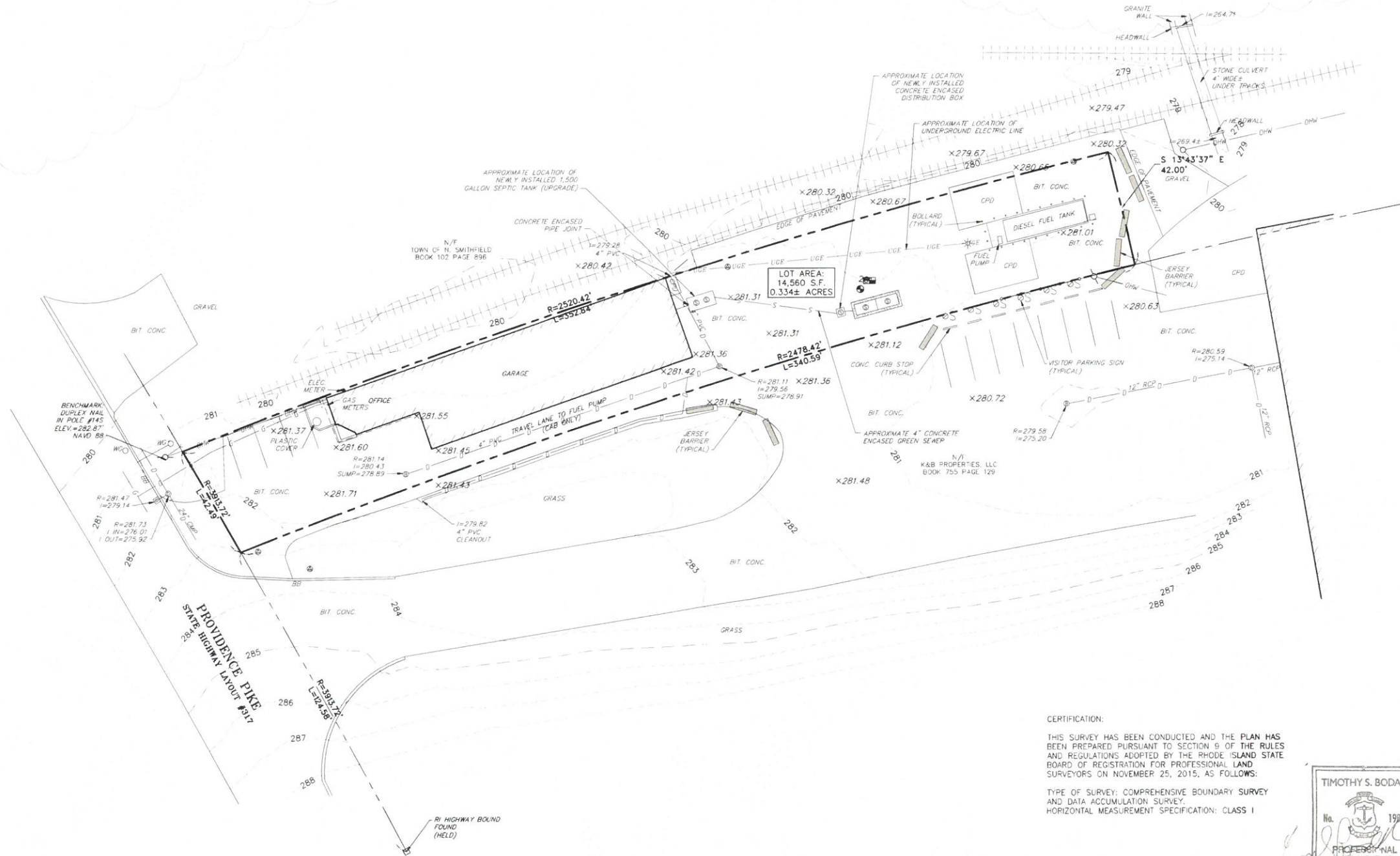
PHONE: 800-548-3355 WEBSITE: www.coneco.com

DATE		6/20/2025
DESIGNED: N/A	CHECKED: DJ	
DRAFTED: EGM	IN CHARGE: BFM	
SCALE:		1" = 20'
PROJECT NO.		12527.009
SHEET NO.		

EXISTING CONDITIONS INFORMATION:

1. UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION, DIGSAFE AND THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.
2. TREE SYMBOLS ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT ACTUAL CANOPY LINES.

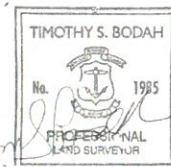
OWNER OF RECORD:
FOUR SONS, LLC
PARCEL ID: PLAT 004, LOT 187
BOOK 944, PAGE 254



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY AND DATA ACCUMULATION SURVEY
HORIZONTAL MEASUREMENT SPECIFICATION: CLASS 1



BY: TIMOTHY S. BODAH
COA NUMBER: LS.000A524-COA
1985
REG. NO. DATE



NO.	DATE	DESCRIPTION	DR/CK

PROJECT: M&M TERMINAL SITE IMPROVEMENTS
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02869

PERMITTING FOR: M&M TRANSPORT SERVICE
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02896

PERMITS: CURRENT SITE CONDITIONS

PROJECT: M&M TERMINAL SITE IMPROVEMENTS
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02869

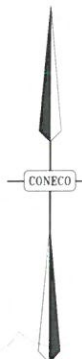
PERMITTING FOR: M&M TRANSPORT SERVICE
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02896

PERMITS: CURRENT SITE CONDITIONS

CONECO
Engineers & Scientists
PHONE: 800-548-3355
WEBSITE: WWW.CONECO.COM

DATE	6/20/2025
DESIGNED: N/A	CHECKED: DJD
DRAFTED: EQM	IN CHARGE: BFK
SCALE:	1" = 20'
PROJECT NO.	12527.009
SHEET NO.	3

3
OF 7



A horizontal scale bar with alternating black and white segments. It is marked with '20'', '0', '20'', and '40' from left to right. Below the bar, the text 'SCALE IN FEET' is centered.

DAMIEN JOSEF DMITRUK

No. 13521

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

[illegible]

RETURNED FOR:	M&M TRANSPORT SERVICE 44 RAILROAD STREET NORTH SMITHFIELD, RHODE ISLAND 02896	DEMOLITION SHEET
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PROJECT	M&M TERMINAL SITE IMPROVEMENTS 44 RAILROAD STREET NORTH SMITHFIELD, RHODE ISLAND 02869	DATE	12-14-87
	PERMITTING PLANS		

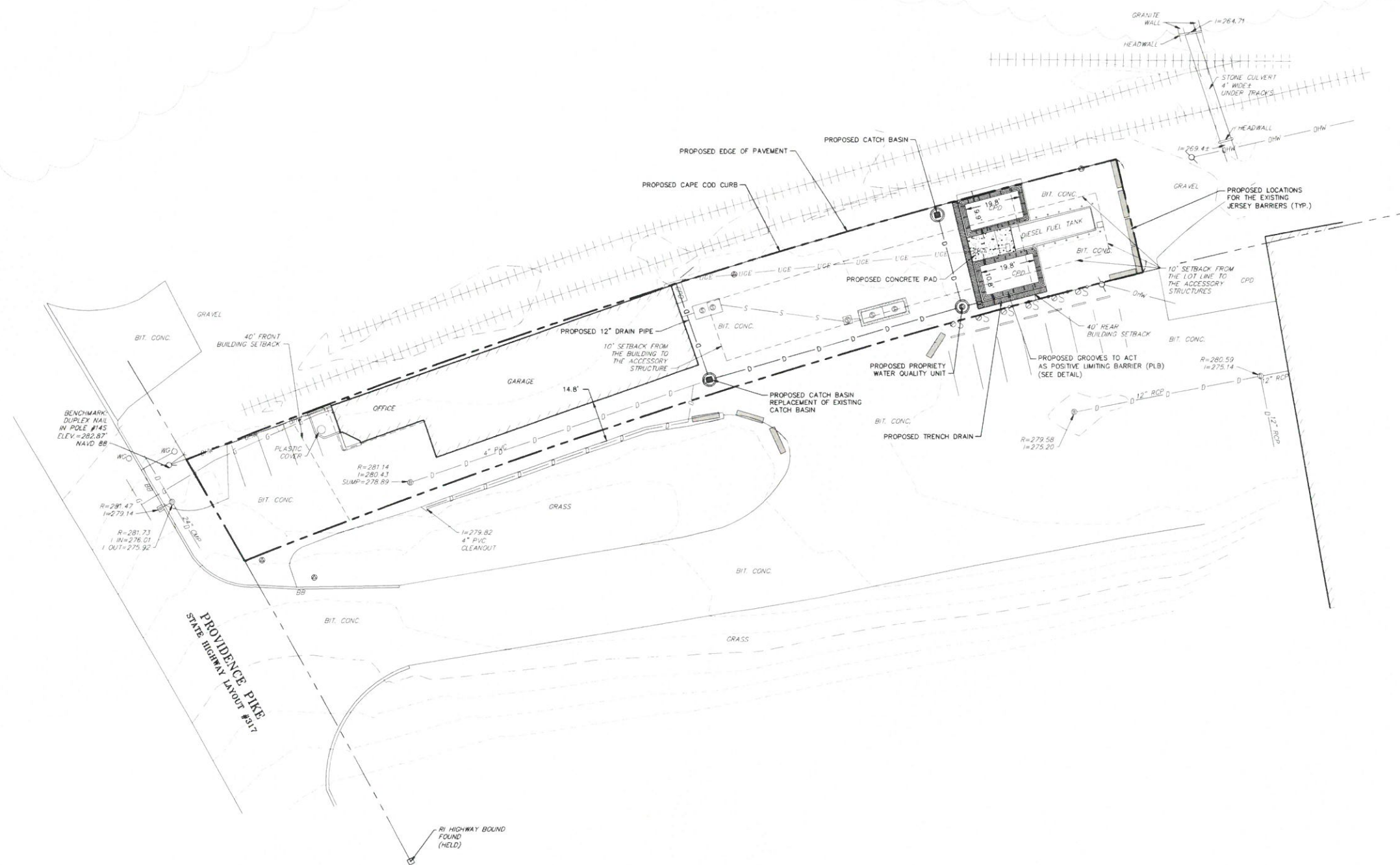



CONECO
Engineers & Scientists

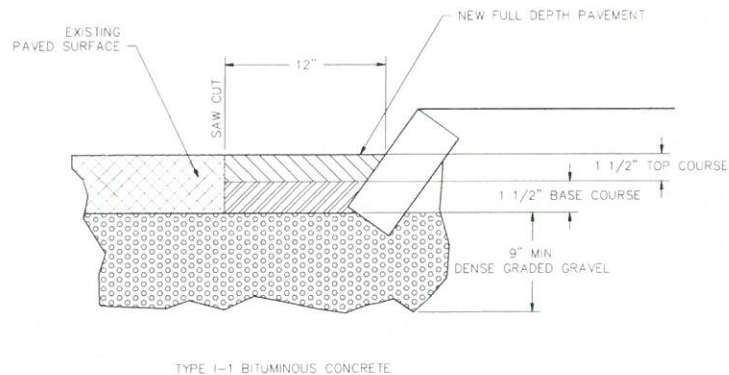
PHONE: 800-448-3356
WEBSITE: www.coneco.com

DATE		6/20/2021	
DESIGNED: MVK	CHECKED: DJM		
DRAFTED: ECM	IN CHARGE: BFI		
SCALE:		1" = 20'	
PROJECT NO.		12527.00	
SHEET NO.		4	

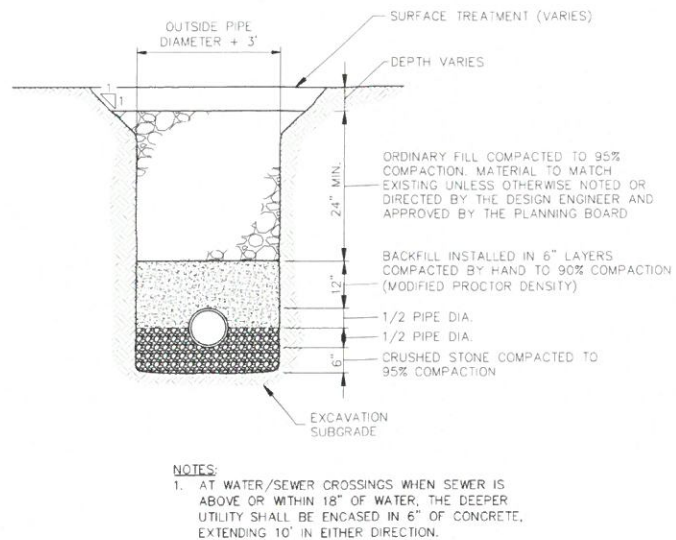
ZONING TABLE		
ZONE: MANUFACTURING (WITHIN EXEMPT EXISTING INDUSTRIAL/COMMERCIAL AREA FOR WATER PROTECTION OVERLAY DISTRICT)		
USES: RAIL OF MOTOR FREIGHT TERMINAL		
LOTS	REQUIRED	PROVIDED
MIN. AREA	N/A	0.334 ACRES
MIN. FRONTAGE	N/A	42.49'
<i>BUILDINGS</i>		
MAX. FLOOR AREA RATIO	1.00	0.24
MIN. FRONT YARD	40 FT	52.8 FT
MIN. SIDE YARD	40 FT	0.1 FT*
MIN. REAR YARD	40 FT	166.7 FT
MAX. BUILDING HEIGHT	35'	**
* THIS IS AN EXISTING NON-CONFORMING CONDITION		
** EXACT BUILDING HEIGHT IS NOT KNOWN TO THE ENGINEER		



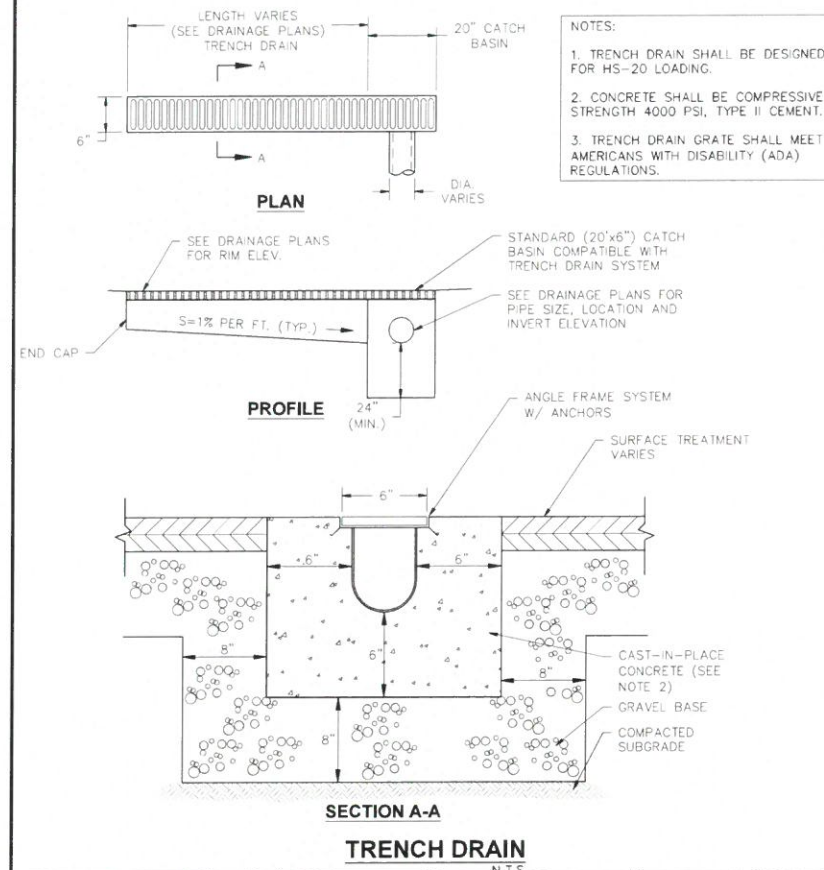
 CONECO <i>Engineers & Scientists</i> PHONE: 800-548-1355 WEBSITE: www.coneco.com		PROJECT: M&M TERMINAL SITE IMPROVEMENTS 44 RAILROAD STREET NORTH SMITHFIELD, RHODE ISLAND 02869		PROJECT USE: M&M TRANSPORT SERVICE 44 RAILROAD STREET NORTH SMITHFIELD, RHODE ISLAND 02896		REVISIONS		PROJECT NO.: 12527.009	
DATE	6/20/2025	DESIGNED: MJK	CHECKED: DJD	DRAFTED: EGM	IN CHARGE: BFK	SCALE:	1" = 20'	SHEET NO.	
								<div style="text-align: right;"> <div style="font-size: 48pt; font-weight: bold;">5</div> <div>OF 7</div> </div>	



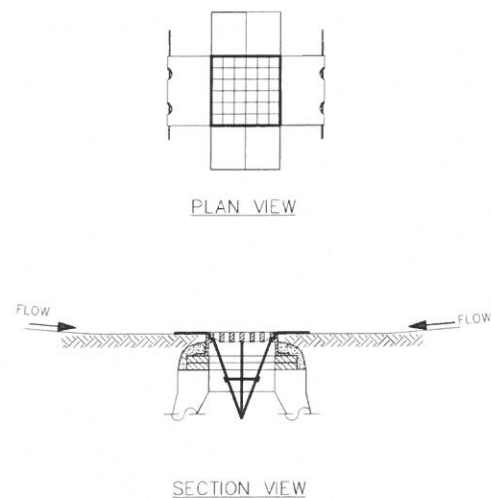
PAVED SAW CUT X-SECTION
N.T.S.



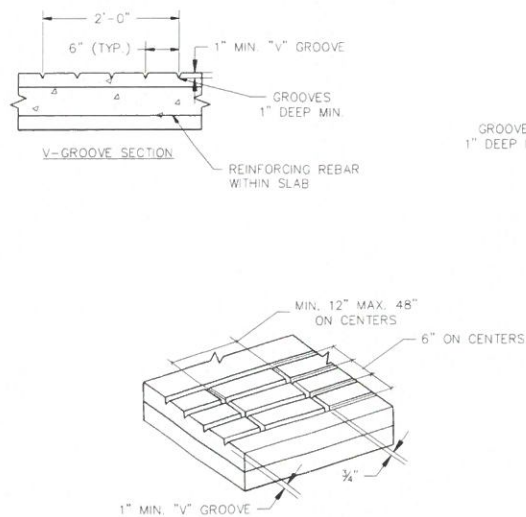
TYPICAL UTILITY TRENCH DETAIL FOR RCP/PVC
N.T.S.



TRENCH DRAIN
N.T.S.



SILTSACK SEDIMENT TRAP
N.T.S.



POSITIVE LIMITING BARRIER DETAILS
N.T.S.

DAMIEN JOSEF DMITRUK
No. 13521
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

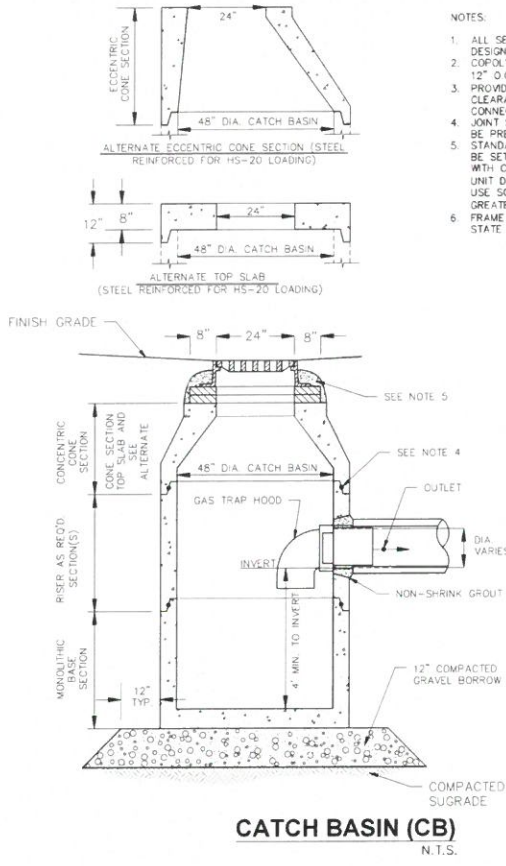
REVISIONS	DESCRIPTION	DATE	NO.

M&M TRANSPORT SERVICE
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02869
DETAIL SHEETS
SHEET 1 OF 2

M&M TERMINAL SITE IMPROVEMENTS
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02869
PERMITTING PLANS

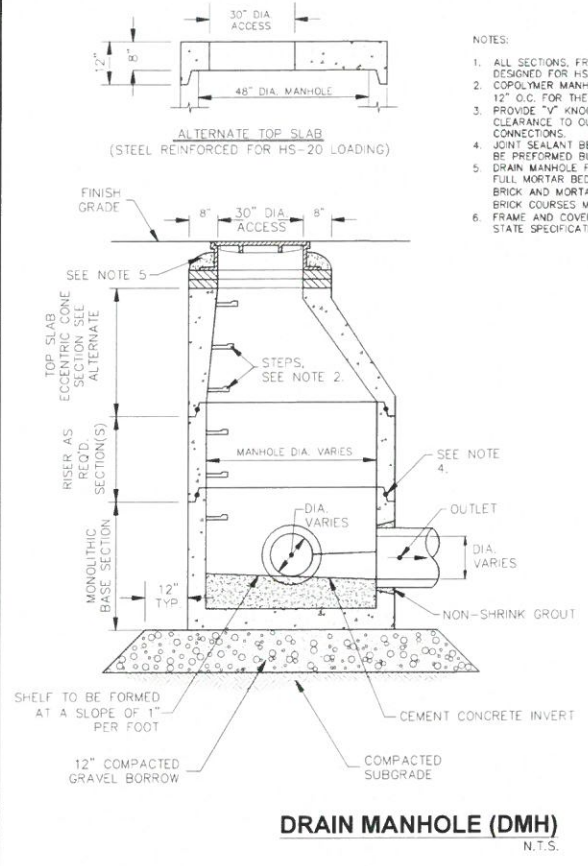
CONECO
Engineers & Scientists
PHONE: 800-548-1355
WEBSITE: WWW.CONECO.COM

DATE: 6/20/2025
DESIGNED: MWK CHECKED: DJD
DRAFTED: EOM IN CHARGE: BFK
SCALE: N.T.S.
PROJECT NO: 12527.009
SHEET NO:



- NOTES:
1. ALL SECTIONS, FRAME, AND GRATES SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 5. STANDARD CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK WHEN GRADE TO TOP OF PRECAST UNIT DISTANCE IS 1'-0" OR LESS (5 COURSES MAX.). USE SOLID CONCRETE BLOCK WHEN DISTANCE IS GREATER THAN 1'-0".
 6. FRAME AND GRATE SHALL MEET MUNICIPAL AND/OR STATE SPECIFICATIONS WHEN APPLICABLE.

CATCH BASIN (CB)
N.T.S.



- NOTES:
1. ALL SECTIONS, FRAME, AND GRATES SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
 6. FRAME AND COVER SHALL MEET MUNICIPAL AND/OR STATE SPECIFICATIONS WHEN APPLICABLE.

DRAIN MANHOLE (DMH)
N.T.S.

DAMIEN JOSEF DMITRUK

No. 13521

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

REVISIONS	DR/CHK	DESCRIPTION	DATE	NO.

PROJECT

M&M TERMINAL SITE IMPROVEMENTS
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02869

PREPARED FOR

M&M TRANSPORT SERVICE
44 RAILROAD STREET
NORTH SMITHFIELD, RHODE ISLAND 02896

DATE

6/20/2025

DESIGNED: MWK

CHECKED: DJD

DRAFTED: EGM

IN CHARGE: BFK

SCALE:

N.T.S.

PROJECT NO.

12527.009

SHEET NO.

7

CONECO

Engineers & Scientists

PHONE: 800-548-3355
WEBSITE: www.coneco.com

PERMITTING PLANS

DETAIL SHEETS
SHEET 2 OF 2