

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
		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



PREPARED ON:
JUNE 20, 2025



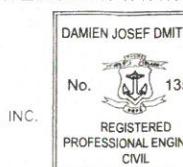
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02321

PHONE: 508.697.3191 FAX: 508.697.5999

WEBSITE: www.coneco.com

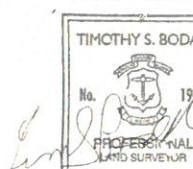
ENGINEER:
DAMIEN J. DMITRIUK, P.E.
CONECO ENGINEERS & SCIENTISTS, INC.
BRIDGEWATER, MA 02324

RHODE ISLAND REGISTERED PROFESSIONAL ENGINEER #135
6/20/2025
DATE:



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

RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR #190
6/20/2025
DATE:



<u>DESCRIPTION</u>	<u>SHEET</u>
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

GEN

1. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4" LOAM AND SEED.
4. 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.
5. 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.
6. 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

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1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES 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.
5. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION UNTIL THE CONTRACTOR HAS RECEIVED APPROVAL FROM THE OWNER FOR THE CONSTRUCTION.

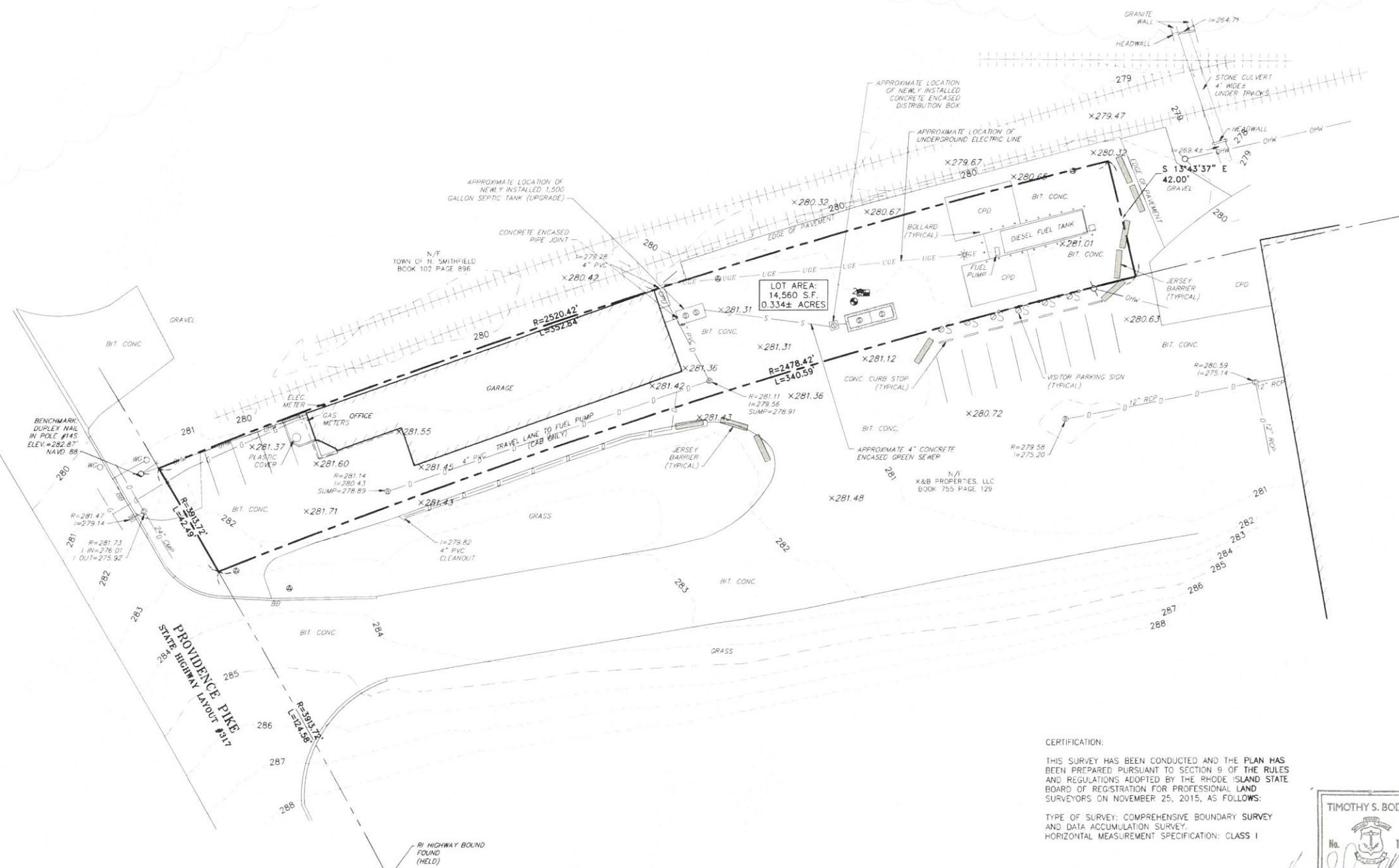
MANUFACTURER'S PERFORMANCE REQUEST

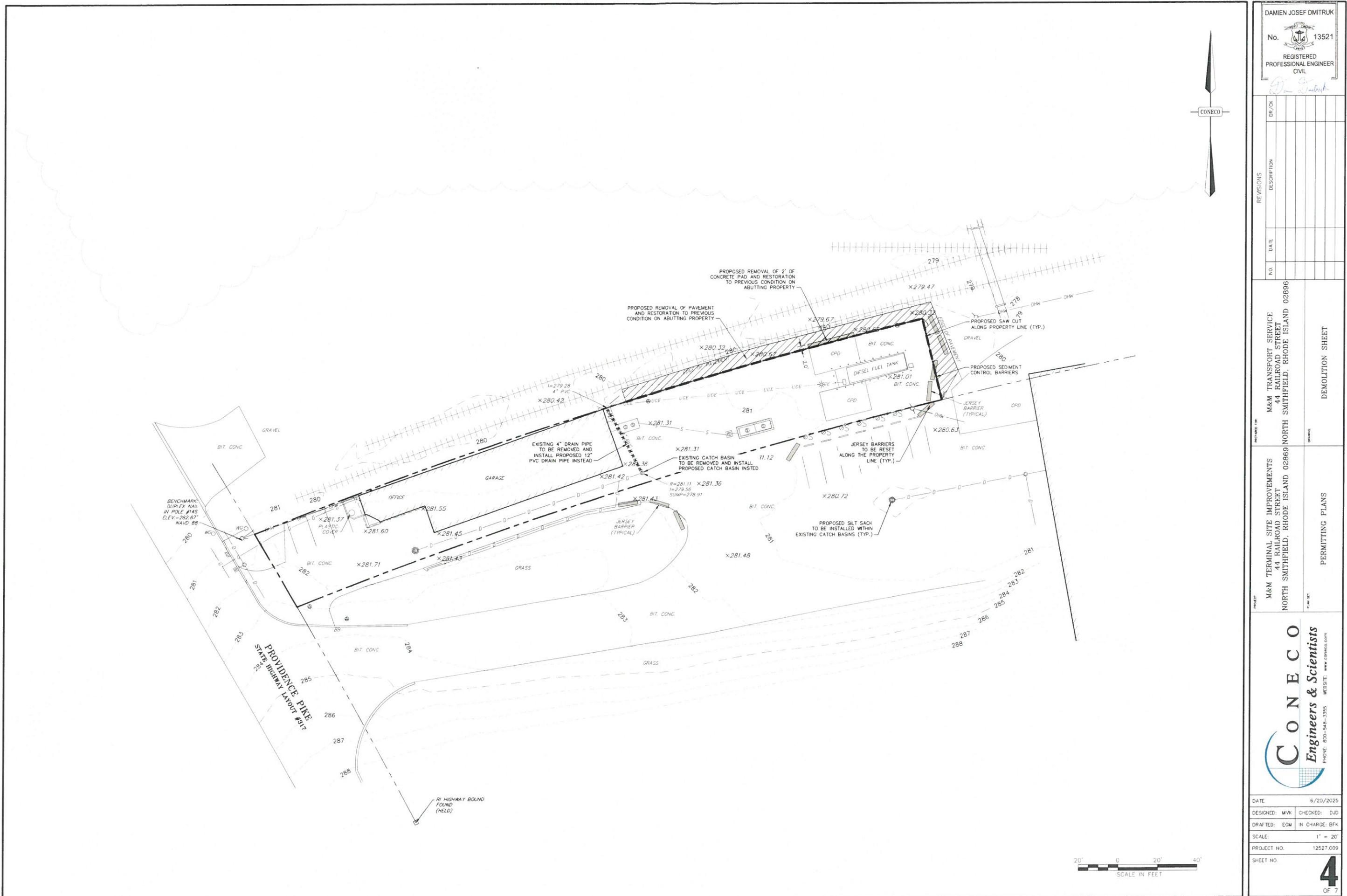
1. ZONING ORDINANCE SECTION 340-3.5.B. NONRESIDENTIAL DISTRICTS - MINIMUM SIDE YARD DEPTH - NON-CONFORMING BUILDING
2. ZONING BOARD APPROVAL (ISSUED JANUARY 10, 1995) STIPULATIONS 2, 3, 4, AND 5:
 - STIPULATION 2. THAT A SUITABLE SCREENING PLAN BE DESIGNED TO SCREEN THE NEW FACILITY ALONG THE SOUTHERN 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.

EXISTING CONDITIONS INFORMATION:

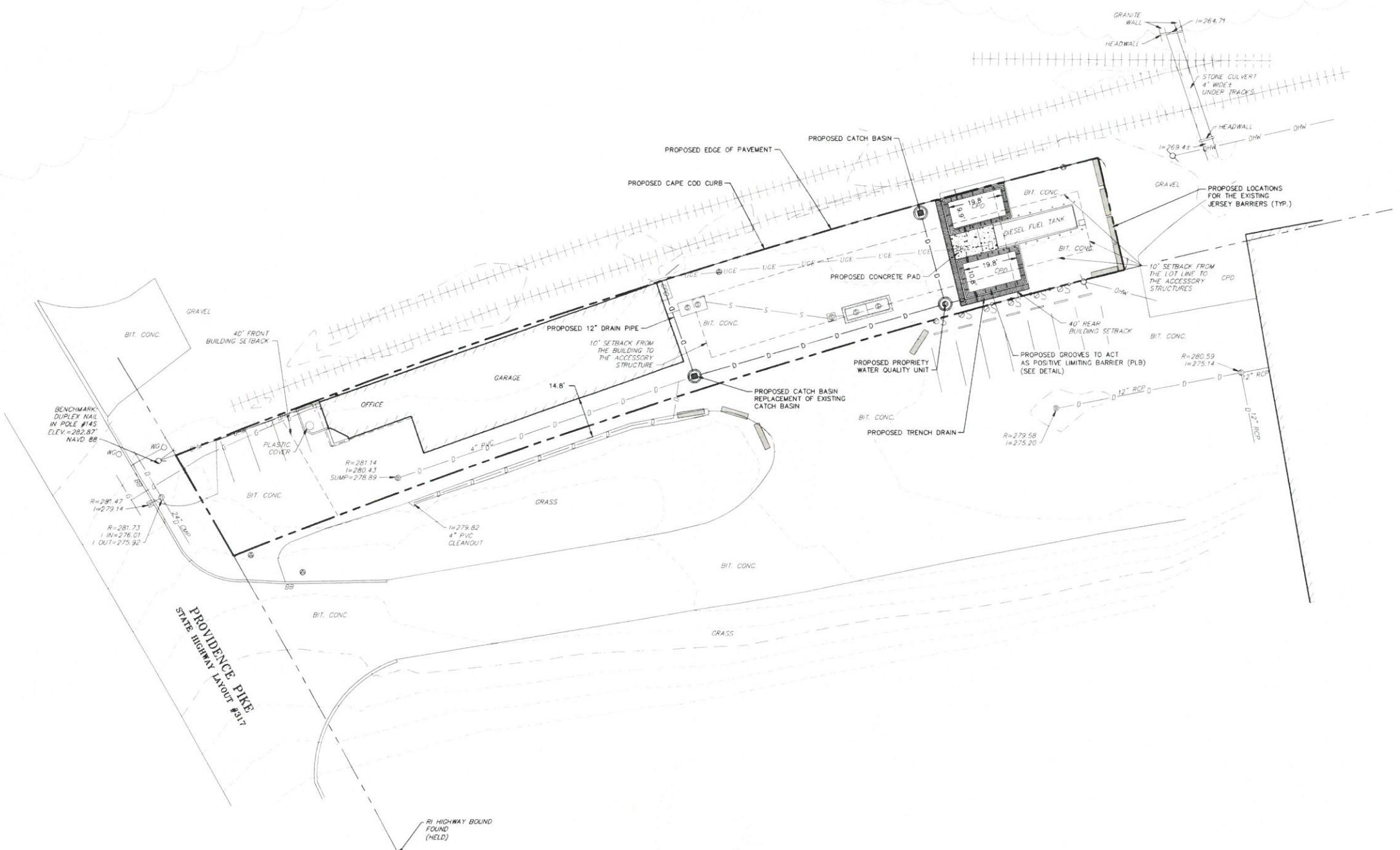
1. UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION, DIGSAFE AND THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.
2. TREE SYMBOLS ARE FOR GRAPHIC PURPOSES ONLY AND DO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

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

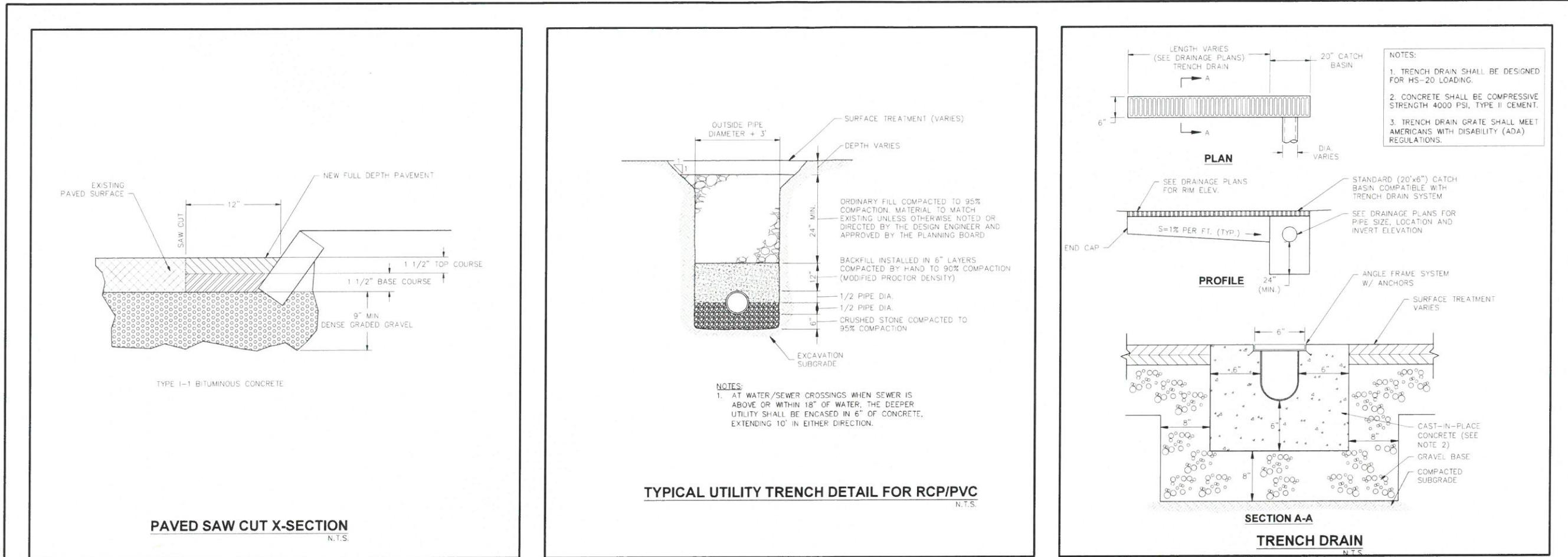




ZONING TABLE		
LOTS	REQUIRED	PROVIDED
MIN. AREA	N/A	0.334 ACRES
MIN. FRONTAGE	N/A	42.49'
BUILDINGS		
MAX. FLOOR AREA RATIO	1.00	0.24
MIN. FRONT YARD	40 FT	52.8 FT
MIN. SIDE YARD	40 FT	0.1 FT
MIN. REAR YARD	40 FT	166.7 FT
MAX. BUILDING HEIGHT	35'	**
*THIS IS AN EXISTING NON-CONFORMING CONDITION		
** EXACT BUILDING HEIGHT IS NOT KNOWN TO THE ENGINEER		



ATE 6/20/2025
 DESIGNED: MVK CHECKED: DJD
 DRAFTED: EGM IN CHARGE: BFK
 SCALE: 1" = 20'
 PROJECT NO. 12527.009
 SHEET NO. 5



DAMIEN JOSEF DMITRIJK
No. 13521
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
[Handwritten signature]

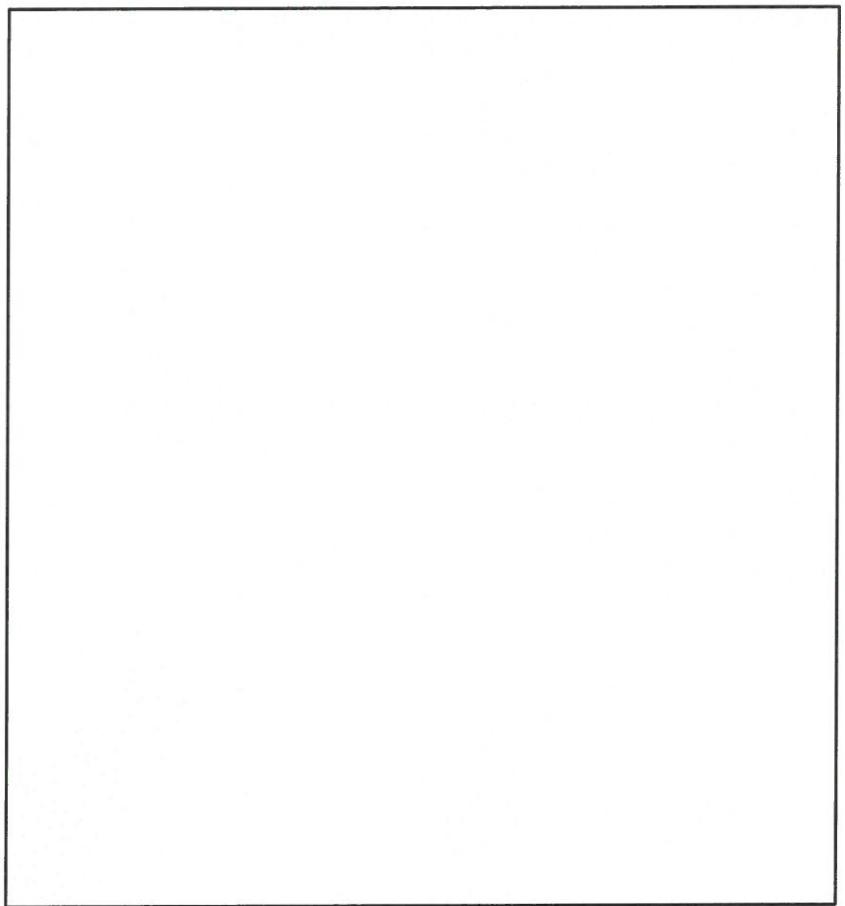
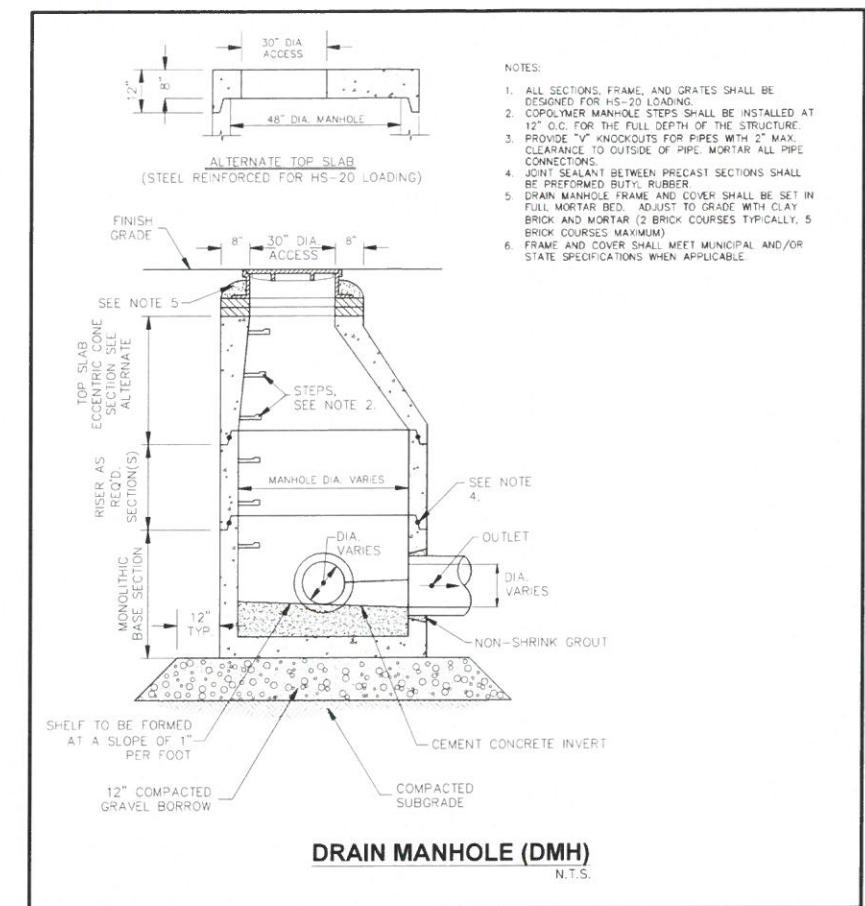
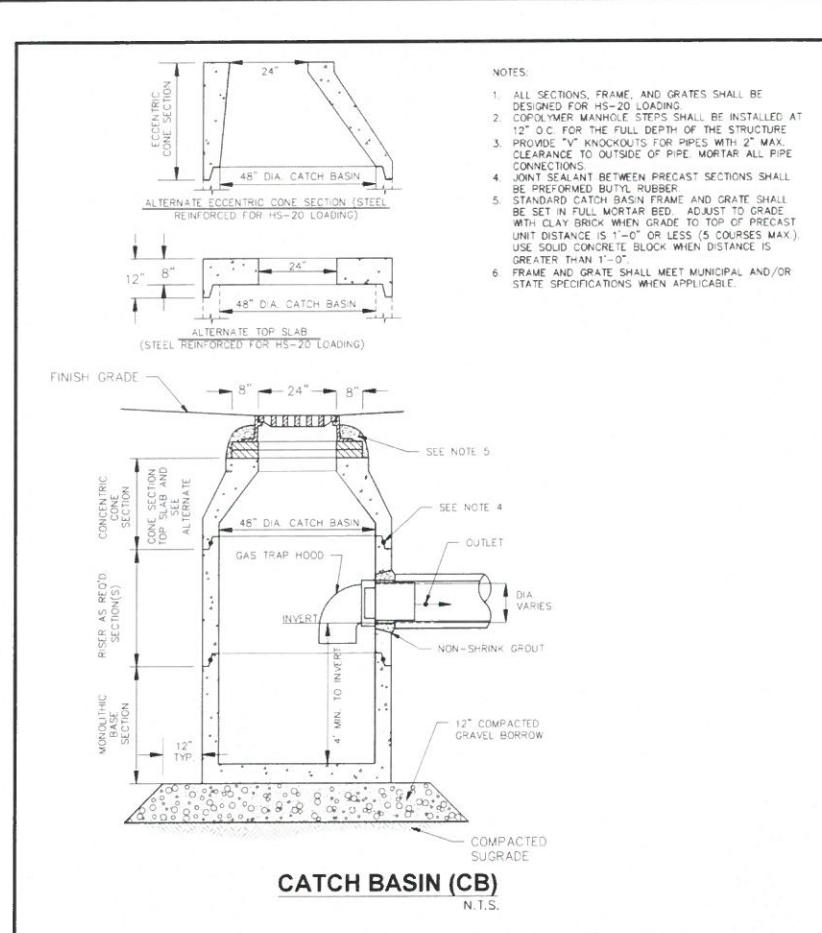
REVISIONS	DESCRIPTION	NO.	DATE
DR/CK	DR/CK		

DETAIL SHEETS
SHEET 1 OF 2

PROJECT	PREPARED FOR
M&M TERMINAL SITE IMPROVEMENTS 44 RAILROAD STREET NORTH SMITHFIELD, RHODE ISLAND 02896	M&M TRANSPORT SERVICE 44 RAILROAD STREET NORTH SMITHFIELD, RHODE ISLAND 02896

PERMITTING PLANS

DR/CK



DAMIEN JOSEF DMITRUK	
No. 13521	
REGISTERED PROFESSIONAL ENGINEER CIVIL	
D.J. Dmitruk	
REVISIONS	DESCRIPTION
DR/CK	DR/CK
PRINTED BY:	
M&M TRANSPORT SERVICE	
44 RAILROAD STREET	
NORTH SMITHFIELD, RHODE ISLAND 02886	
PHONE: 800-548-3355 WEBSITE: www.mmt.com	
DRAWING:	
DETAIL SHEETS SHEET 2 OF 2	
PROJECT: M&M TERMINAL SITE IMPROVEMENTS	
44 RAILROAD STREET	
NORTH SMITHFIELD, RHODE ISLAND 02886	
PHONE: 800-548-3355 WEBSITE: www.mmt.com	
PERMITTING PLANS	
DATE: 6/20/2009	
DESIGNED: MVK	CHECKED: DJD
DRAFTED: EGM	IN CHARGE: BFK
SCALE: N.T.S.	
PROJECT NO. 12527.009	
SHEET NO. 7 OF 7	