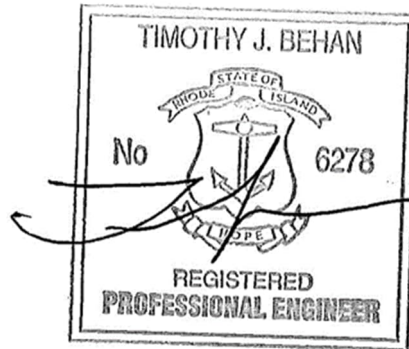


NARRATIVE REPORT
FOR
“PROPOSED STORAGE BUILDING - AIRPORT ROAD”
AIRPORT ROAD
COVENTRY, RI

OWNER/APPLICANT:
BAIRD PROPERTIES, LLC
75 AIRPORT ROAD, UNIT 3
COVENTRY, RHODE ISLAND 02816



PREPARED BY:



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 Smith Street
Providence, RI 02908
Tel. (401) 273-6600, Fax (401) 273-6674
www.commonwealth-eng.com

MARCH 2025
CEC PROJECT NO. P25000.00

INTRODUCTION

On behalf of Baird Properties, LLC, Commonwealth Engineers & Consultants, Inc. (CEC) has prepared the following Narrative Report for the site at Airport Road in Coventry, Rhode Island.

Project Narrative

The following are a general description of the existing conditions on and near the subject parcel, and a detailed description of the proposed development within a portion of same.

General Description of Project: The applicant proposes to construct a 5,000 sq. ft. equipment garage and commercial storage building on A.P. 44, Lots 33 & 34.

Existing Property: Subject site is identified as A.P. 44, Lots 33 & 34, is 9.7± acres in size, located in an I-1 industrial zoning district and located on Airport Road. The site is currently vacant and forested. Refer to the existing conditions plan for greater detail.

Abutting Properties: The properties to the east, west and south are residential. The property to the north is wetlands and undeveloped.

Wetland Resources in the Area: There are wetlands on subject property, refer to the existing conditions plan for location. This wetland has a 75' buffer.

Flood Zones: The subject property is situated in "Zone AE – Elev. 238.6" as identified by the Federal Emergency Management Agency map #440003C0104H, effective date October 2, 2015.

Topography: The proposed development area has mild slopes where the proposed building is situated, refer to existing and proposed plan for details.

Soils: The RIDEM GIS map web site indicates the building area is underlain by Merrimac (MmA) soils with water tables generally greater than 6 feet in depth.

Stormwater Management System: Management of stormwater runoff from the proposed development will be designed in accordance with Town and RIDEM standards so post-project runoff rates are less than pre-project conditions.

Wastewater Disposal System: The applicant is proposing port-o-johns for toilets.

Potable Water Source: The applicant is not proposing a potable water system.

Erosion Control Practices: A detailed soil erosion and sedimentation control (SESC) plan sheet will be prepared in conformance with RI Stormwater Handbook requirements and Town ordinances.

Proposed Dumpster: A trash dumpster will be provided on the Proposed Site Plan in the next submission.

Parking: Sufficient parking has been provided, refer to the parking calculations on the Proposed Site plan.

End of Narrative



Town of Coventry, RI

1 inch = 282 Feet

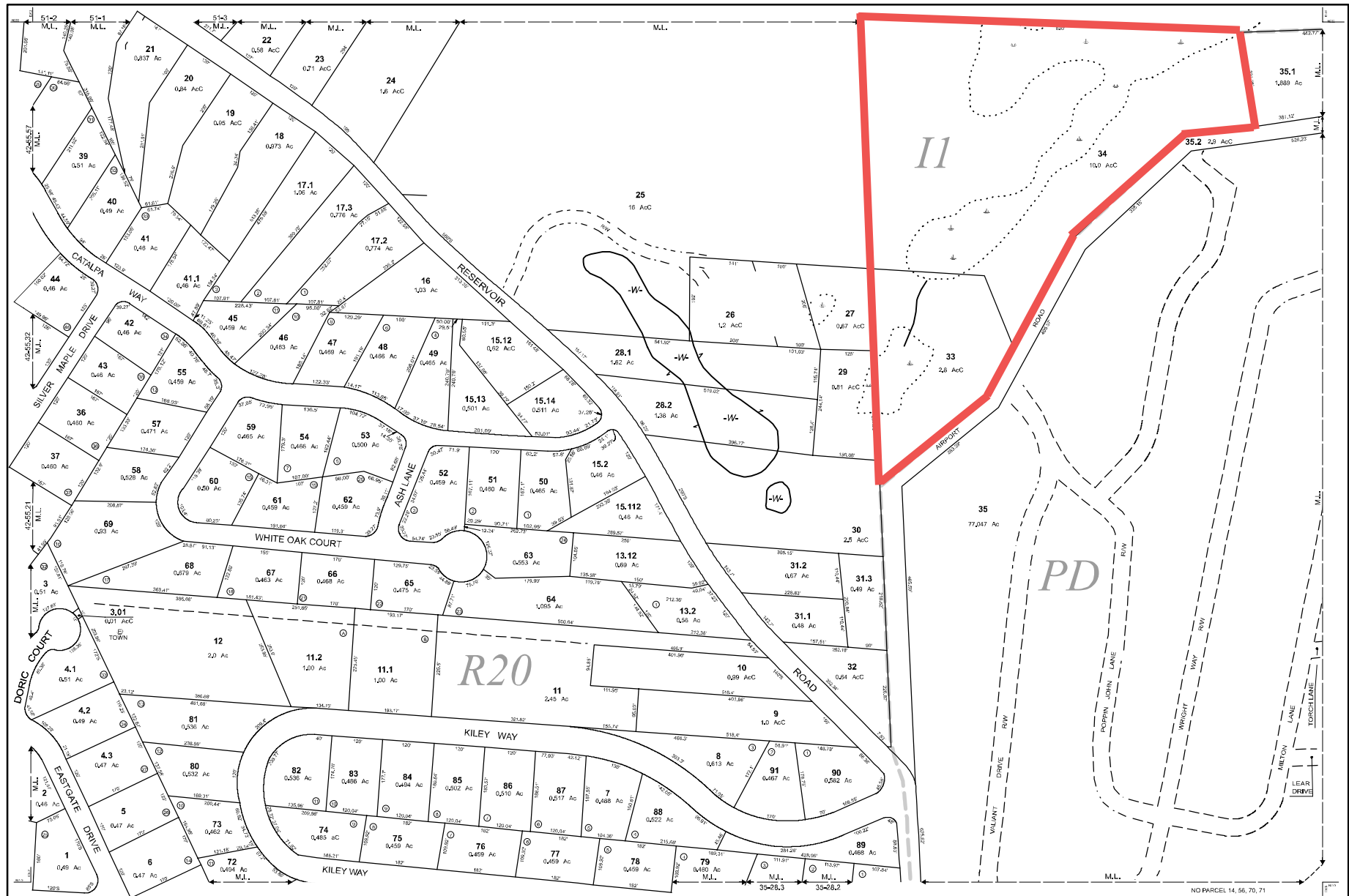


www.cai-tech.com

March 4, 2025



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THIS MAP IS FOR ASSESSMENT PURPOSES, IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83.

PHOTOGRAPHY DATE: MARCH 30, 1988

COMPLETION DATE: JULY 29, 1988

PRODUCED BY

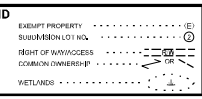
CAI Technologies

Precision Mapping, Geospatial Solutions

11 Pleasant Street, 1st Floor, Wrentham, MA 02595
800.222.4510 • www.cait.com

LEGEND

AREA SURVEYED	-----	AC
AREA CALCULATED	-----	ACC
RECORD DIMENSION	-----	100'
SCALE DIMENSION	-----	100'
MATCH LINE	-----	
WATER	-----	
EXEMPT PROPERTY	-----	(E)
SUBMISSION LOT NO.	-----	
RIGHT OF WAY/PROCESS	-----	
COMMON OWNERSHIP	-----	
WETLANDS	-----	



NO PARCEL 14, 56, 70, 71

PROPERTY MAPS

COVENTRY

RHODE ISLAND

INDEX DIAGRAM

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

MAP NO.

43



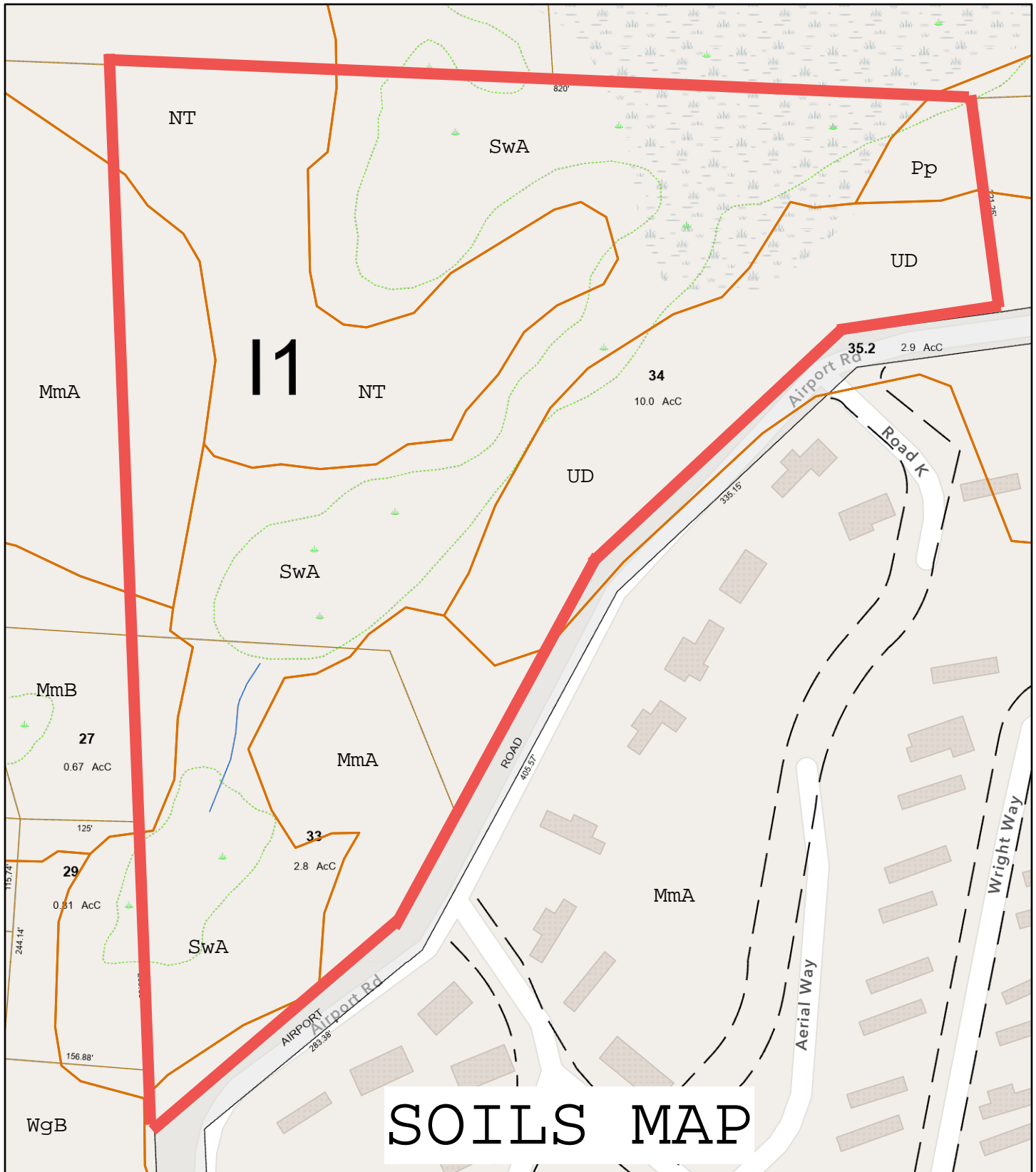
Town of Coventry, RI

1 inch = 141 Feet



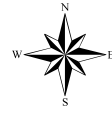
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SOILS MAP

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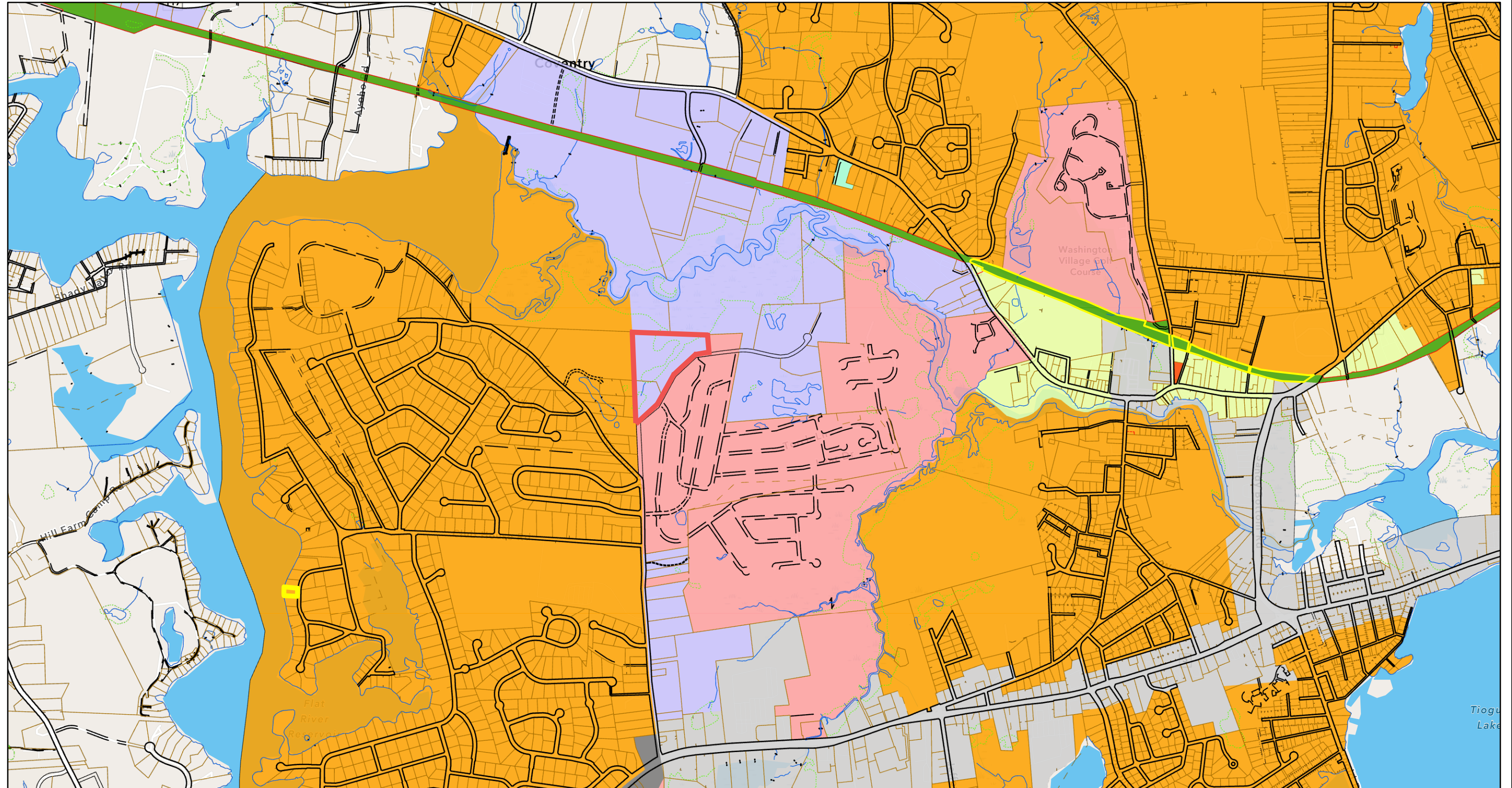
March 4, 2025

Town of Coventry, RI

1 inch = 1126 Feet



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