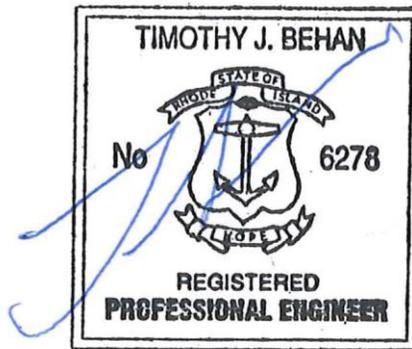


**NARRATIVE REPORT  
FOR  
“PROPOSED STORAGE BUILDING - AIRPORT ROAD”  
AIRPORT ROAD  
COVENTRY, RI**

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



**PREPARED BY:**



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**FEBRUARY 2026**  
CEC PROJECT NO. 25023.00

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## **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 10.8± 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 the 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.

**Soil:** 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 has been 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 prepared in conformance with RI Stormwater Handbook requirements and Town ordinances is included as well as a written plan.

**Proposed Dumpster:** A trash dumpster is provided on the Proposed Site Plan (Sheet 3 of 10).

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

End of Narrative

Attachment 1: 500 Foot Radius Plan with Contours

Attachement-1  
500 Foot Radius Plan with Contours



# 500-FOOT RADIUS

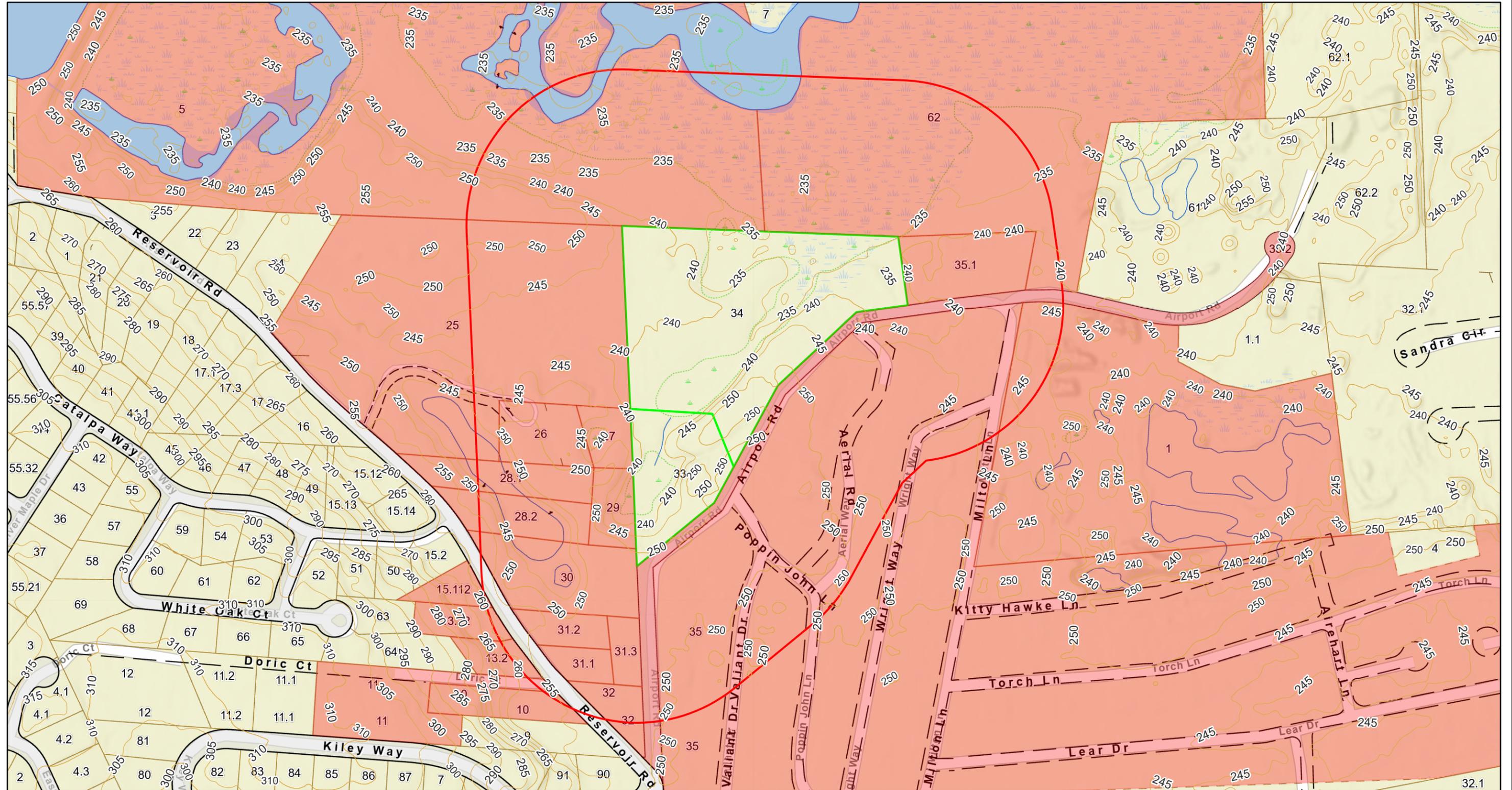
Town of Coventry, RI

1 inch = 300 Feet



May 27, 2025

www.cai-tech.com



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