

March 11, 2020

Town of Sudbury, Town Clerk
Planning Board, Town Hall
322 Concord Road
Sudbury, MA 01776

RE: Cold Brook Crossing – Residential Housing Community
Application for Site Plan Approval & Application for Stormwater Management Permit

Dear Planning Board Members:

On behalf of Quarry North Road LLC, Civil Design Group, LLC is pleased to submit the enclosed application materials for the Cold Brook Crossing, a proposed Housing Community located at 36 North Road Sudbury, Massachusetts. We have enclosed the following information to facilitate the Board's review and approval of the enclosed applications:

1. Application for Site Plan Approval, NRROD, dated March 11, 2020 (17 copies);
2. Application for Site Plan Approval, SGOD, dated March 11, 2020 (17 copies);
3. Application for Stormwater Management Permit, NRROD, dated March 11, 2020 (9 copies);
4. Application for Stormwater Management Permit, SGOD, dated March 11, 2020 (9 copies);
5. Check No. 108 in the amount of \$25 to "Town of Sudbury" (legal ad fee);
6. Project narrative (17 copies);
7. Land Disposition and Development Agreement (17 copies);
8. MassDEP Land Conveyance Approval (17 copies);
9. MassDEP Approval: WP83 Hydrological Report (17 copies);
10. Hydrogeologic Evaluation and Groundwater Mounding Analysis (17 copies);
11. MEPA ENF Certificate, dated January 10, 2020 (17 copies);
12. Wastewater Management System Operational Duties (17 copies);
13. Construction Detail Plan (17 copies);
14. Fiscal Impact Study, dated November 27, 2018 (17 copies);
15. Existing Conditions Survey (17 copies);
16. Location Map (17 copies);
17. Development Site Plan, dated March 2020 (17 copies);
18. Water Resource Protection Overlay District Analysis, dated March 3, 2020 (17 copies);
19. Architectural elevations, renderings, floor plans (17 copies);
20. Building Coverage and Open Space Calculations, dated March 2020 (17 copies);
21. Stormwater Report, Drainage Calculations, Operation and Maintenance, dated March 2020 (9 copies);
22. Traffic Impact and Access Study (TIAS), dated March 2020 (17 copies);
23. Landscape, Lighting Plans (Sign Plans will be supplemented), dated March 2020 (17 copies);
24. Parking space calculations, dated March 2020 (17 copies);
25. Leach Field Plans, dated March 2020 (17 copies);
26. Wastewater Treatment Plans, dated March 2020 (17 copies)

As discussed with the Planning Office, the abutter notices will be sent by Planning once the date for the public hearing is confirmed. We look forward to presenting this project at your upcoming meeting. Please do not hesitate to contact me should you have any questions or require any additional information.

Respectfully submitted,
Civil Design Group, LLC



Matthew A. Leidner, P.E.
Principal