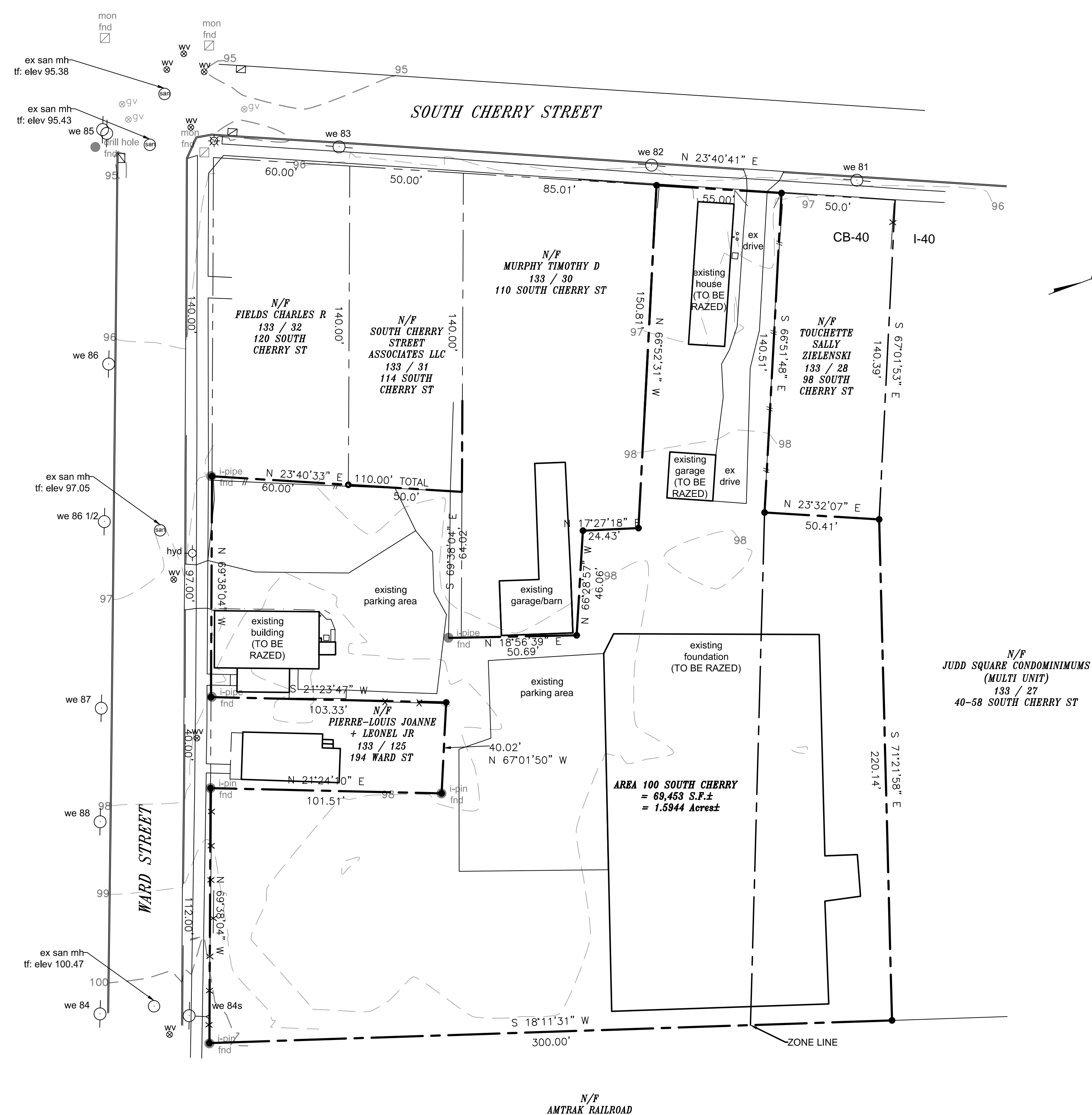


PROJECT LOCATION

LOCATION MAP

SCALE: 1"=1,000'



LEGEND:

- PROPERTY LINE
- - - PROPERTY LINE (OLD)
- STREET LINE
- EX BUILDING
- - - EX DECK
- - - EX VINYL FENCE
- X X EX CHAINLINK FENCE
- X X EX METAL FENCE
- - - EX WOOD FENCE
- - - EX GUARDRAIL

100 SOUTH CHERRY ST
133 / 126
WALLINGFORD, CONNECTICUT

EXISTING CONDITIONS

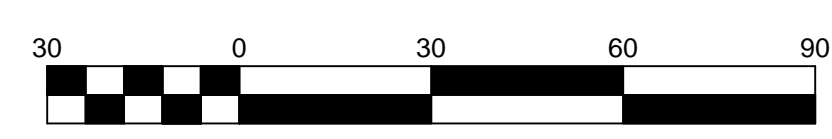
NAFIS & YOUNG ENGINEERS, INC.
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
Email: nyeng@nafisandyoung.com

DATE: APRIL 30, 2025
DATE: JULY 25, 2025

JOB NO. 2024-121 SHEET NO. 01

- SURVEY NOTES:**
- This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a PROPERTY SURVEY and DATA ACCUMULATION PLAN based on a DEPENDENT RESURVEY conforming to Horizontal and Topographic Accuracy Class "A-2 and T-2", respectively, and intended to depict existing conditions.
 - Property is currently located in the CB-40 zoning district.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



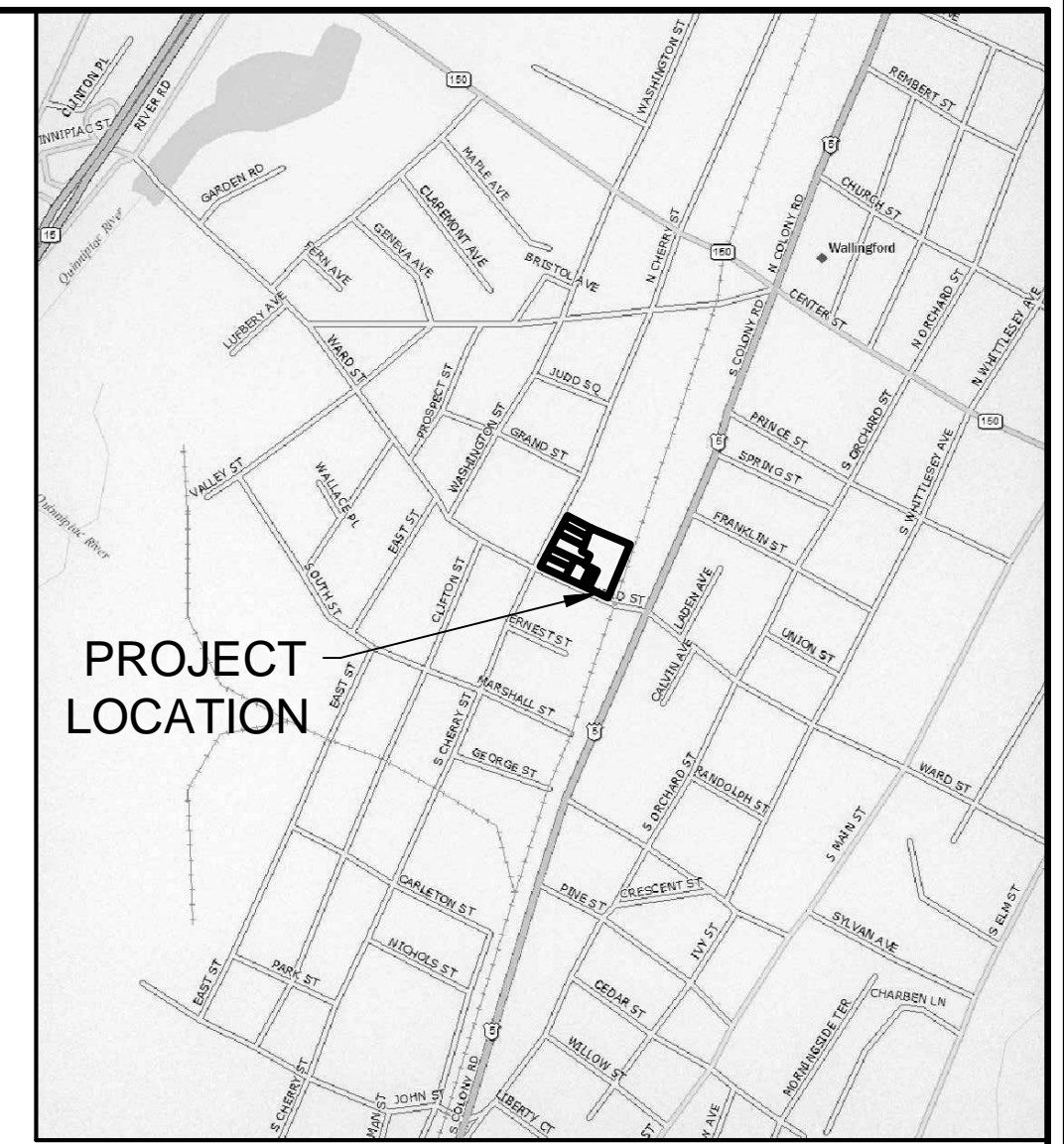
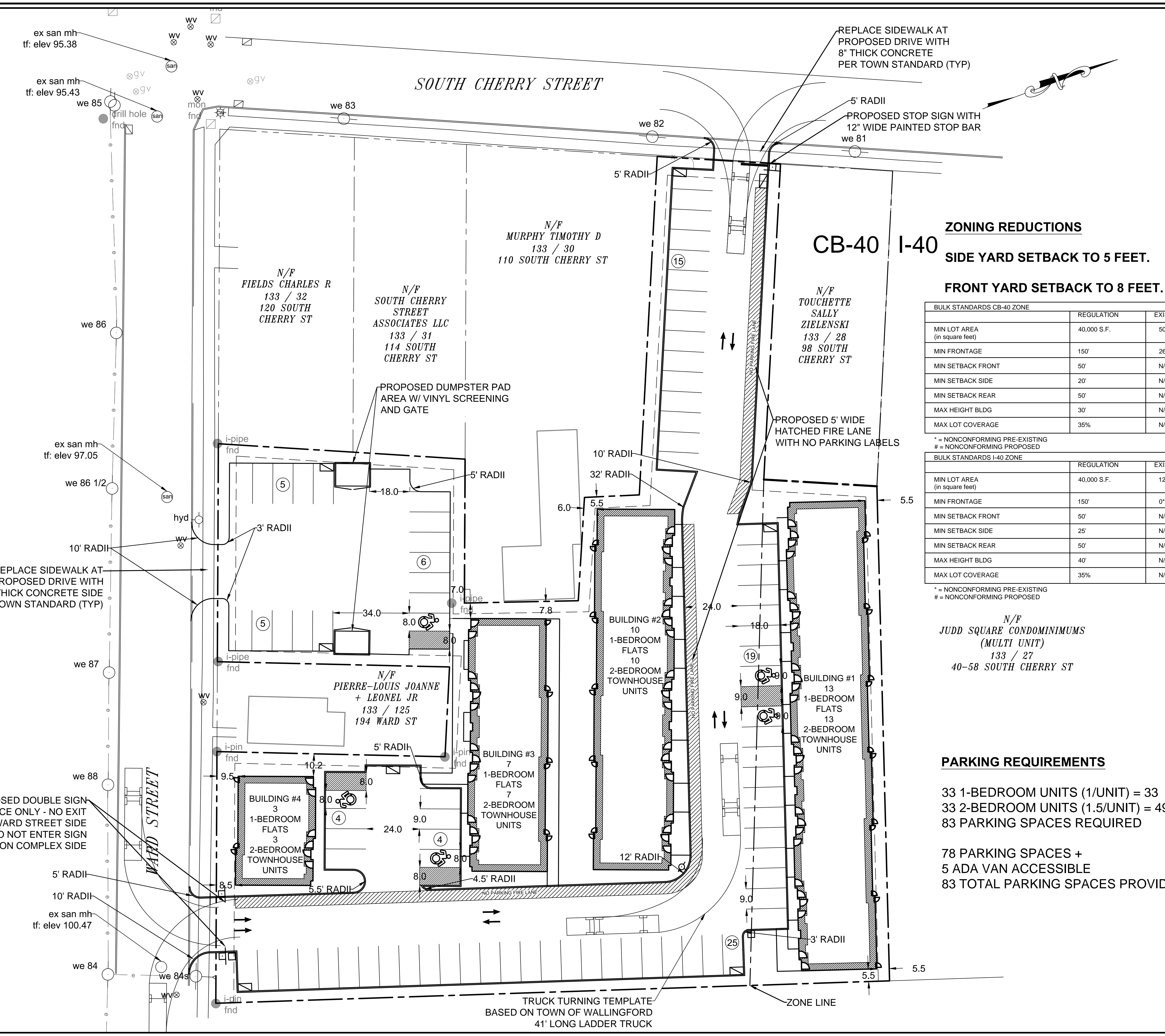
Scale 1" = 30'

DAVID L. NAFIS, L.S. #22924

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGREEING TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

NAFIS & YOUNG ENGINEERS, INC. 1355 MIDDLETOWN AVENUE NORTHFORD, CT 06472



LOCATION MAP
SCALE: 1"=1,000'

ZONING REDUCTIONS
SIDE YARD SETBACK TO 5 FEET.
FRONT YARD SETBACK TO 8 FEET.

BULK STANDARDS CB-40 ZONE			
	REGULATION	EXISTING	PROPOSED
MIN LOT AREA (in square feet)	40,000 S.F.	50,934 S.F.	50,934 S.F.
MIN FRONTAGE	150'	264'	264'
MIN SETBACK FRONT	50'	N/A	8.5'#
MIN SETBACK SIDE	20'	N/A	5.5'#
MIN SETBACK REAR	50'	N/A	5.5'#
MAX HEIGHT BLDG	30'	N/A	<30'
MAX LOT COVERAGE	35%	N/A	22.3% (11,336 S.F.)

BULK STANDARDS I-40 ZONE			
	REGULATION	EXISTING	PROPOSED
MIN LOT AREA (in square feet)	40,000 S.F.	12,519 S.F.	12,519 S.F.
MIN FRONTAGE	150'	0"	0"
MIN SETBACK FRONT	50'	N/A	N/A
MIN SETBACK SIDE	25'	N/A	5.5'#
MIN SETBACK REAR	50'	N/A	5.5'#
MAX HEIGHT BLDG	40'	N/A	<40'
MAX LOT COVERAGE	35%	N/A	56.9% (7,119 S.F.)#

* = NONCONFORMING PRE-EXISTING
 # = NONCONFORMING PROPOSED

N/F JUDD SQUARE CONDOMINIUMS (MULTI UNIT)
 133 / 27
 40-58 SOUTH CHERRY ST



LEGEND:

- PROPERTY LINE
- - - STREET LINE
- - - SETBACK LINE
- - - ZONE CHANGE LINE
- ▨ PROPOSED BUILDING

PARKING REQUIREMENTS

33 1-BEDROOM UNITS (1/UNIT) = 33
 33 2-BEDROOM UNITS (1.5/UNIT) = 49.5
83 PARKING SPACES REQUIRED

78 PARKING SPACES +
 5 ADA VAN ACCESSIBLE
83 TOTAL PARKING SPACES PROVIDED

100 SOUTH CHERRY ST
 133 / 126
 WALLINGFORD, CONNECTICUT

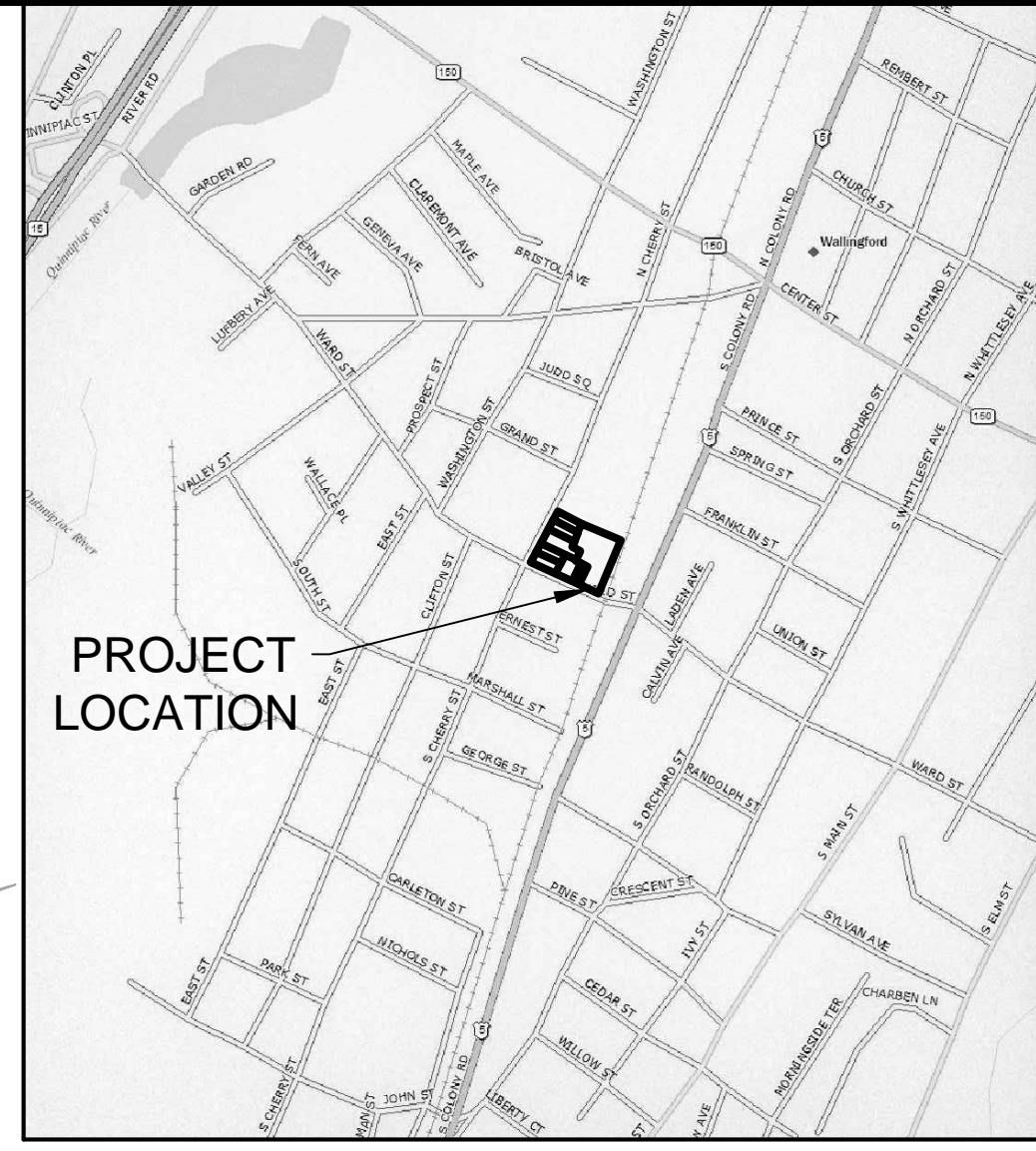
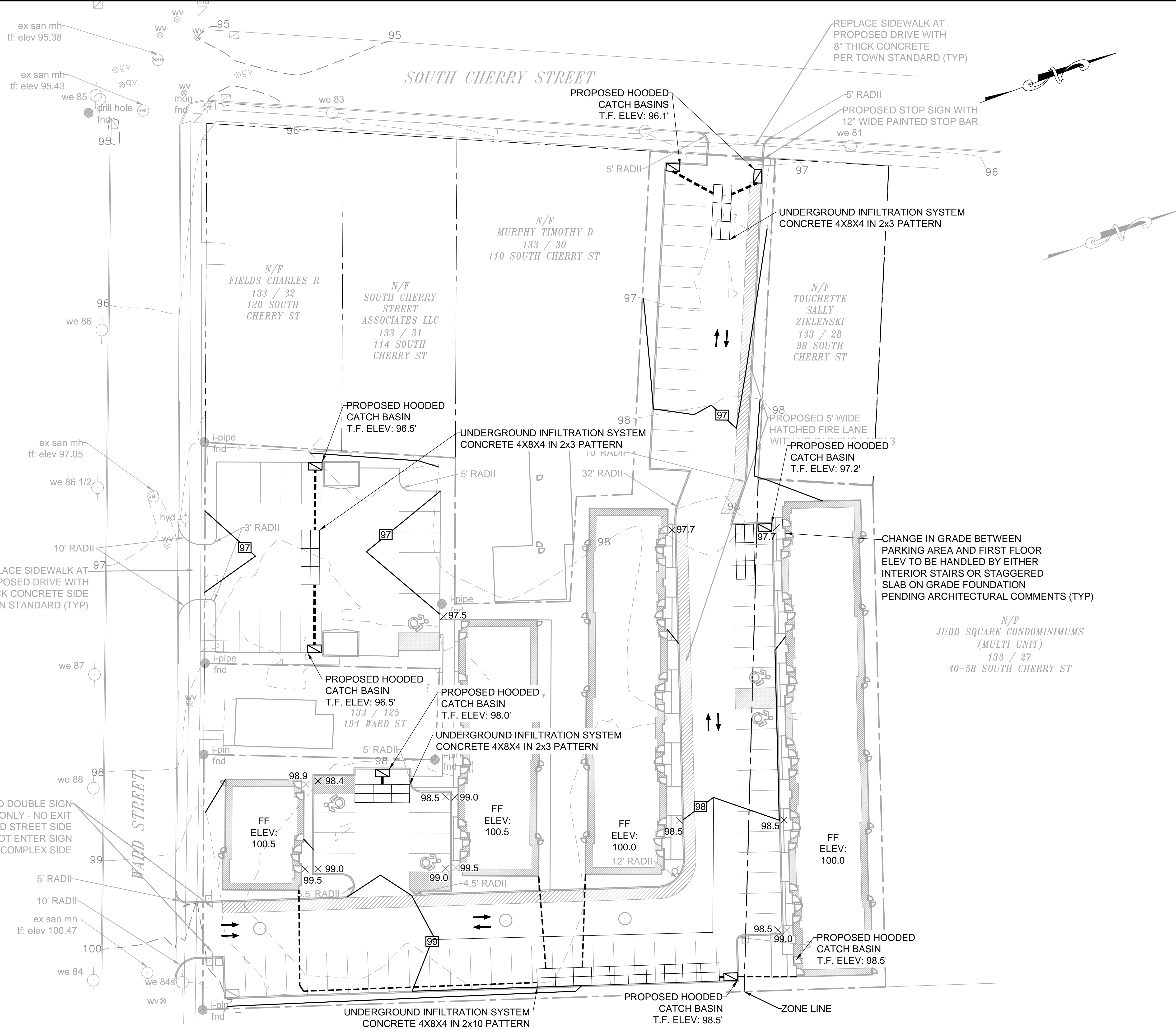
8-30G SITE PLAN
 SOUTH CHERRY COMMONS

NAFIS & YOUNG ENGINEERS, INC.
 1355 Middletown Avenue
 Northford, Connecticut 06472
 Phone: (203) 484-2793
 Fax: (203) 484-7343
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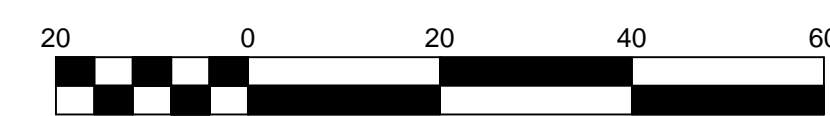
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N:\15_2024\121\8-30G\100 SOUTH CHERRY ST.dwg
 WALLINGFORD SOUTH CHERRY ST 110 S CHERRY ACQURENT02 SITE PLAN 100 SOUTH CHERRY ST.dwg



LOCATION MAP
SCALE: 1"=1,000'



Scale 1" = 20'

LEGEND:

- PROPERTY LINE
- STREET LINE
- SETBACK LINE
- ZONE CHANGE LINE
- PROPOSED BUILDING
- EXISTING CONTOUR
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR
- PROPOSED STORMWATER PIPE
- PROPOSED UNDERGROUND STORAGE

100 SOUTH CHERRY ST
133 / 126
WALLINGFORD, CONNECTICUT

8-30G GRADING & DRAINAGE PLAN
SOUTH CHERRY COMMONS

NAFIS & YOUNG ENGINEERS, INC.
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
Email: nyeng@nafisandyoung.com

DATE: JUNE 17, 2025 REV: JULY 28, 2025
REV: JULY 7, 2025 REV: AUGUST 04, 2025
REV: JULY 25, 2025

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AUG 05, 2025 11:00am \\nafis\p\proj\wallingford\8-30G SOUTH CHERRY ST\1115 SOUTH CHERRY ST\GRADING & DRAINAGE PLAN_03 SOUTH CHERRY ST.dwg

ex san mh
tf: elev 95.38

ex san mh
tf: elev 95.43

we 85

we 86

ex san mh
tf: elev 97.05

we 86 1/2

we 87

we 88

ex san mh
tf: elev 100.47

we 84

WARD STREET

SOUTH CHERRY STREET

N/F
MURPHY TIMOTHY D
133 / 30
110 SOUTH CHERRY ST

N/F
FIELDS CHARLES R
133 / 32
120 SOUTH
CHERRY ST

N/F
SOUTH CHERRY
STREET
ASSOCIATES LLC
133 / 31
114 SOUTH
CHERRY ST

N/F
TOUCHETTE
SALLY
ZIELENSKI
133 / 28
98 SOUTH
CHERRY ST

N/F
PIERRE-LOUIS JOANNE
+ LEONEL JR
133 / 125
194 WARD ST

N/F
JUDD SQUARE CONDOMINIUMS
(MULTI UNIT)
133 / 27
40-58 SOUTH CHERRY ST

BUILDING #4
3
1-BEDROOM
FLATS
3
2-BEDROOM
TOWNHOUSE
UNITS

BUILDING #3
7
1-BEDROOM
FLATS
7
2-BEDROOM
TOWNHOUSE
UNITS

BUILDING #2
10
1-BEDROOM
FLATS
10
2-BEDROOM
TOWNHOUSE
UNITS

BUILDING #1
13
1-BEDROOM
FLATS
13
2-BEDROOM
TOWNHOUSE
UNITS

REPLACE SIDEWALK AT
PROPOSED DRIVE WITH
8" THICK CONCRETE
PER TOWN STANDARD (TYP)

5' RADII
PROPOSED STOP SIGN WITH
12" WIDE PAINTED STOP BAR

PROPOSED 5' WIDE
HATCHED FIRE LANE
WITH NO PARKING LABELS

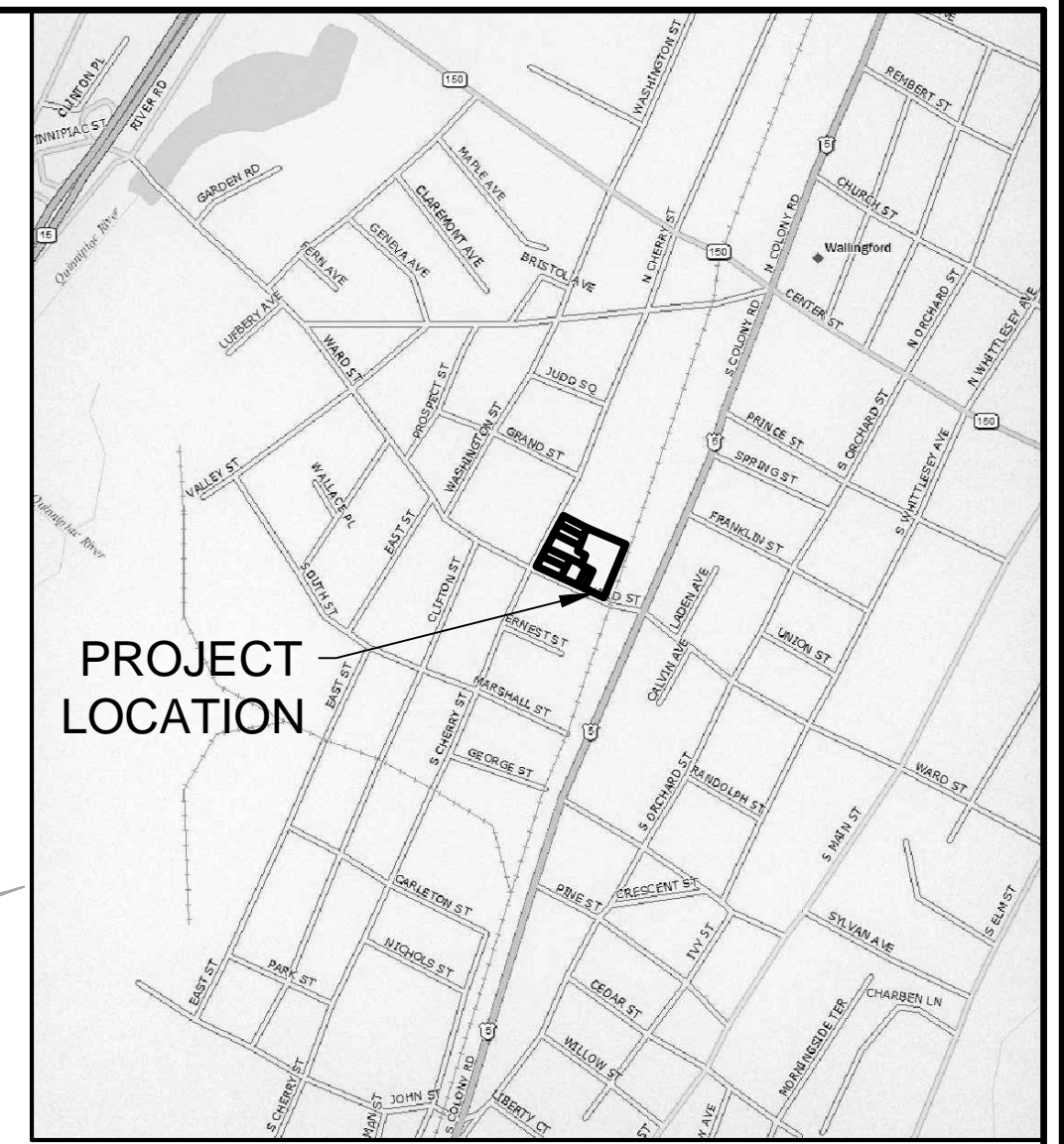
REPLACE SIDEWALK AT
PROPOSED DRIVE WITH
8" THICK CONCRETE SIDE
PER TOWN STANDARD (TYP)

PROPOSED DOUBLE SIGN
ENTRANCE ONLY - NO EXIT
ON WARD STREET SIDE
DO NOT ENTER SIGN
ON COMPLEX SIDE

PROPOSED TRANSFORMER BOX
EXACT SIZE AND LOCATION TO BE DETERMINED
IN COORDINATION WITH WALLINGFORD ELECTRIC DIVISION

PROPOSED TRANSFORMER BOX
EXACT SIZE AND LOCATION TO BE DETERMINED
IN COORDINATION WITH WALLINGFORD ELECTRIC DIVISION

ZONE LINE



PROJECT
LOCATION

LOCATION MAP
SCALE: 1"=1,000'



Scale 1" = 20'

LEGEND:

- PROPERTY LINE
- STREET LINE
- - - SETBACK LINE
- - - ZONE CHANGE LINE
- ▭ PROPOSED BUILDING
- EXISTING SAN PIPE
- W — EXISTING WATER LINE
- e — EXISTING ELEC/COM LINES
- S — PROPOSED SAN PIPE
- - - PROPOSED STORMWATER PIPE
- - - PROPOSED UNDERGROUND STORAGE
- W — PROPOSED WATER LINE
- E — PROPOSED ELEC/COM LINES

100 SOUTH CHERRY ST
133 / 126
WALLINGFORD, CONNECTICUT

8-30G UTILITY PLAN
SOUTH CHERRY COMMONS



**NAFIS & YOUNG
ENGINEERS, INC.**
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 494-2793
Fax: (203) 494-7343
Email: nyeng@nafisandyoung.com

DATE: JUNE 17, 2025 REV: JULY 28, 2025
REV: JULY 7, 2025 REV: AUGUST 04, 2025
REV: JULY 25, 2025

JOB NO. 2024-121 SHEET NO. 04

DATE: 2025-06-17 10:58 AM
NAFIS: STAFF/PROJECT/NAFIS/ENGINEER/SOUTH CHERRY COMMONS UNDERGROUND UTILITY PLAN (80 SOUTH CHERRY ST) DWG

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

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ex san mh
tf: elev 95.38

ex san mh
tf: elev 95.43

ex san mh
tf: elev 97.05

ex san mh
tf: elev 100.47

SOUTH CHERRY STREET

WARD STREET

N/F
MURPHY TIMOTHY D
133 / 30
110 SOUTH CHERRY ST

N/F
FIELDS CHARLES R
133 / 32
120 SOUTH
CHERRY ST

N/F
SOUTH CHERRY
STREET
ASSOCIATES LLC
133 / 31
114 SOUTH
CHERRY ST

N/F
TOUCHETTE
SALLY
ZIELENSKI
133 / 28
98 SOUTH
CHERRY ST

N/F
JUDD SQUARE CONDOMINIUMS
(MULTI UNIT)
133 / 27
40-58 SOUTH CHERRY ST

N/F
PIERRE-LOUIS JOANNE
+ LEONEL JR
133 / 125
194 WARD ST

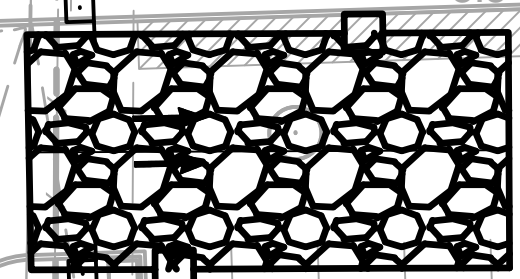
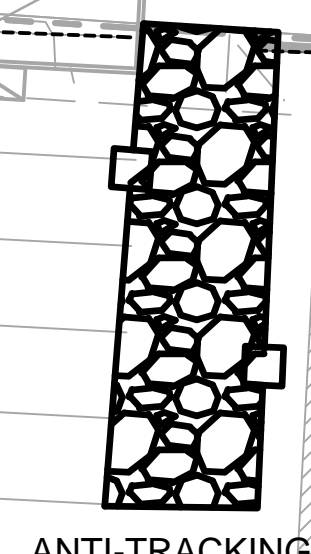
BUILDING #2
10
1-BEDROOM
FLATS
10
2-BEDROOM
TOWNHOUSE
UNITS

BUILDING #1
13
1-BEDROOM
FLATS
13
2-BEDROOM
TOWNHOUSE
UNITS

BUILDING #3
7
1-BEDROOM
FLATS
7
2-BEDROOM
TOWNHOUSE
UNITS

BUILDING #4
3
1-BEDROOM
FLATS
3
2-BEDROOM
TOWNHOUSE
UNITS

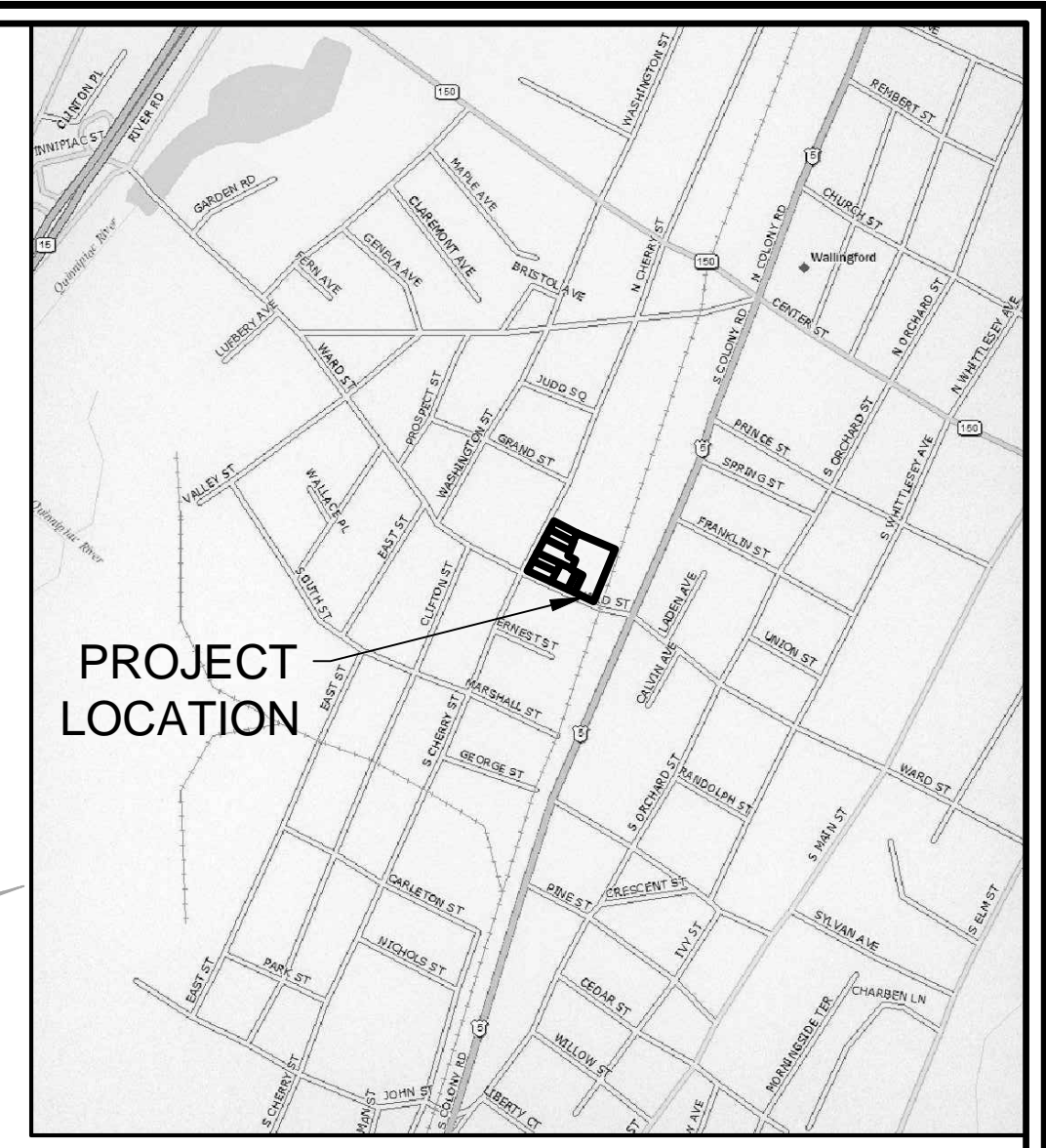
STOCKPILE
LOCATION



PROP INLET PROTECTION (TYP.)

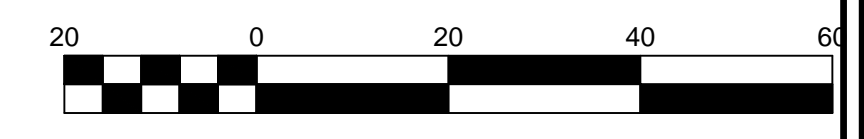
SILT FENCE TYP.

ZONE LINE



PROJECT
LOCATION

LOCATION MAP
SCALE: 1"=1,000'



Scale 1" = 20'

LEGEND:

- PROPERTY LINE
- - - PROPERTY LINE (OLD)
- STREET LINE
- - - EX BUILDING
- - - EX DECK
- - - EX VINYL FENCE
- x - x EX CHAINLINK FENCE
- x - x EX METAL FENCE
- # - EX WOOD FENCE
- - - EX GUARDRAIL

100 SOUTH CHERRY ST
133 / 126
WALLINGFORD, CONNECTICUT

8-30G EROSION CONTROL PLAN
SOUTH CHERRY COMMONS



**NAFIS & YOUNG
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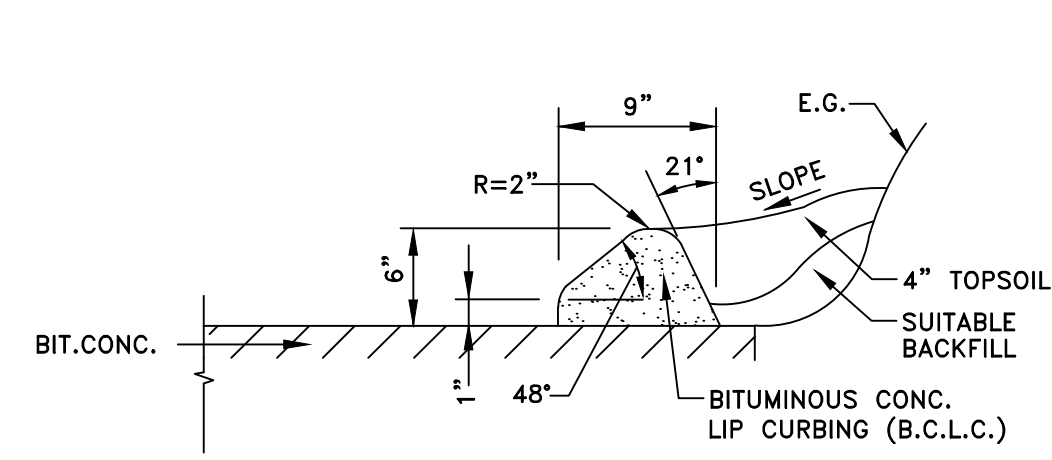
DATE: JUNE 17, 2025
REV: JULY 7, 2025
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REV: AUGUST 04, 2025

NAFIS & YOUNG ENGINEERS, INC. 1355 MIDDLETOWN AVENUE NORTHFORD, CT 06472

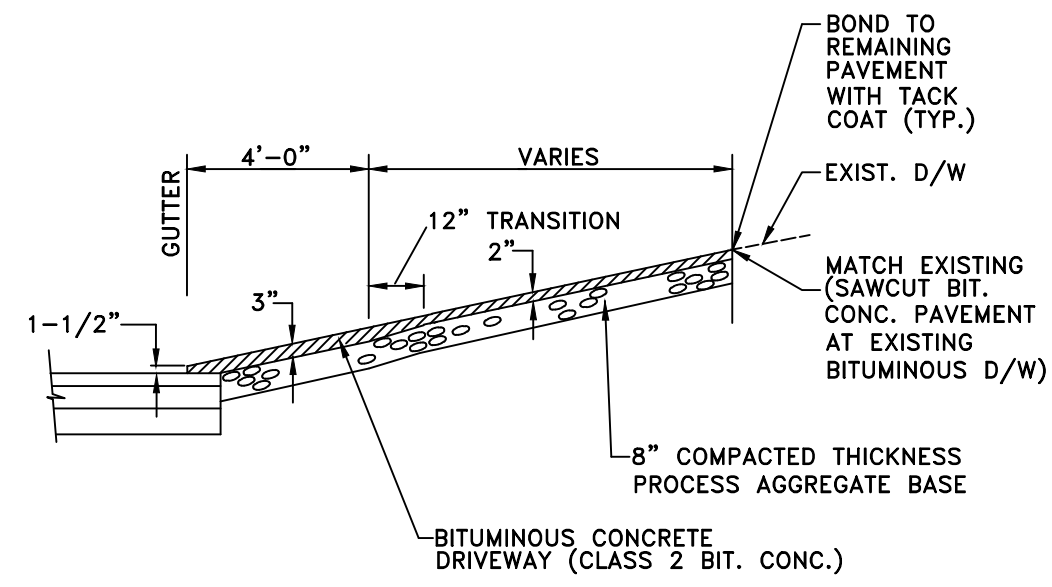
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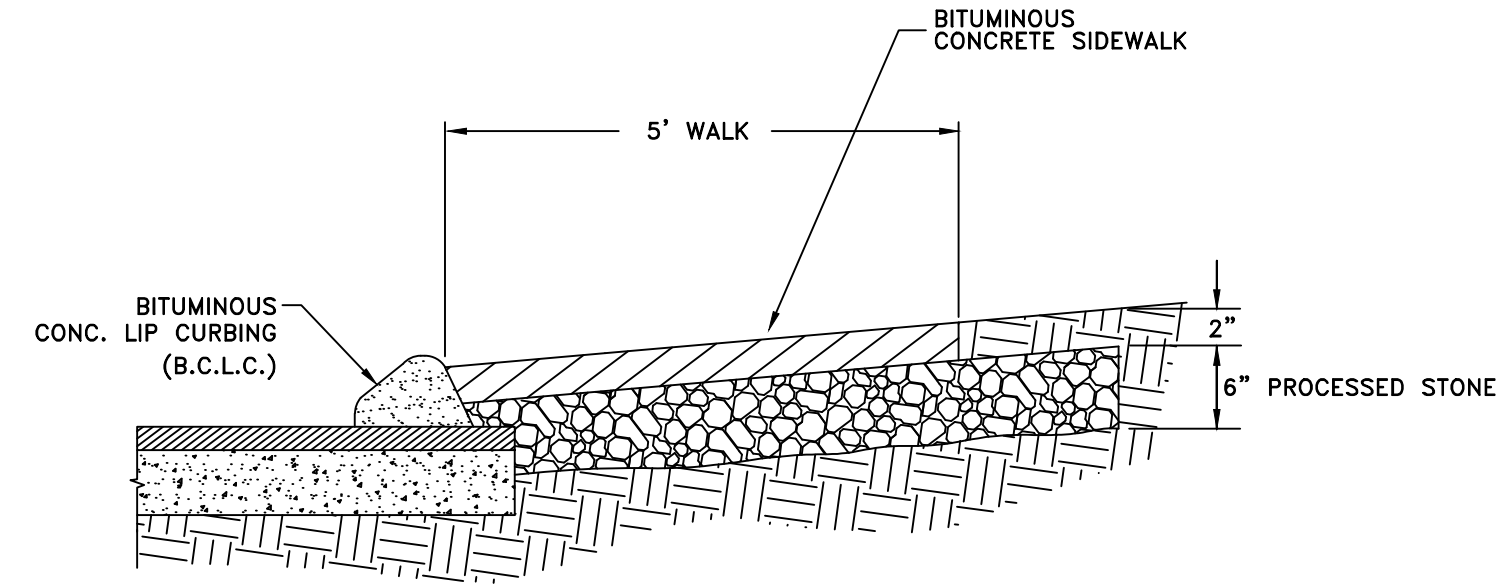


BITUMINOUS CONCRETE LIP CURBING
NTS

NOTE: LIMITS OF B.C.L.C. INDICATED ON PLANS AND AS DIRECTED BY THE ENGINEER.

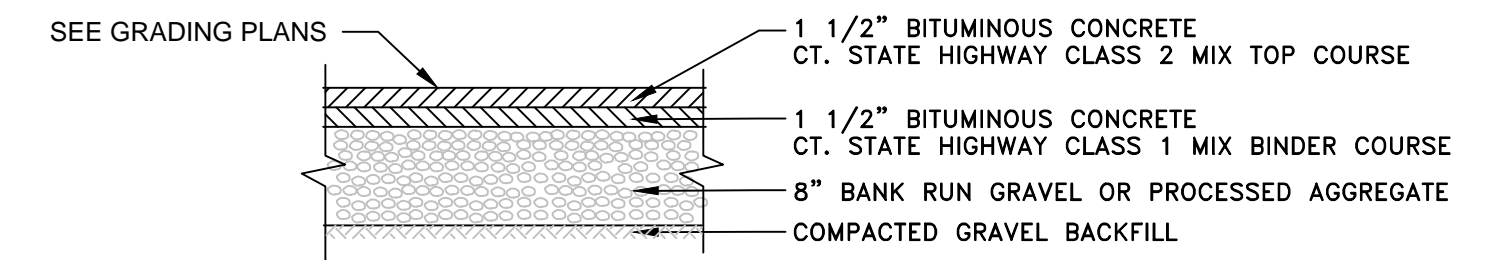


BITUMINOUS CONCRETE DRIVEWAY
NTS

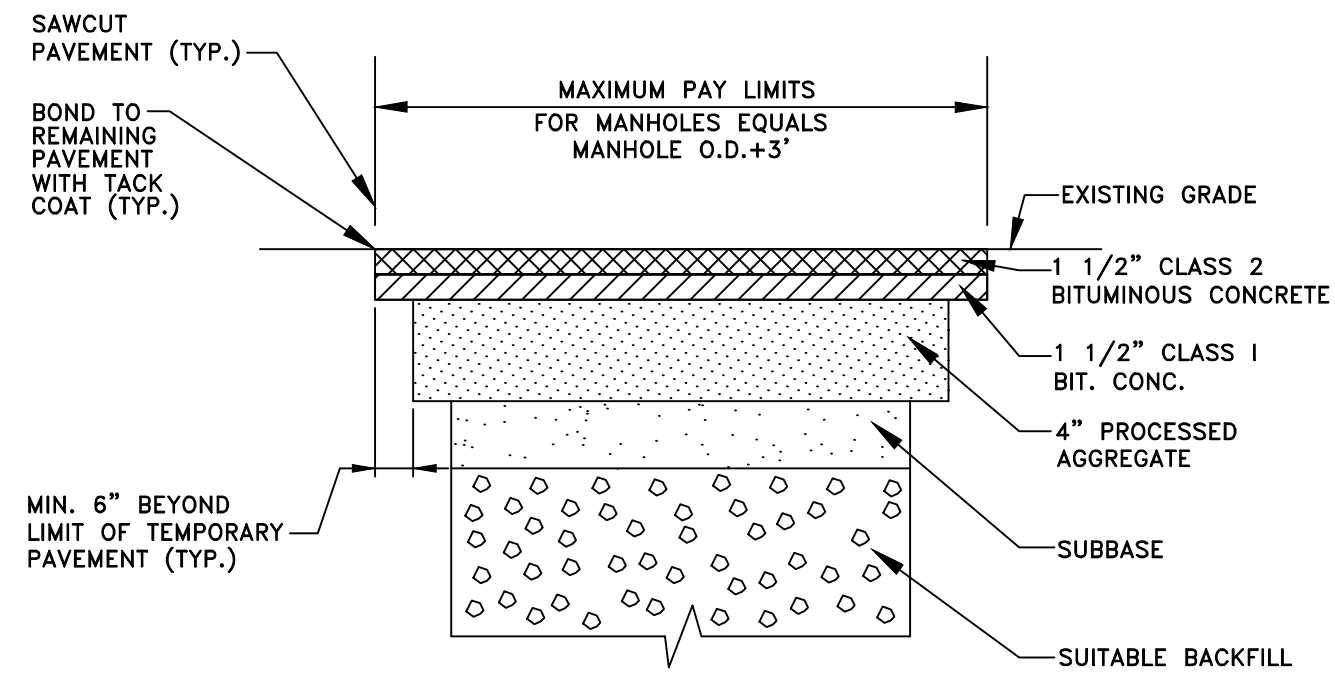


BITUMINOUS SIDEWALK DETAIL
NTS

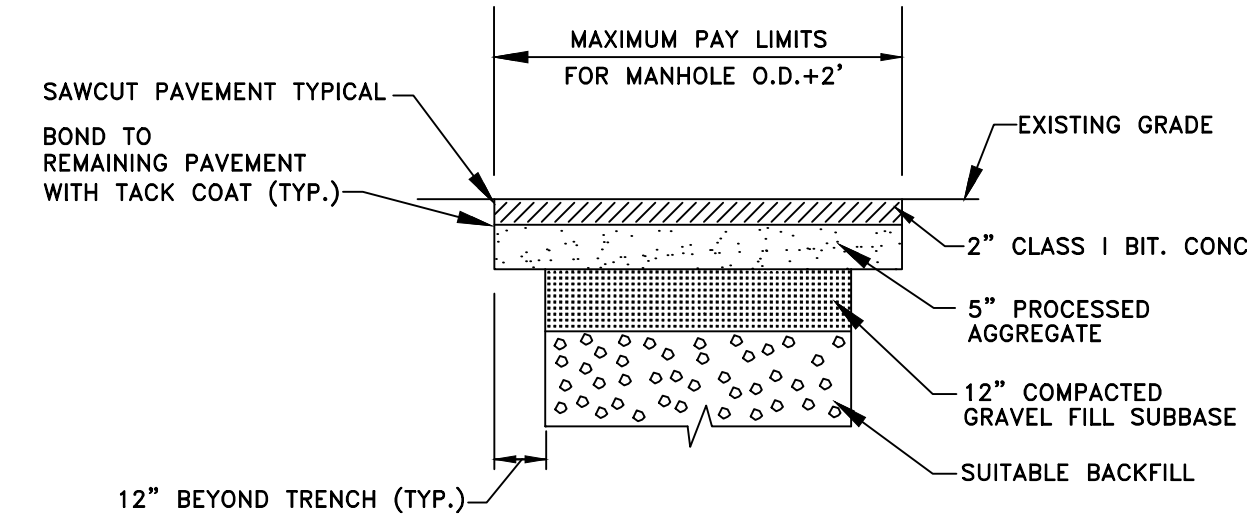
BID PRICE SHALL INCLUDE REMOVAL OF EXISTING BITUMINOUS SIDEWALK, AND THE INSTALLATION OF NEW PROCESSED STONE AND BITUMINOUS SIDEWALK



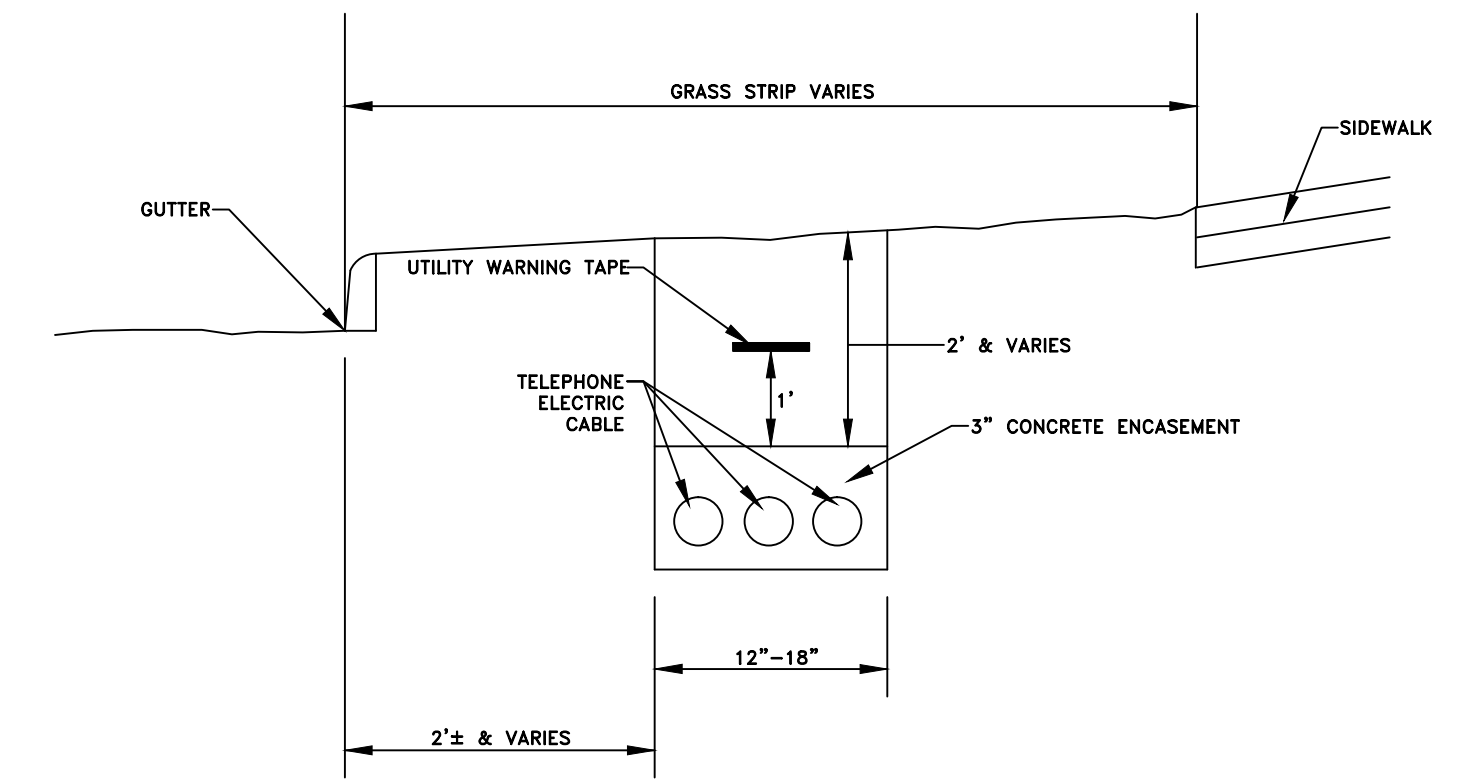
PARKING LOT PAVEMENT DETAIL
NTS



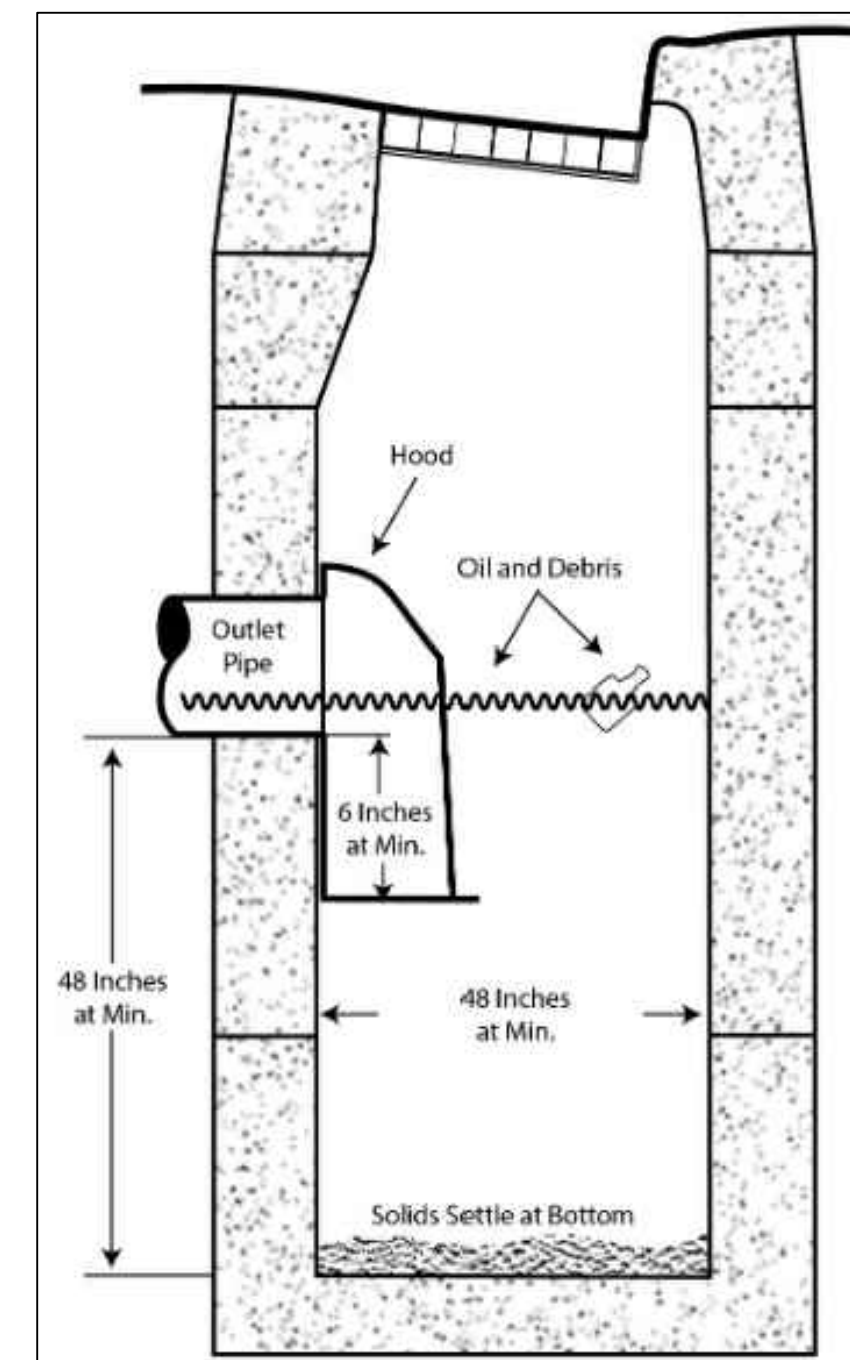
PERMANENT PAVEMENT REPAIR - TOWN ROADS
NTS



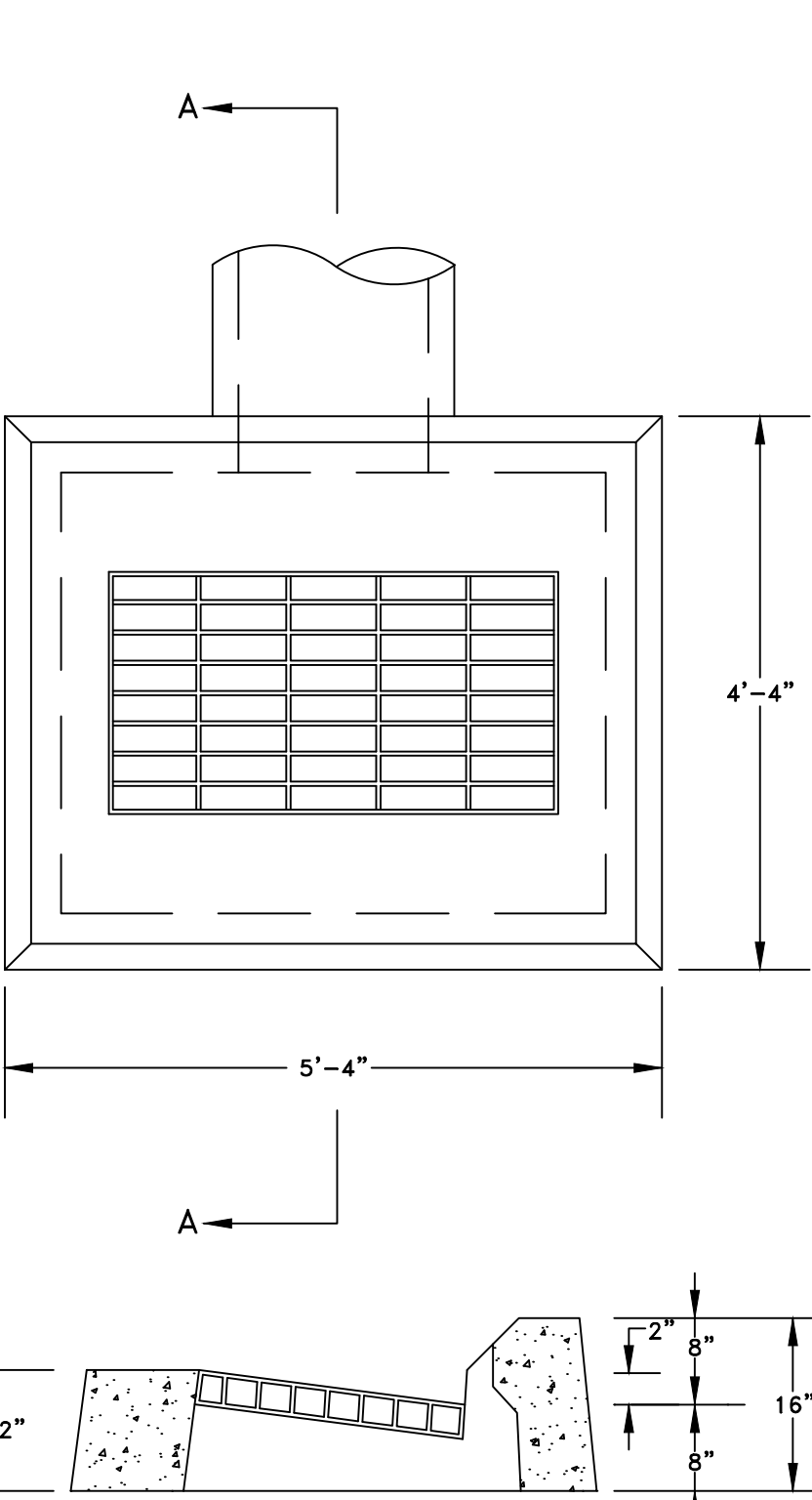
TEMPORARY PAVEMENT REPAIR - TOWN ROADS
NTS



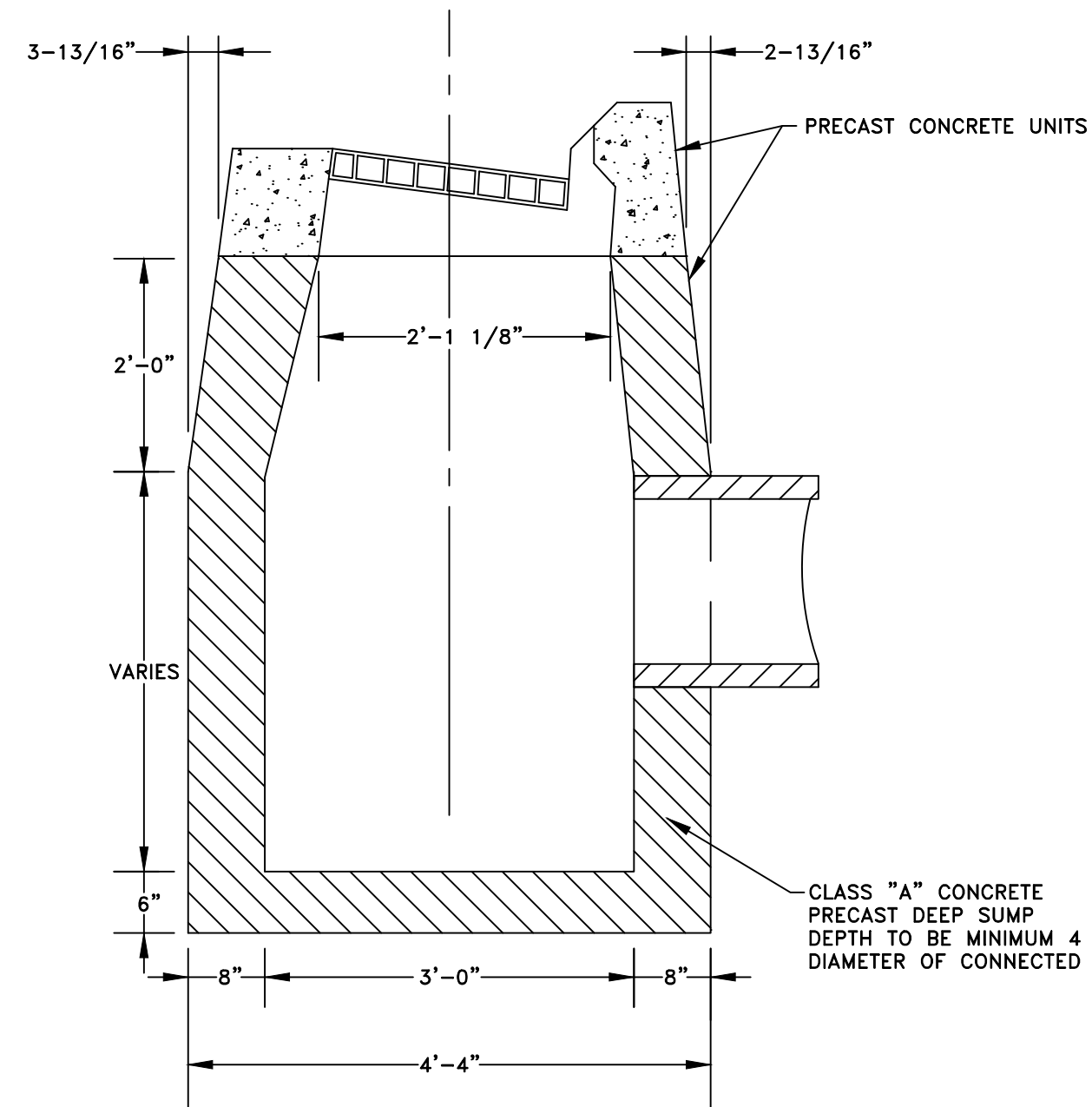
TYPICAL UTILITY TRENCH
NTS



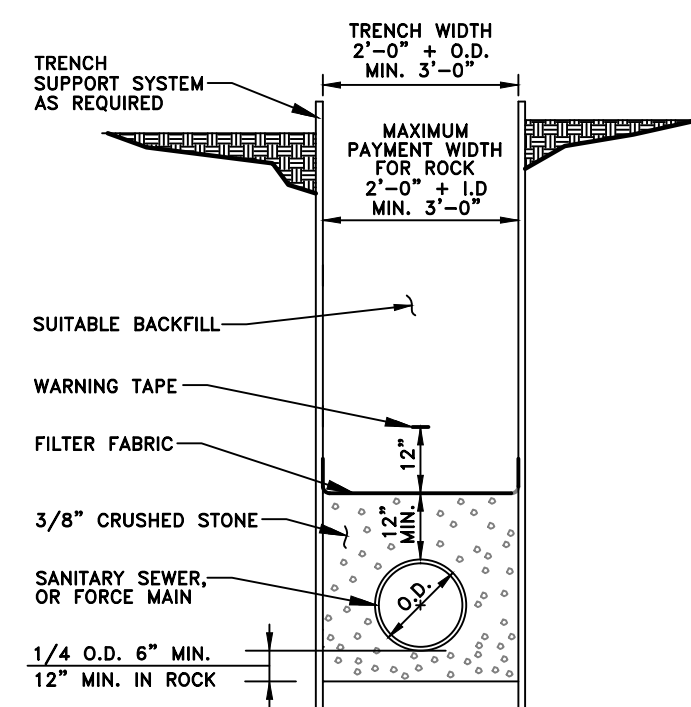
HOODED CATCH BASIN DETAIL
NTS



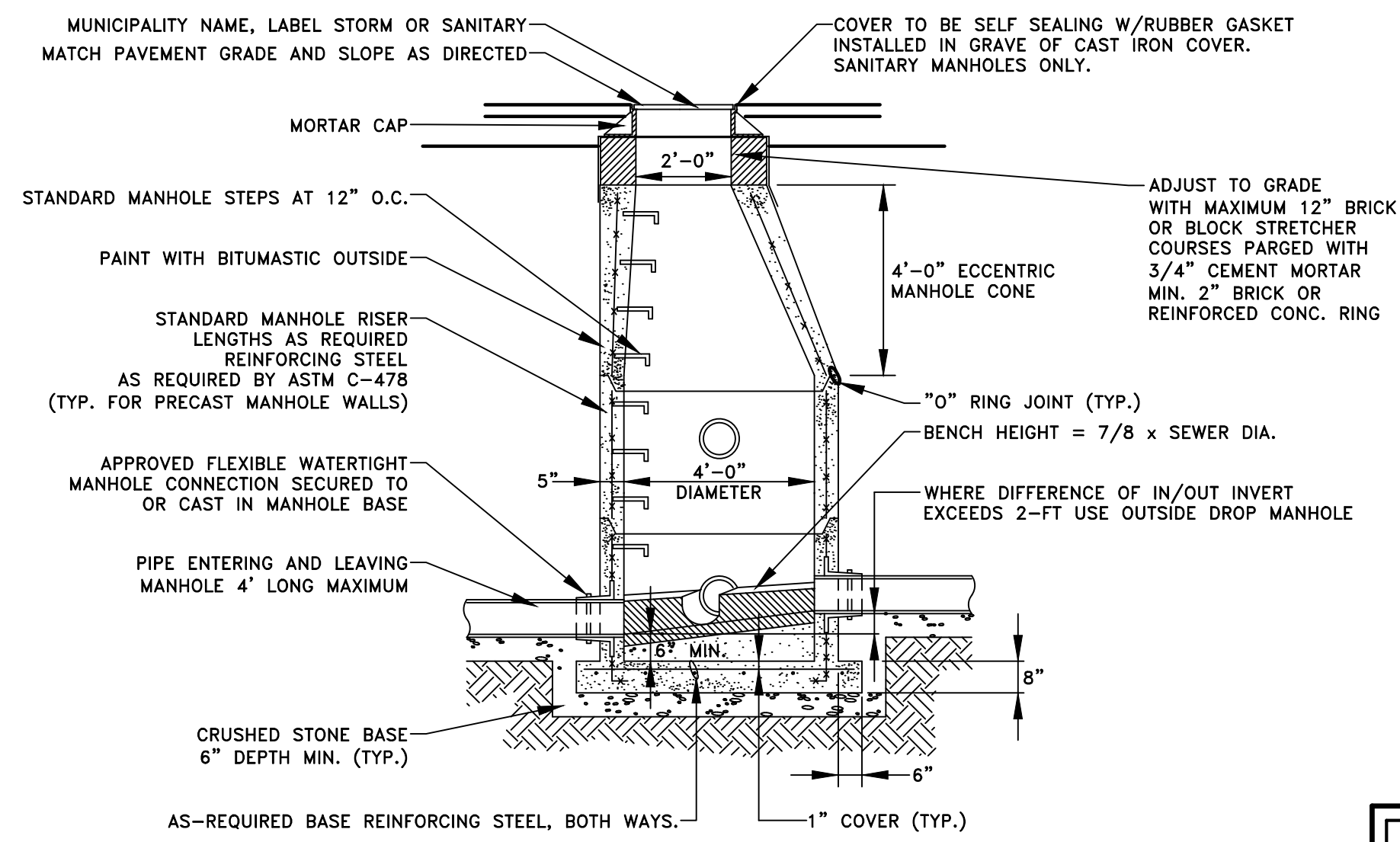
FRAME & GRATE CROSS-SECTION FOR 6" BITUMINOUS CURB



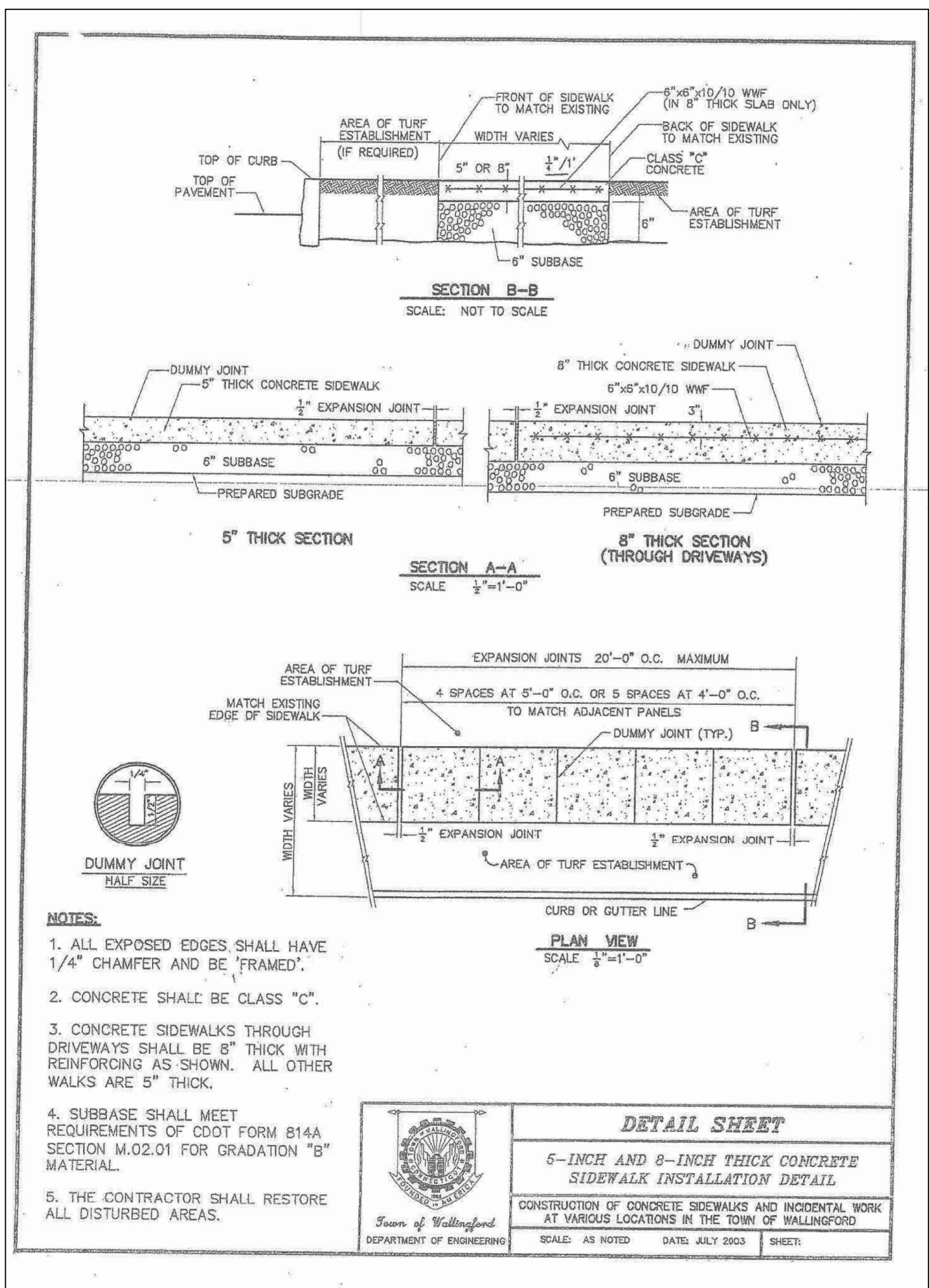
CATCH BASIN STRUCTURE WITH TYPE "C" TOP
NTS



PVC PIPE TRENCH DETAIL
NTS



SECTION A-A STANDARD SANITARY MANHOLE
NTS



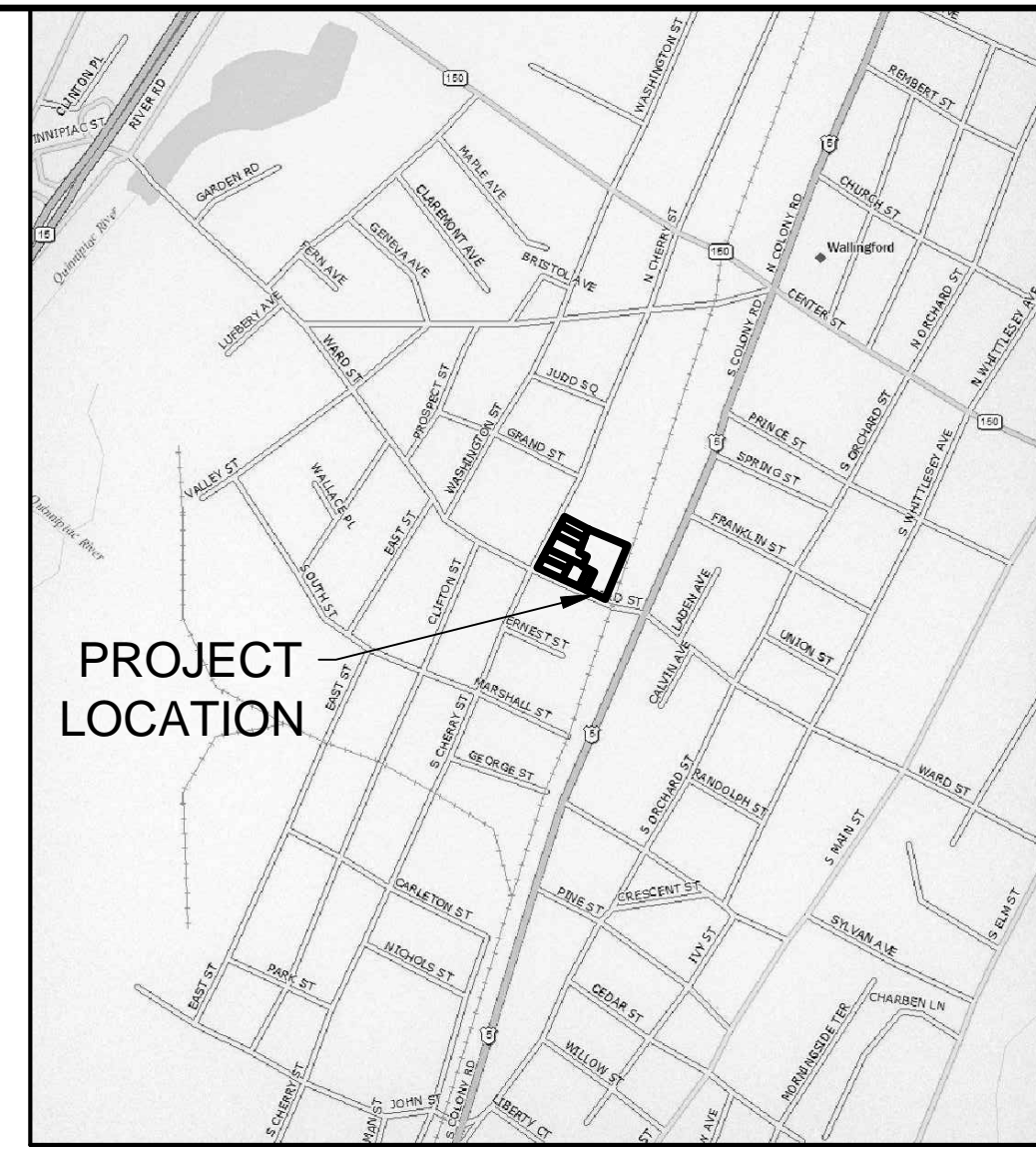
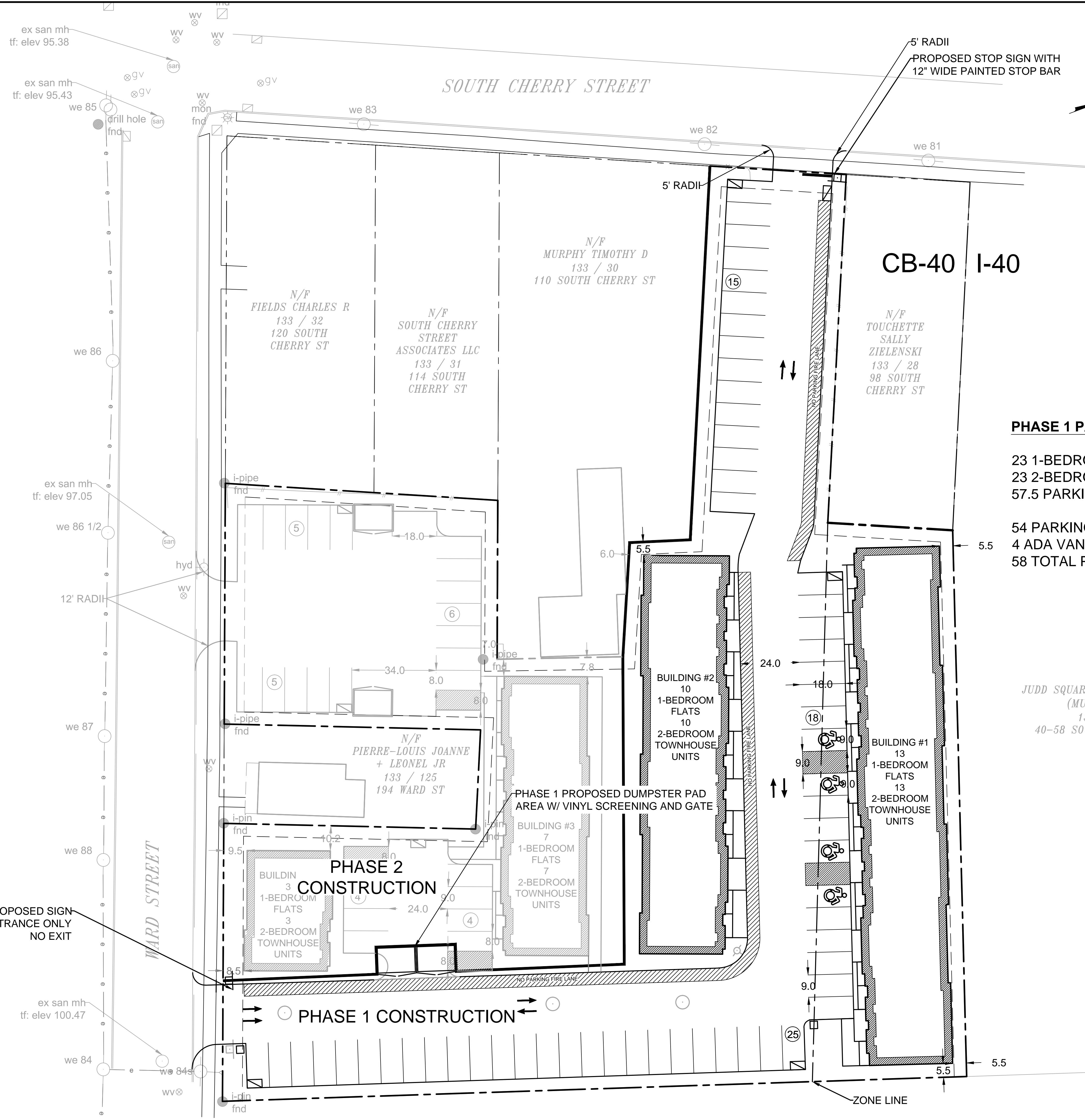
- NOTES:**
1. ALL EXPOSED EDGES SHALL HAVE 1/4" CHAMFER AND BE "FRAMED".
 2. CONCRETE SHALL BE CLASS "C".
 3. CONCRETE SIDEWALKS THROUGH DRIVEWAYS SHALL BE 8" THICK WITH REINFORCING AS SHOWN. ALL OTHER WALKS ARE 5" THICK.
 4. SUBBASE SHALL MEET REQUIREMENTS OF CDDT FORM 814A SECTION M.02.01 FOR GRADATION "B" MATERIAL.
 5. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.

DETAIL SHEET
5-INCH AND 8-INCH THICK CONCRETE SIDEWALK INSTALLATION DETAIL
CONSTRUCTION OF CONCRETE SIDEWALKS AND INCIDENTAL WORK AT VARIOUS LOCATIONS IN THE TOWN OF WALLINGFORD
Town of Wallingford DEPARTMENT OF ENGINEERING
SCALE: AS NOTED DATE: JULY 2003 SHEET

DETAILS
SOUTH CHERRY COMMONS
100 SOUTH CHERRY ST
133 / 126
WALLINGFORD, CONNECTICUT

NAFIS & YOUNG ENGINEERS, INC.
1355 Middletown Avenue
Northford, Connecticut 06472
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LOCATION MAP
SCALE: 1"=1,000'

PHASE 1 PARKING REQUIREMENTS

23 1-BEDROOM UNITS (1/UNIT) = 23
 23 2-BEDROOM UNITS (1.5/UNIT) = 34.5
 57.5 PARKING SPACES REQUIRED

54 PARKING SPACES +
 4 ADA VAN ACCESSIBLE
 58 TOTAL PARKING SPACES PROVIDED



Scale 1" = 20'

LEGEND:

- PROPERTY LINE
- STREET LINE
- SETBACK LINE
- ZONE CHANGE LINE
- PROPOSED BUILDING
- EXISTING CONTOUR
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR
- PROPOSED STORMWATER PIPE
- PROPOSED UNDERGROUND STORAGE

100 SOUTH CHERRY ST
 133 / 126
 WALLINGFORD, CONNECTICUT

8-30G CONSTRUCTION PHASE
 SOUTH CHERRY COMMONS



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DATE: JUNE 17, 2025 REV: JULY 28, 2025
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