

**ATTACHMENT TO SUBDIVISION APPLICATION**

**FOR**

**HENDEL FURNITURE LLC  
47 GREAT NECK ROAD  
WATERFORD, CONNECTICUT**

**MAY 2022**

**Revised: AUGUST 15 2022**

**5. Statement of Use**

Hendel Furniture LLC is proposing a subdivision to create a new lot (Lot 2) for the existing furniture store building. The new lot will be approximately 4.5 acres. The new use for the existing building is consistent with the existing use, therefore, no proposed changes to parking, paved areas or stormwater is proposed. There are 13 existing parking spaces.

The remaining lot (Lot 1) will be approximately 36.95 acres. No proposed work or use for Lot 1 is associated with this application.

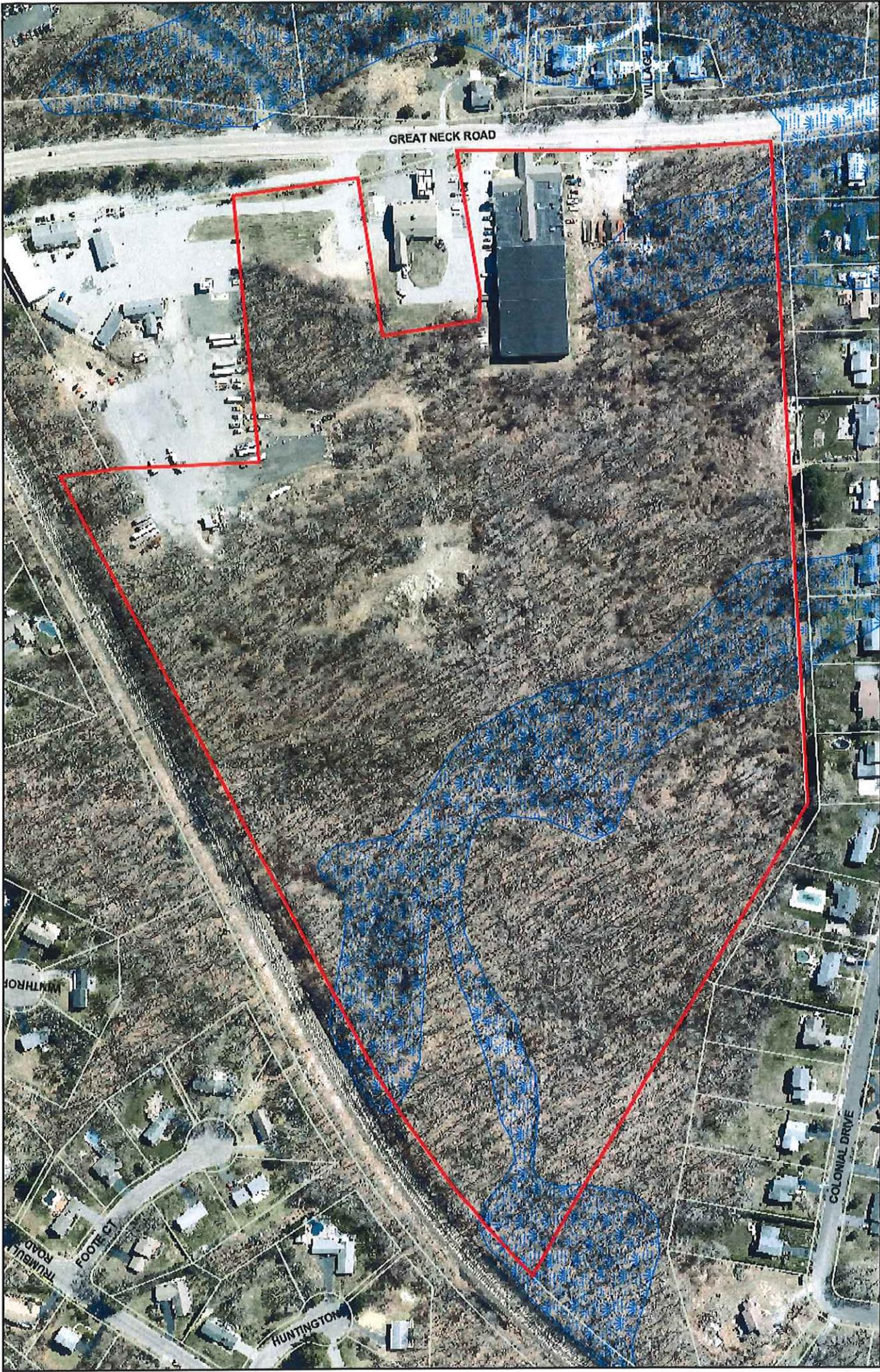
**6. Statement of Design Compatibility**

N/A

**7. Consistency with Adopted Plan of Preservation, Conservation and Development**

No proposed site work is associated with the application. The existing wetlands on the property will be preserved, which is a goal as defined on page 16 of the Waterford 2012 Plan of Preservation, Conservation and Development (POCD) effective January 1, 2012. This application will have no adverse effects on coastal resources, which is a goal as defined on page 20 of POCD.





8/23/2022 1:26:20 PM  
Scale: 1"=250'  
Scale is approximate

The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.



WATERFORD CONNECTICUT SEWAGE WORKS CONSTRUCTION PROGRAM SHEETS  
23A-2 AND 23A-3 SCALE: 1"=40' HORIZONTAL 1"=4' VERTICAL MARCH 1984 BY:  
HARDING & BUCHANAN, INC., W. HARTFORD, CONNECTICUT

PROPERTY SURVEY PROPERTY OF HENDELS FURNITURE LLC 48 GREAT  
NECK ROAD WATERFORD, CONNECTICUT SCALE: 1"=100' DATED: 05/04/2022 BY: LOUREIRO  
ENGINEERING ASSOCIATES, INC. GROTON, CONNECTICUT.

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**LEGEND**

EXPOSED ROCK COMPILED FROM OTHER MAPS AND SOURCES

SIGNIFICANT SIZED TREE COMPILED FROM OTHER MAPS AND SOURCES

TRAIL COMPILED FROM OTHER MAPS AND SOURCES

CATCH BASIN TYPE C (CURBED) COMPILED FROM OTHER MAPS AND SOURCES

CATCH BASIN TYPE CL (CURBLESS) COMPILED FROM OTHER MAPS AND SOURCES

SOIL TYPES

LOT NUMBER

INLAND WETLANDS FLAGGED BY RICHARD SNARSKI MARCH 2022

INLAND WETLANDS FLAGGED BY RICHARD SNARSKI FROM 1988 MAPPING

ACRES

MORE OR LESS

NOW OR FORMERLY

SQUARE FEET

TOWN MONUMENT

CONNECTICUT HIGHWAY DEPT.

ZONE I-G

ZONE R-20

ZONE LINE

FLOOD ZONE LINE

CORNER MARKERS TO BE SET

EXISTING MONUMENT

UTILITY POLE

AUG 18 2022



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS

|                                                                                                                       |                            |                        |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|
| SUBDIVISION PLAN<br>PROPERTY OF<br><br><b>HENDELS FURNITURE LLC<br/>47 GREAT NECK ROAD<br/>WATERFORD, CONNECTICUT</b> | SCALE<br><br>1" = 100'     |                        |
|                                                                                                                       | COMM. NO.<br><br>39HI10.01 |                        |
|                                                                                                                       | DRAWN BY<br><br>SRM/SMH    | DATE<br><br>05/04/2022 |
|                                                                                                                       | APPROVED BY<br><br>AHH     | DATE<br><br>05/04/2022 |





SCALE IN FEET

