



December 15, 2021

Ms. Carla Nixon  
Director of Planning  
Town of Cumberland  
290 Tuttle Road  
Cumberland, Maine 04021

**Pre-Application Meeting, Evergreen Estates**  
**Applicant – SVR, LLC**

Dear Carla:

On behalf of the applicant SVR, LLC, Sebago Technics (Sebago) is pleased to submit the attached Pre-Application meeting request for a 10-unit condominium project to be known as Evergreen Estates. The project will be constructed on vacant land that is located on the westerly side of Old Gray Road in Cumberland. The subject parcel is depicted as Lot 5A on the Town of Cumberland Tax Map U21, and is within the Village Medium Density Residential District.

Following is a brief summary of the various components of the project:

1. Lot 5A (8.51 acres) was recently divided into two parcels. Land to the north is currently developed as a single-family dwelling and 2.83 acres was retained by the original land owner. The remaining 5.69 acres to the south was acquired by SVR, LLC for this project.
2. Five duplexes will be constructed for a total of ten residential condominium units. Net residential density calculations are provided on the Sketch Plan for consideration by the Town staff and Planning Board.
3. Approximately 2.5 parking spaces per unit are provided for a total of 25 parking spaces. Each unit will have one parking space inside a garage and one parking space in the driveway. Five additional parking spaces will also be constructed along the cul-de-sac turnaround to serve the project.
4. The new driveway will extend from an unpaved section of Old Gray Road. A driveway entry permit will not be required given that Old Gray Road is not a state highway.
5. Other site amenities include internal walkways, cluster mailboxes, and dumpster enclosures for waste storage.
6. A landscape plan will be submitted in the future as part of the complete Site Plan and Subdivision application for the project. The landscape plan will consider plantings for buffering along the property lines and adjacent to the forested wetland. Plantings will also be provided around the units as generally depicted on the Sketch Plan.

7. A wetland delineation was completed on November 16, 2021 by Sebago Technics. Wetlands are depicted on the Sketch Plan. A vernal pool assessment was also completed on April 21, 2021 and there were no vernal pools identified.
8. The condominium will be served by two well systems for potable water and fire protection. Public water system standards will not apply because each well will serve less than 25 year-round users as defined by the Maine Drinking Water Program. Individual fire suppression systems to be supplied by the well systems will be designed per NFPA 13D standards as part of the building permit process.
9. Lots will be served by two common wastewater disposal systems. Test pits will be observed to evaluate soils in the westerly portion of the parcel. A hydrogeologic assessment is not proposed at this time given that disposal systems will be located greater than 200 feet from on-site wells.
10. Power, cable and telephone will be extended underground from Old Gray Road.
11. Stormwater best management practices (BMPs) will be incorporated into project for general conformance with local standards. A Maine Department of Environmental Protection (MDEP) Stormwater Law permit will not be needed because the project will create less than one acre of new impervious area. Proposed BMPs will potentially include building drip edges, level spreaders, vegetated swales, and buffer strips.

We respectfully request placement on the next Planning Board agenda to present and discuss this project under the Pre-Application step of the permitting process. In the interim, please feel free to contact me with any questions or requests for additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Craig A. Burgess, PE  
Senior Project Manager

CAB  
Enc.

cc: Nick Voltolina, SVR, LLC

## APPENDIX B

### APPLICATION FOR MAJOR OR MINOR SUBDIVISIONS

#### **Applicant's Contact Information**

Name: SVR LLC c/o Nick Voltolina and Kevin Salvo  
Mailing Address: 28 Stone Ridge Road, Falmouth, ME 04105  
Email Address: Voltolinan@yahoo.com  
Phone#: Office: N/A Cell: 207-232-0351 Fax: N/A  
Interest in property: Owner  
Interest in abutting properties, if any: No

#### **Property Owner's Contact Information**

Name: Karl C. and Eleanor A. Nielson  
Mailing Address: 246 Gray Road, Cumberland, ME 04021  
Email Address: \_\_\_\_\_  
Phone#: Office: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

#### **Applicant's Architect, Landscape Architect, Engineer, Planner or Surveyor Contact Information** (If more than one, please attach contact info for each one.)

Name: Sebago Technics c/o Craig Burgess  
Mailing Address: 75 John Roberts Road, Suite 4A, South Portland, Maine, 04106  
Email Address: cburgess@sebagotechnics.com  
Phone#: Office: 207-200-2081 Cell: N/A Fax: N/A

#### **Project Information**

Name of Project: Evergreen Estates  
Address of site: Old Gray Road, Cumberland, ME 04021  
CCRD Book/Page #: 3721/309 Tax Map/Lot #: U21 / 5A  
Zoning District: Village Medium Residential Overlay District (If any): \_\_\_\_\_  
Site size (acres): 5.69 # of Lots: 2 # Buildings: 5 # Dwellings: 10  
\_\_\_\_ Minor Subdivision ☒ Major Subdivision \_\_\_\_\_ Conservation Subdivision

#### **OTHER INFORMATION**

1. Is Board of Adjustment and Appeals approval required? No
2. Are any ordinance waivers requested? ☐ Yes ☐ No (If yes, attach a list of waivers requested and reason for the request.)
3. Application fee per Town ordinance: \$ N/A for Pre-application
4. This application form and all accompanying materials must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered by the Planning Board.

The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, state and federal governments.

Craig Burgess 12-14-2021  
Signature of Applicant/Owner/Representative Date

**SITE PLAN REVIEW  
Town of Cumberland**

**Appendix C  
Planning Board Site Plan Review Application**

Applicant's name SVR LLC c/o Nick Voltolina and Kevin Salvo  
Applicant's address 28 Stone Ridge Road, Falmouth, Maine 04105  
Cell phone 207-232-0351 Home phone N/A Office phone N/A  
Email Address Voltolinan@yahoo.com  
Project address 246 Gray Road, Cumberland, Maine  
Project name Evergreen Estates  
Describe project Proposing five new duplex buildings for total of ten condominium units.  
Number of employees N/A  
Days and hours of operation N/A  
Project review and notice fee N/A for Pre-application  
Name of representative Craig Burgess  
Contact information: Cell: N/A Office: 207-200-2081

What is the applicant's interest in the property?

Own X Lease \_\_\_\_\_ Purchase and sale agreement \_\_\_\_\_ (provide copy of document)  
If you are not the owner, list owner's name, address and phone number \_\_\_\_\_  
\_\_\_\_\_

If you are not the owner, list owner's name, address and phone number \_\_\_\_\_

**Boundary Survey**

Submitted? Yes X No \_\_\_\_\_

Are there any deed restrictions or easements? Yes \_\_\_\_\_ No X If yes, provide information and show easement location on site plan.

**Building Information**

Are there existing buildings on the site? Yes \_\_\_\_\_ No X Number: \_\_\_\_\_  
Will they be removed? Yes \_\_\_\_\_ No \_\_\_\_\_ (Note: A demolition permit is required 10 days prior to demolition.)

Will a new structure(s) be built on the site? Yes X No \_\_\_\_\_

Describe: 5 Duplex Buildings

Number of new buildings 5

Square footage 2,400 s.f. +/- each

Number of floor levels including basement Single

**Parking**Number of existing parking spaces 0Number of new parking spaces 25Number of handicapped spaces         Will parking area be paved? X Yes      No**Entrance**Location: 160' south of northern property cornerWidth 18' Length 67'Is it paved? X Yes      No      If not, do you plan to pave it? Yes

Where will snow storage for entrance and parking be located? Show on site plan.

**Utilities****Water:** Public water      Well X (Show location on site plan.)**Sewer/septic:** Public sewer      Private septic X Show location on site plan and submit HHE-200 septic design or location of passing test pit locations if new system is proposed. Also show any wells on abutting properties within 200 feet of the site.**Electric:** On site? Yes      No X

Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground.

**Signs**Number: N/ASize: N/AMaterial: N/A

Submit sign design and completed sign application.

Will the sign be lighted?      Submit information on type and wattage of lights.

Show location of sign(s) on the site plan.

**Natural Features**

Show location of any of the following on the site plan:

River      Stream      Wetland X Pond      Lake      Stone walls     Are there any other historic or natural features?                                 **Lighting**Will there be any exterior lights? Yes X No      Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information.**Trees**

Show location of existing trees on the site plan and indicate if any are to be removed.

**Landscaping**Is there existing landscaping on the site? Yes X No      Show type and location on site plan.**Wooded site**

Is new landscaping proposed? (Note: if property has frontage on Route 100, a twenty-five-foot landscape easement to the Town is required.)

**Buffering**

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences. A landscape plan will be prepared as part of the full application.

**Erosion Control**

Has an erosion and sedimentation control plan been submitted? Yes \_\_\_\_\_ No X

**Stormwater Management Plan**

Provide stormwater information for both pre and post development of the site. Show location of any detention areas and/or culverts on the site plan.

**Fire Protection**

Location of nearest hydrant \_\_\_\_\_ Sprinklers? Yes X No \_\_\_\_\_

Do you plan to have an alarm system? Yes X No \_\_\_\_\_ Please contact the Fire/EMS Department at 829-4573 to discuss any Town or state requirements.

**Trash**

Will trash be stored inside \_\_\_\_\_ outside X. If outside, will a dumpster be used? Yes X No \_\_\_\_\_. Show location on site plan and show type of screening proposed (e.g., fencing, plantings).

**Technical Capacity**

List and provide contact information for all consultants who worked on the project, for example: licensed land surveyor, licensed soils evaluator, professional engineer, attorney, etc.

N/A for Pre-application

**Financial Capacity**

Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank N/A for Pre-application

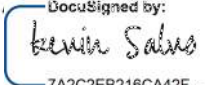
- Zoning district: Village Medium Residential District
- Minimum lot size: 20,000 s.f.
- Classification of proposed use: Duplex Buildings/ Condominium
- Parcel size: 5.69 acres
- Frontage: 525 ft.
- Setbacks: Front 25' Side 15' Rear 25'
- Board of Appeals Required? No
- Tax Map U21 Lot 5A Deed book \_\_\_\_\_ Deed page \_\_\_\_\_
- Floodplain map number 2301620010B Designation Zone C
- Vernal pool identified? No
- Is parcel in a subdivision? No
- Outside agency permits required:  
MDEP Tier 1 No MDEP Tier 2 No Army Corps of Engineers No  
MDEP general construction (stormwater) permit (for disturbance of 1 acre or more) Yes
- MDOT entrance permit No
- MDOT traffic movement permit No
- Traffic study required No
- Hydrogeologic evaluation No
- Market study No
- Route 1 Design Guidelines? No
- Route 100, VMU or TCD Design Standards? No

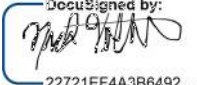
Applicant's signature Craig Burgess

Submission date: 12-14-2021

# AGENT AUTHORIZATION

<b>APPLICANT/ OWNER</b>	<b>Name</b>	SVR LLC. c/o Kevin Salvo and Nick Voltolina		
<b>PROPERTY DESCRIPTION</b>	<b>Physical Address</b>	246 Gray Road	<b>Map</b>	U21
			<b>Lot</b>	5A
<b>APPLICANT'S AGENT INFORMATION</b>	<b>Name</b>	Sebago Technics c/o Craig Burgess		
	<b>Phone</b>	207-200-2081	<b>Business Name &amp; Mailing Address</b>	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, Maine 04106

DocuSigned by:  IRE DATE  
 12/15/2021 | 7:29 AM PST  
 7A2C2EB216CA42F...  
 PLEASE TYPE OR PRINT NAME HERE  
 Kevin Salvo

DocuSigned by:  DATE  
 12/15/2021 | 9:35 AM PST  
 22721EF4A3B6492...  
 Nick Voltolina

 11/15/2021  
 APPLICANT'S AGENT SIGNATURE DATE

Craig Burgess, P.E.

PLEASE TYPE OR PRINT NAME HERE



STATUTORY WARRANTY DEED  
(DLN: 1002140164083)

WE, **Karl C. Nielsen** and **Eleanor A. Nielsen**, of Cumberland, County of Cumberland and State of Maine, with a mailing address of 246 Gray Road, Cumberland, Maine 04021,

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

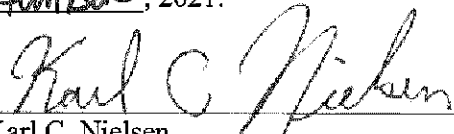
**SVR LLC**, a Maine limited liability company, with a principal place of business and mailing address of 91J Auburn Street #1015, Portland, Maine 04103,

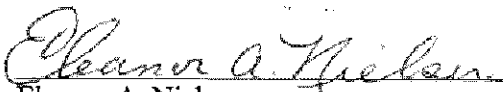
A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, bounded and described in Exhibit A annexed hereto and made a part hereof.

This conveyance is made SUBJECT TO the restriction that there shall be no further divisions of the property for a period of five (5) years from the recording date of this deed without prior approval by the Town of Cumberland.

Further, this conveyance is made SUBJECT TO a tree line buffer to be planted by the Grantee for the benefit of Grantors' remaining land, as follows: On or before the substantial completion of construction of a dwelling on the premises by the Grantee, the Grantee, at Grantee's expense, shall plant trees of consistent variety along the division line between the premises and the remaining land of Grantors as needed to provide a dense tree buffer, the distance and spacing to be determined by the type of trees planted.

WITNESS our hands this 24<sup>th</sup> day of September, 2021.

  
Karl C. Nielsen


  
Eleanor A. Nielsen

STATE OF MAINE  
CUMBERLAND, ss:

Date: September 24, 2021

Then personally appeared the above-named KARL C. NIELSEN and ELEANOR A. NIELSEN, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Attorney at Law/Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Carly S. Joyce  
State of Maine  
Attorney At Law  
Bar #9659

**EXHIBIT A**

A certain lot or parcel of land on the westerly side of Old Gray Road in the Town of Cumberland, County of Cumberland, State of Maine bounded and described as follows:

Beginning at a point on the westerly sideline of Old Gray Road at the northeasterly corner of land now or formerly of Amanda J. Snow & Shane S. Williams as described in a deed recorded at the Cumberland County Registry of Deeds (CCRD) in Book 35394, Page 262, bearing S 76°07'52" E, a distance of 0.68 feet from a 5/8-inch iron rod found 4 inches above grade with a cap marked "BRB INC PLS 1313";

Thence N 76°07'52" W, along land now or formerly of Amanda J. Snow & Shane S. Williams, a distance of 551.58 feet to land now or formerly of the Maine Turnpike Authority as described in a deed recorded at the CCRD in Book 3311, Page 24;

Thence N 11°47'06" W, along land now or formerly of the Maine Turnpike Authority, a distance of 234.00 feet;

Thence N 68°24'54" E, along land now or formerly of the Maine Turnpike Authority, a distance of 294.80 feet to an iron rod to be set at remaining land of Karl C. & Eleanor A. Nielsen as described in a deed recorded at the CCRD in Book 3721, Page 309;

Thence N 84°47'28" E, along land now or formerly of Karl C. & Eleanor A. Nielsen, a distance of 437.45 feet to an iron rod to be set at the westerly sideline of Old Gray Road;

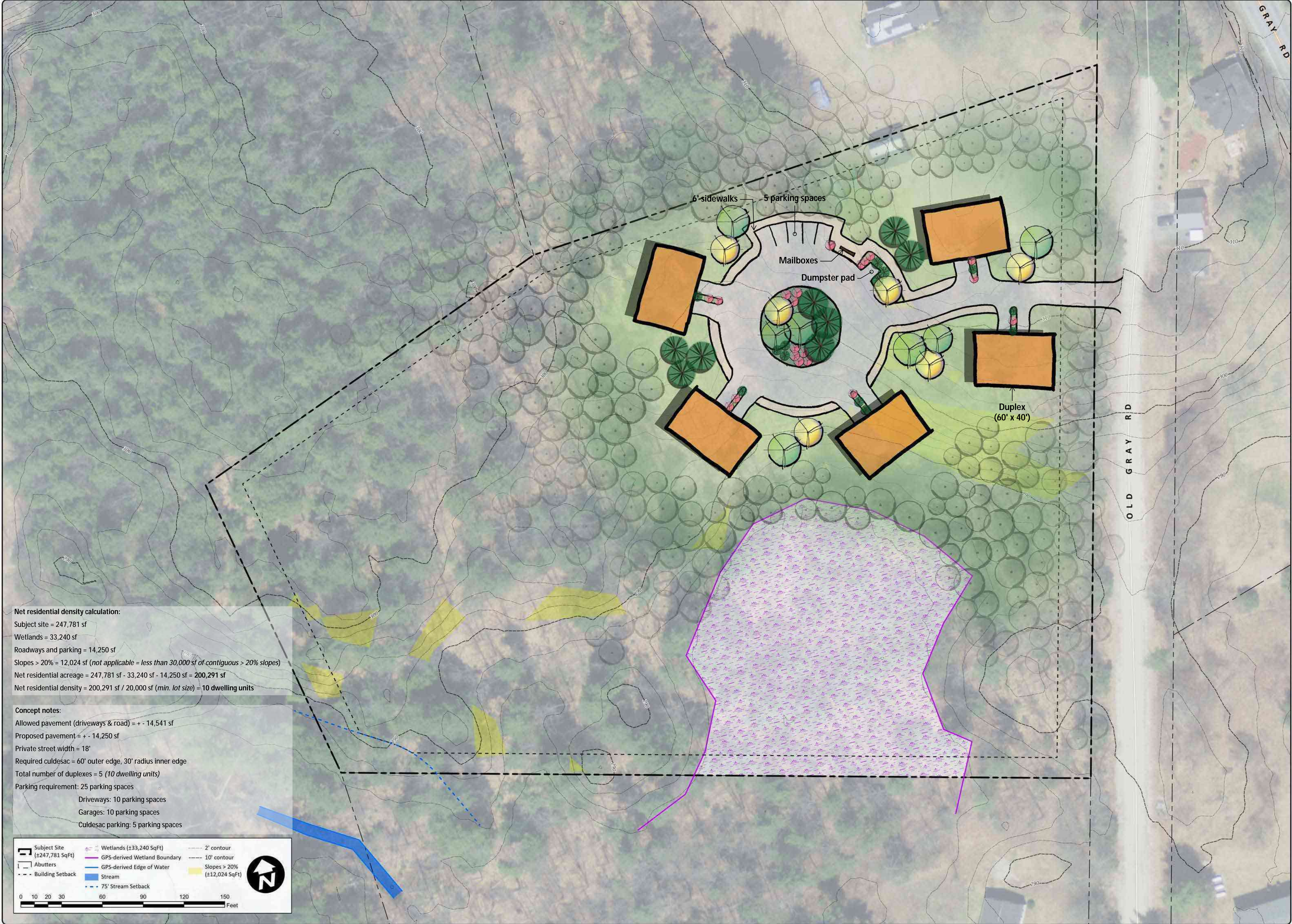
Thence S 13°56'35" W, along Old Gray Road, a distance of 524.91 feet to the Point of Beginning. Containing approximately 5.69 Acres.

Basis of bearing is Grid North, Maine State Plane Coordinate System West Zone 1802, NAD83. Iron rods to be set are 5/8-inch rebar with identification caps marked "STI PLS 2513 LLS 1003".

Reference is made to a plan titled "Lot Division Plan of Nielsen Property, 246 Gray Road, Cumberland ME, For Envy Construction, 28 Stone Ridge Road, Falmouth, ME 04105" dated April 7, 2021 and revised through May 18, 2021 by Sebago Technics, Inc., Project Number 20551.

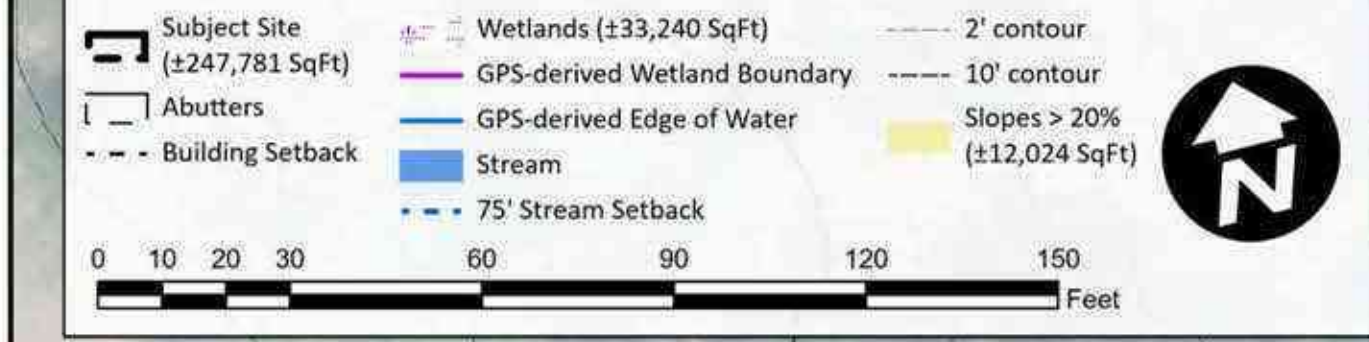
Being a portion of the premises conveyed to Grantors herein by deed of Josephine L. Sabasteanski dated August 4, 1975, and recorded at the Cumberland County Registry of Deeds in Book 3721, Page 309.





**Net residential density calculation:**  
Subject site = 247,781 sf  
Wetlands = 33,240 sf  
Roadways and parking = 14,250 sf  
Slopes > 20% = 12,024 sf (*not applicable = less than 30,000 sf of contiguous > 20% slopes*)  
Net residential acreage = 247,781 sf - 33,240 sf - 14,250 sf = 200,291 sf  
Net residential density = 200,291 sf / 20,000 sf (*min. lot size*) = 10 dwelling units

**Concept notes:**  
Allowed pavement (driveways & road) = + - 14,541 sf  
Proposed pavement = + - 14,250 sf  
Private street width = 18'  
Required culdesac = 60' outer edge, 30' radius inner edge  
Total number of duplexes = 5 (*10 dwelling units*)  
Parking requirement: 25 parking spaces  
    Driveways: 10 parking spaces  
    Garages: 10 parking spaces  
    Culdesac parking: 5 parking spaces



EXTERNAL DATA

Maine Geolibrary  
Maine Emergency Services Comm. Bureau  
2016 Census Imagery  
2013 USGS LIDAR

REV	BY	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC. SOME OR ALL OF THE INFORMATION USED IN THIS GIS PLAN RELIES ON PUBLIC DATA. INTENDED USE OF THIS PLAN IS SOLELY FOR PLANNING PURPOSES. THIS PLAN SHOULD NOT BE USED FOR THE PERMITTING PROCESS.

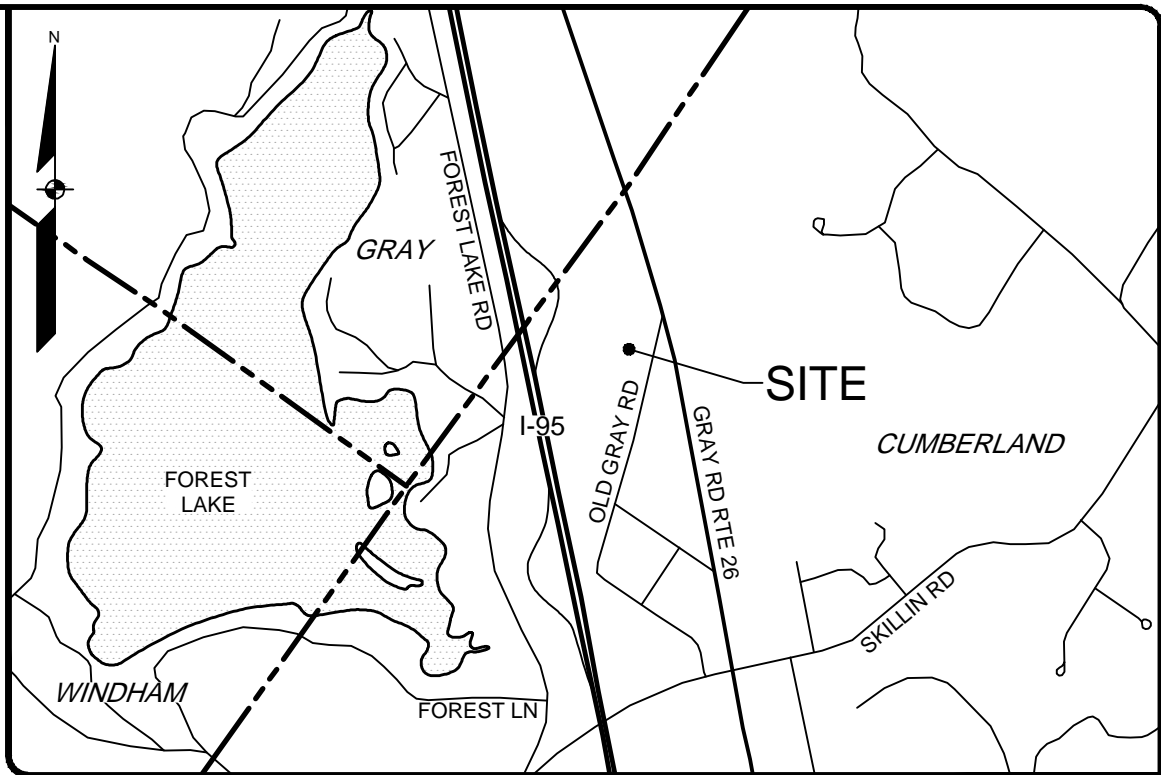
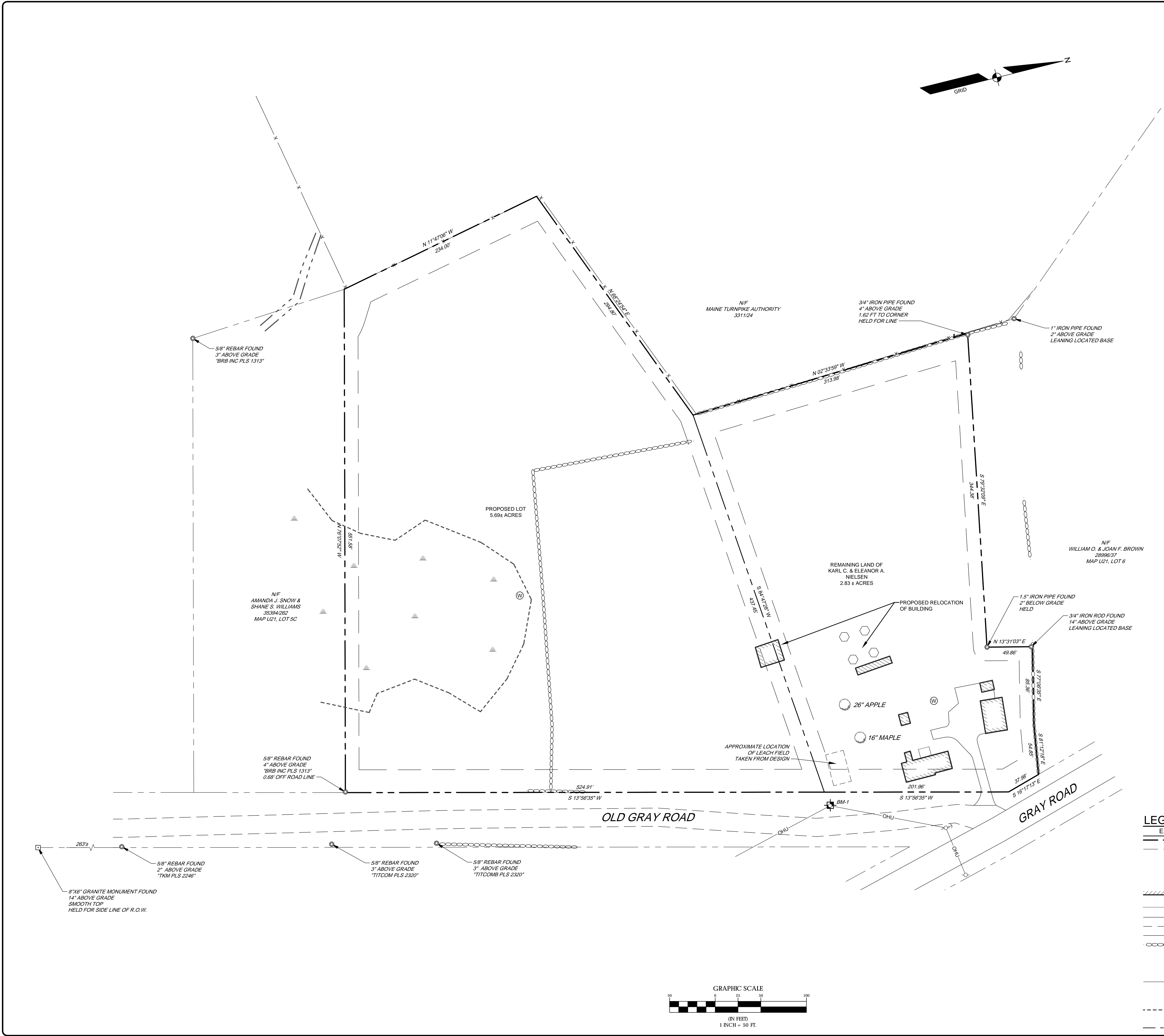
**SEBAGO**  
T E C H N I Q S  
www.sebagotechniqs.com  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-290-2100

**EXISTING CONDITIONS GIS PLAN**  
OF  
**NIELSEN PROPERTY**  
246 GRAY ROAD  
CUMBERLAND, MAINE  
FOR:  
**SVR LLC**  
28 STONE RIDGE ROAD  
FALMOUTH, MAINE 04105

DESIGNED	
DRAWN	JLH
CHECKED	
DATE	10/28/2021
SCALE	1" = 30'
PROJECT	20551

**SHEET 1 OF 1**





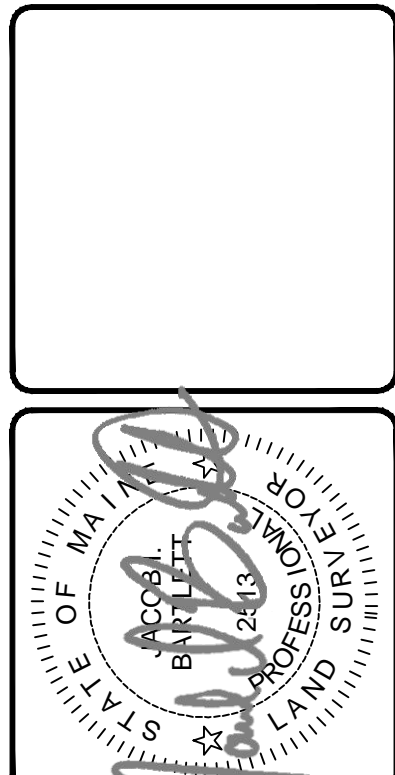
LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS KARL C. & ELEANOR A. NIELSEN BY DEED DATED AUGUST 4, 1975 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 3721, PAGE 309.
- THE PROPERTY IS SHOWN AS LOT 5A ON THE TOWN OF CUMBERLAND TAX MAP U21 AND IS LOCATED IN THE VILLAGE MEDIUM DENSITY RESIDENTIAL (VMDR) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE VMDR DISTRICT ARE AS FOLLOWS:  
NET RESIDENTIAL DENSITY: 20,000 SF/UNIT  
MINIMUM LOT SIZE: 20,000 SF  
MINIMUM STREET FRONTAGE: 100 FT  
MINIMUM FRONT YARD: 25 FT  
MINIMUM SIDE YARD: 15 FT, COMBINED WIDTH AT LEAST 35 FEET  
MINIMUM REAR YARD: 25 FT  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 8.51 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN FEBRUARY OF 2021.
- PLAN REFERENCES:  
A. SKETCH PREPARED BY BRUCE BOWMAN  
B. "PROPERTY PLAN, MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE, SECTION 2-PORTLAND TO AUGUSTA" DATED MARCH 1955 AND RECORDED AT THE CCRD IN PLAN BOOK 56, PAGE 34.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:  
BM-1 HORIZONTAL SPIKE IN UTILITY POLE ELEVATION: 318.19 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD GIASC 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR CUMBERLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230162-0010-B, HAVING AN EFFECTIVE DATE OF MAY19, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE ON NOVEMBER 16, 2021 BY GARY FULLERTON, LICENSED SOIL SCIENTIST OF SEBAGO TECHINCS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF SUBMETER ACCURACY.
- A ROAD WIDTH OF 60.00 FEET WAS HELD FOR OLD GRAY ROAD AS SHOWN ON THE MAINE DOT RIGHT OF WAY VIEWER, SITING A 1923 COUNTY LAYOUT IN VOLUME 19, PAGE 161.
- A ROAD WIDTH OF 60.00 FEET WAS HELD FOR GRAY ROAD AS SHOWN ON THE MAINE DOT RIGHT OF WAY VIEWER, SITING A 1909 COUNTY LAYOUT IN VOLUME 17, PAGE 504.

LEGEND

EXISTING	
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	IRON PIPE/ROD
	NOW OR FORMERLY
	BENCHMARK
	BUILDING
	DECK/STEPS/OVERHANG
	EDGE PAVEMENT
	EDGE GRAVEL
	WOVEN WIRE FENCE
	STONE WALL
	DECIDUOUS TREE
	WELL
	OVERHEAD UTILITY
	UTILITY POLE
	GUY WIRE
	EDGE WETLAND
	WETLANDS
	STREAM



ADDED DESIGN LOCATION OF LEACH FIELD	
A	JIB
A	JIB
REV	BY
DATE	STATUS
05-18-2021	ISSUED TO CLIENT FOR REVIEW
04-09-2021	

**SEBAGO**  
TECHINCS  
WWW.SEAGOTECHINCS.COM  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel: 207-260-2100

**LOT DIVISION PLAN**  
OF:  
**NIELSEN PROPERTY**  
246 GRAY ROAD  
CUMBERLAND, ME  
FOR:  
**ENVY CONSTRUCTION**  
28 STONE RIDGE ROAD  
FALMOUTH, ME 04105

DESIGNED	-
DRAWN	TSL
CHECKED	JIB
DATE	04/07/2021
SCALE	1" = 50'
PROJECT	20551