

SMITH CEMETERY

513 GRAY ROAD
WINDHAM, MAINE

APPLICANT:

TOWN OF
WINDHAM

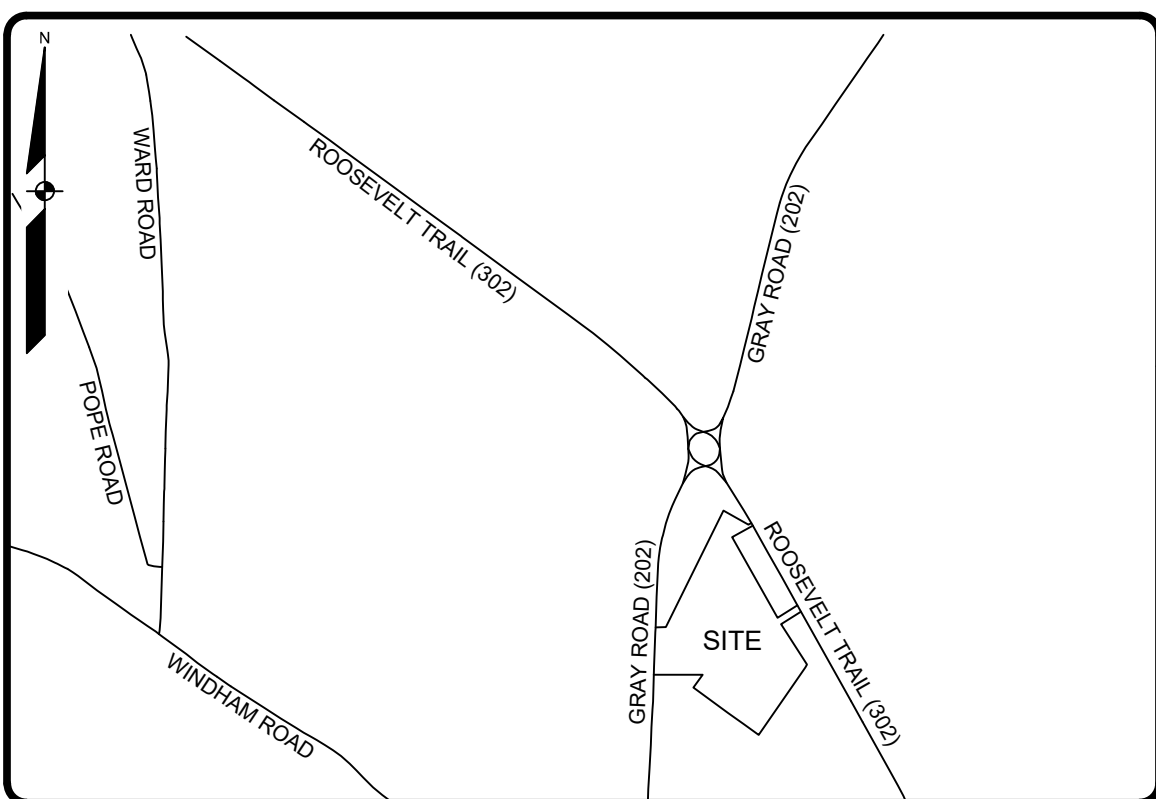
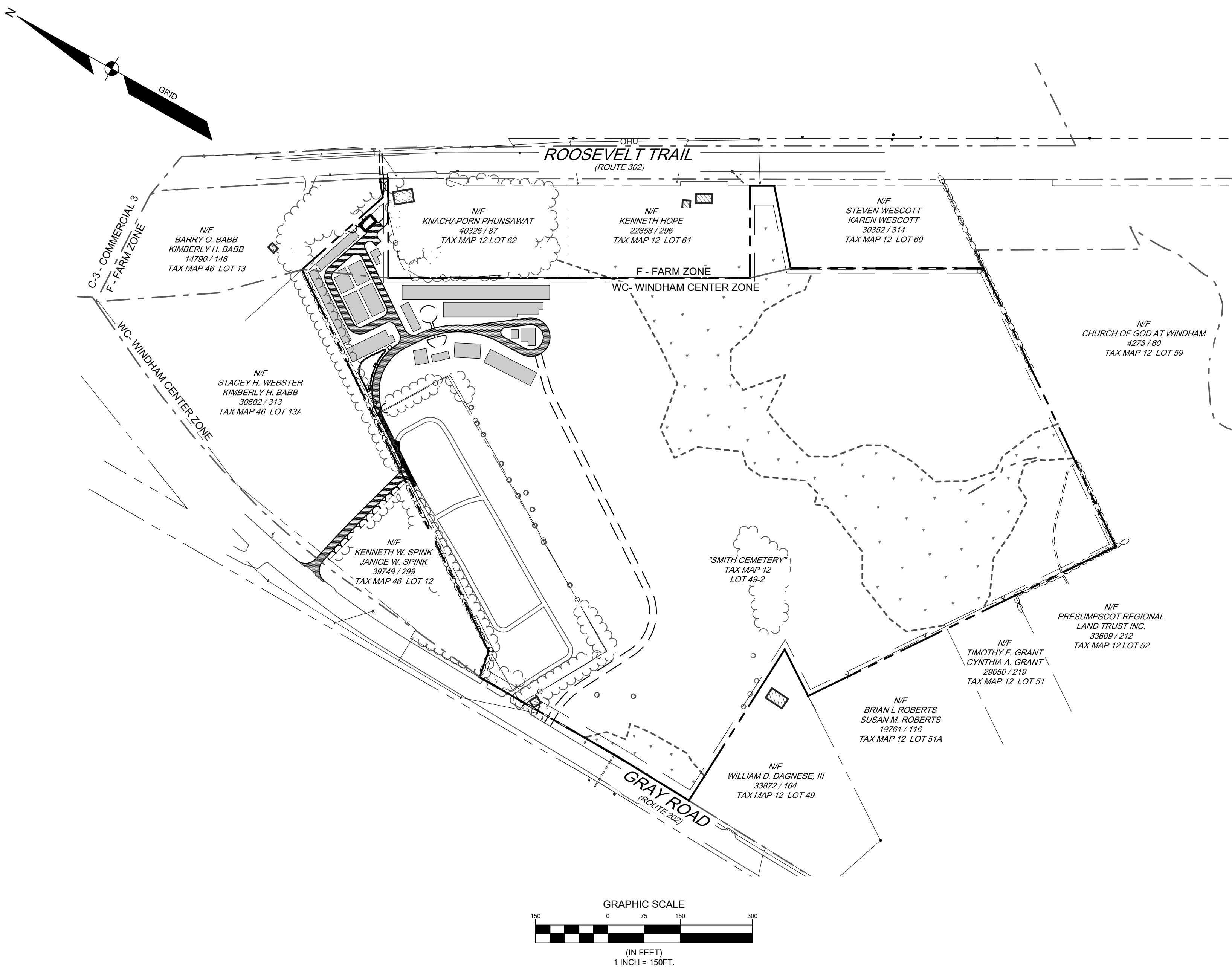
185 WINDHAM CENTER ROAD
WINDHAM, ME 04062

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd.
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South Portland, ME 04106
Tel. 207-200-2100



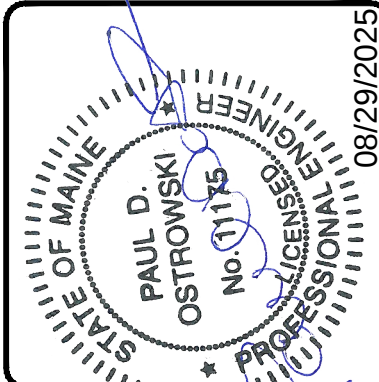
LOCATION MAP

NTS

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REV.	BY	DATE	STATUS	ISSUED FOR SITE PLAN REVIEW
A	ABS	08/29/2025	DATE	STATUS

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TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

COVER SHEET

OF:
SMITH CEMETERY
513 GRAY ROAD
WINDHAM, MAINE

FOR:
TOWN OF WINDHAM
185 WINDHAM CENTER ROAD
WINDHAM, ME 04062

DESIGNED	AKH
DRAWN	MRW
CHECKED	ABS
DATE	08/14/2025
SCALE	AS NOTED
PROJECT	240666-01

SHEET G-001

EXISTING		PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	DEED LINE/R.O.W.	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
---	FLOODPLAIN	---
---	FLOODWAY	---
---	CENTERLINE	---
	MONUMENT	
	IRON PIPE/ROD	
	DRILL HOLE	
C1/L1	DEED CALL	C1/L1
C1/L1	CURVE LINE NO.	C1/L1
---	SOILS	---
---	ZONE LINE	---
---	ZONE LINE ON PL	---
	BENCHMARK	---
	SURVEY CONTROL	---
	TP-1	---
	MONITORING WELL	---
	B-1	---
	BUILDING	
---	DECK/STEPS/ OVERHANG	---
---	EDGE WETLAND	---
	WETLANDS	---
	UPLANDS	---
---	STREAM	---
	LEDGE	---
---	EDGE PAVEMENT	---
---	PAVEMENT SAWCUT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	EDGE GRAVEL	---
---	CURB LINE	---
---	EDGE OF WATER	---
---	TREELINE	---
-120 - -118	CONTOURS	-120
x120.00	SPOT GRADE	+120.00
o	CHAIN LINK FENCE	o
x	BARB WIRE FENCE	x
□	STOCKADE FENCE	□
---	GUARD RAIL	---
o-o-o-o-o	STONE WALL	o-o-o-o-o
---	RETAINING WALL	---
	DECIDUOUS TREE	
	CONIFEROUS TREE	
o	MULCH LINE	o
o	BOLLARD	o
---	SIGN	---
---	RAILROAD	---
G	GAS	G
	GAS GATE VALVE	
	GAS METER	
	GAS MANHOLE	
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
	YARD HYDRANT	
	WATER MANHOLE	
	WELL	
S	SANITARY SEWER	S
FM	FIRE MAIN	FM
	SANITARY MANHOLE	
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	DRAINAGE MANHOLE	
	CATCH BASIN	
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
T	TRANSFORMER PAD	T
E	ELECTRICAL MANHOLE	E
	ELECTRIC METER	
H	HVAC UNIT	H
☆	TELEPHONE MANHOLE	☆
☆	LIGHT POLE	☆
o	UTILITY POLE	o
---	GUY WIRE	---
---	DRAINAGE DITCH	---
---	EROSION CONTROL BLANKET	---
---	FILTER BARRIER	---
---	RIPRAP	---
---	CHECK DAM	---
---	INLET PROTECTION	---
---	BOULDER	---

THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM BY DEEDS RECORDED IN BOOK 22930, PAGE 47; BOOK 828, PAGE 388; BOOK 1342, PAGE 78; BOOK 1609, PAGE 450; AND BOOK 1611, PAGE 445. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS NOTED OTHERWISE.

2. THE PROPERTY IS SHOWN AS LOTS 49-1 AND 49-2 ON THE TOWN OF WINDHAM TAX MAP 12.

3. TOTAL AREA OF PARCEL IS APPROXIMATELY 27.3 ACRES.

4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNIKS, INC. IN NOVEMBER OF 2024.

5. SPACE AND BULK CRITERIA FOR THE WINDHAM CENTER ZONING DISTRICT (WC) ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	30,000 SF	N/A
MINIMUM FRONT SETBACK:	20 FEET	356 FEET
MINIMUM SIDE SETBACK:	10 FEET	186 FEET
MINIMUM REAR SETBACK:	10 FEET	242 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET	N/A
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	50%	N/A

SPACE AND BULK CRITERIA FOR THE FARM (F) ZONING DISTRICT ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	80,000 SF	N/A
MINIMUM FRONT SETBACK:	40 FEET	40 FEET
MINIMUM SIDE SETBACK:	10 FEET	10 FEET
MINIMUM REAR SETBACK:	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	N/A
MAXIMUM BUILDING FOOTPRINT/STRUCTURE:	N/A	N/A
MAXIMUM IMPERVIOUS LOT COVERAGE:	N/A	N/A

* SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.

6. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER OF 2024 BY SEBAGO TECHNIKS, 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 FLUXES WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF SUBMETER ACCURACY.

7. PLAN REFERENCE:

A. PLAN OF PROPOSED LOT DIVISION MADE FOR THE TOWN OF WINDHAM BY OWEN HASKELL, INC. DATED JUNE 30, 2005, RECORDED IN PLAN BOOK 205, PAGE 480.

B. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP DATED JUNE 1950, RECORDED IN PLAN BOOK 37, PAGE 68.

C. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY "4", DATED MARCH 1990, RECORDED IN PLAN BOOK 197, PAGE 189.

D. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED JULY 2002, RECORDED IN PLAN BOOK 207, PAGES 623-626.

8. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

9. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

10. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

11. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

13. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

14. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

15. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MINIMUM EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

17. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

18. CONTRACTOR SHALL BE AWARE THAT DIG SAFE WILL NOTIFY ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USE PUBLIC WORKS SYSTEMS.

19. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 3304.0. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

20. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

21. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

22. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

23. IMMEDIATELY UPON COMPLETION OF CUT/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

24. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER. ANY SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

25. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

26. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR "OTHER EQUIVALENT QUALIFYING TERMS" ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNIKS, INC.

WATER:
PORTLAND WATER DISTRICT
NED PIERCE
(207) 774 - 5961

DEPARTMENT OF PUBLIC WORKS:
MARK ARIENTI, P.E.
(207) 892-1909

PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.

DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.

UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.

EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS FLAPPIES AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.

DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.

PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE CITY. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.

CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.

1. PREVENT EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
3. BEFORE TREE CLEARING, REFER TO DESIGN PLANS FOR LIMIT OF TREE CLEARING. TREES SHALL NOT BE REMOVED FROM OUTSIDE THE CLEARING LIMIT LINE.
4. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
5. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL. SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. MULCH SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BIMPS. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "J.S. RAVENHILL'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF NURSERYMEN, INC. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, WATERING, GUYING, STAKING, MULCHING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
4. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS BY THE OWNER. AT THE END OF THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
5. ALL GRASSES, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
6. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
8. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
9. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SOODED OR SEEDED. PLANTING AREAS TO BE RECEIVED SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH. COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
10. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
11. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL BE CONSISTENT WITH THE PARTIAL SHADY TO FULL SHADY SPRAWLING MOSS. ONE PART HORTICULTURAL PERLITE BY VOLUME, PART MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
12. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE EXISTING PLANTS AND AREAS WHERE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED SHALL BE LOAMED AND SEEDED.

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BRC	BITUMINOUS CONCRETE CURB
BT	BITUMINOUS
BLD	BUILDING
BWB	BOTTOM OF WALL
CBC	CATCH BASIN
CN	CONCRETE
CON	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
EW	EACH WAY
EL	ELEVATION
ELEV	ELEVATION
FF	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FO	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HIGHT
HMA	HOT MIX ASPHALT
IN	INVERT
LF	LINEAR FEET
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SCH	SCHEDULE
SCSD	SILPFORM CONCRETE SLOPED CURB
SE	SEWER MANHOLE VERTICAL CURB
SD	STORM DRAIN
SG	SLOPED GRANITE CURB
SGM	SEWER MANHOLE
SGS	SPECIFICATIONS
SS	SANITARY SEWER
SS	SALVAGED SLOPED GRANITE CURB
ST	SANITARY VERTICAL GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TY	TYPICAL
VGVC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

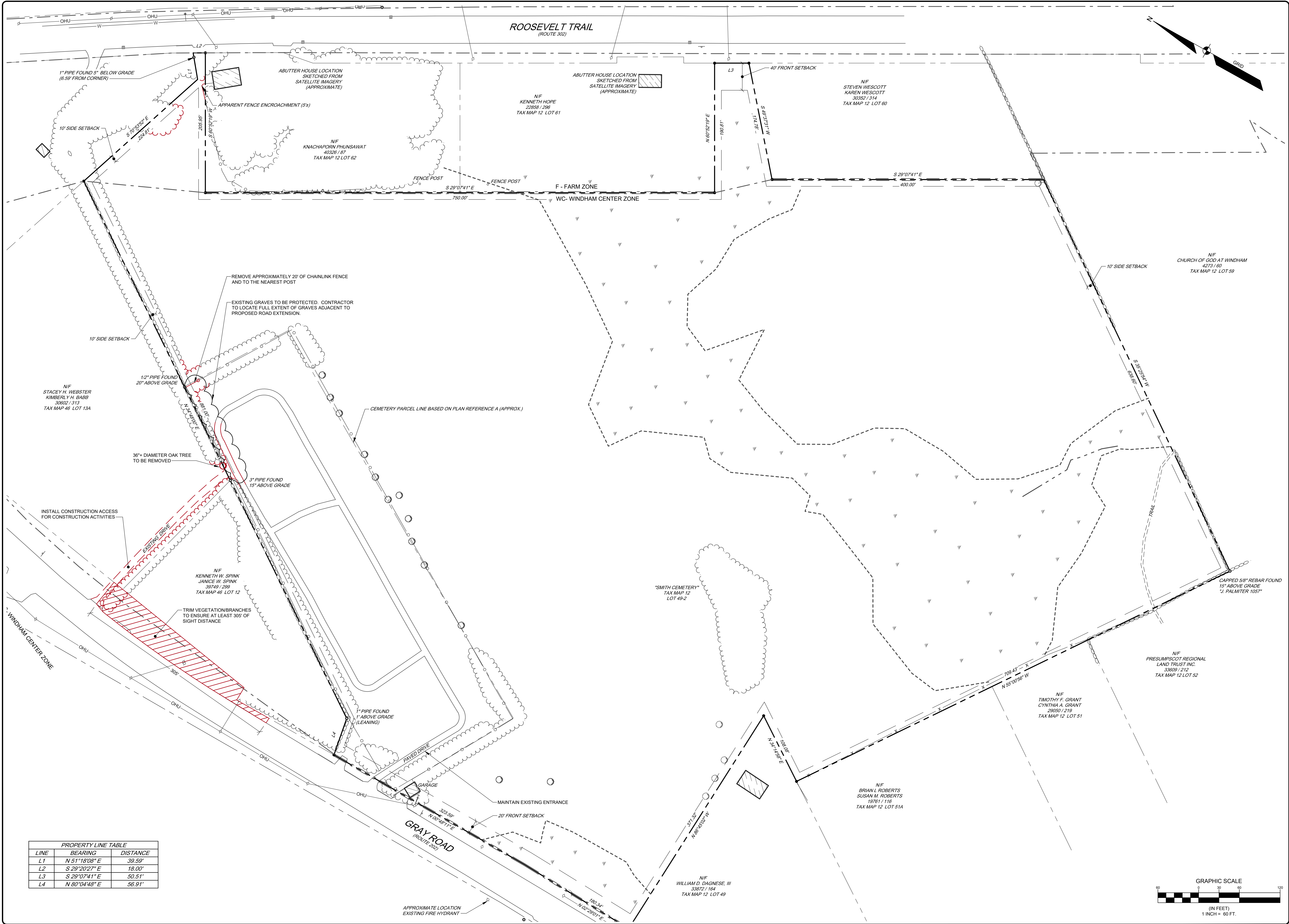
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185 WINDHAM CENTER ROAD
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SHEET G-002

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240666-01 DEMO.dwg TAB C-101 DEMOLITION PLAN

SEBAGO
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75 John Roberts Rd, Suite 4A
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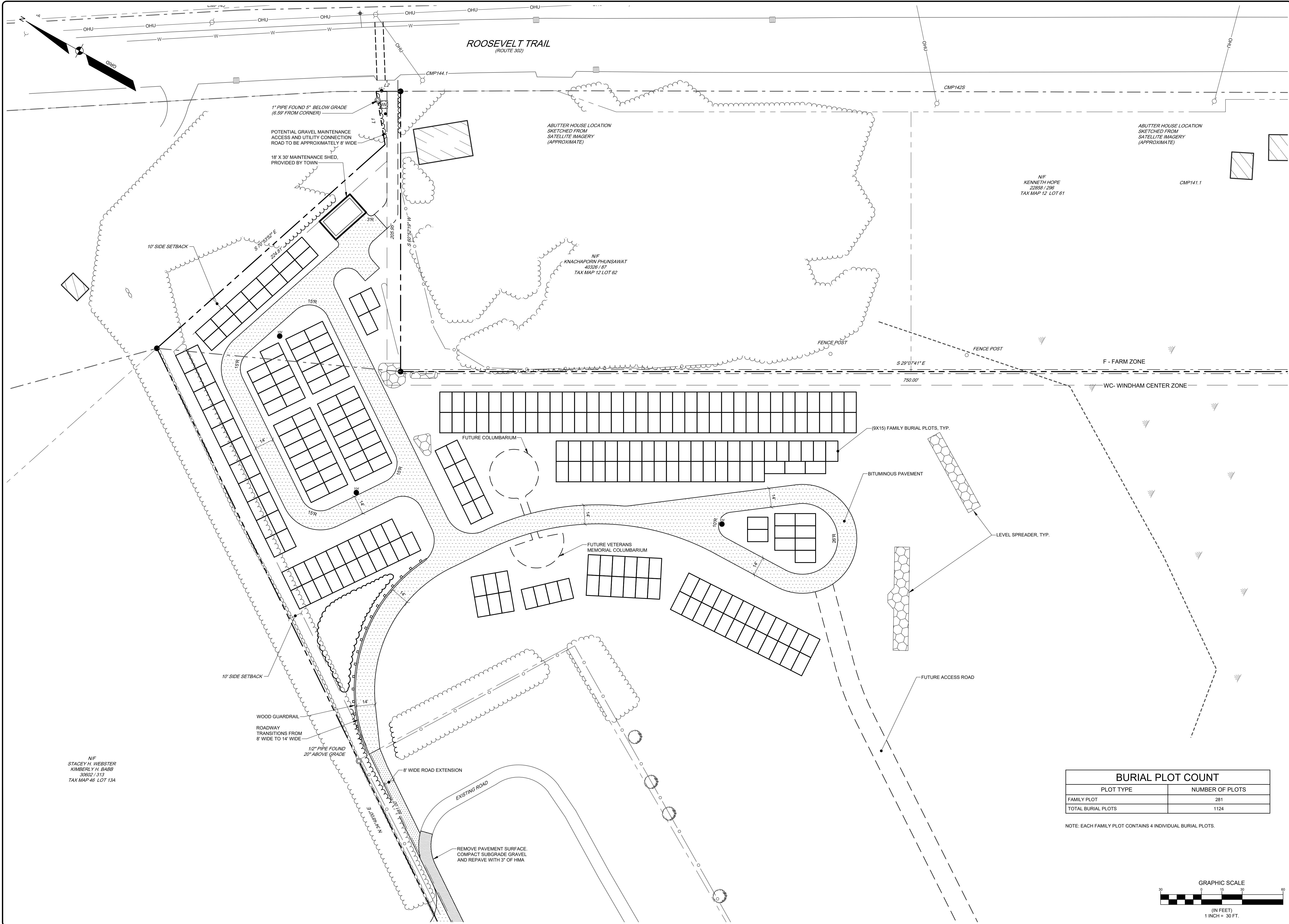
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STATE OF MAINE
PAUL D. OSTROWSKI
ENGINEER
NO. 11175
PROFESSIONAL
08/29/2025

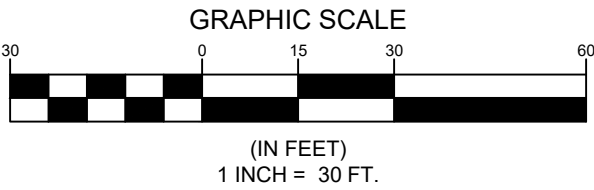
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AMY BELL
Segal
No. 2285
08/29/2025

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BURIAL PLOT COUNT	
PLOT TYPE	NUMBER OF PLOTS
FAMILY PLOT	281
TOTAL BURIAL PLOTS	1124

NOTE: EACH FAMILY PLOT CONTAINS 4 INDIVIDUAL BURIAL PLOTS.



DESIGNED	AKH
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SHEET C-103

SITE PLAN
OF:
SMITH CEMETERY
513 GRAY ROAD
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
185 WINDHAM CENTER ROAD
WINDHAM, ME 04092

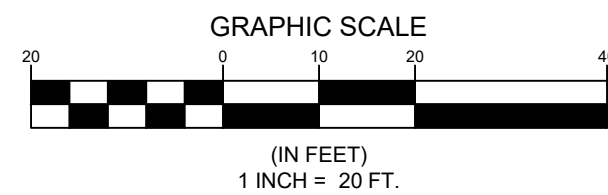
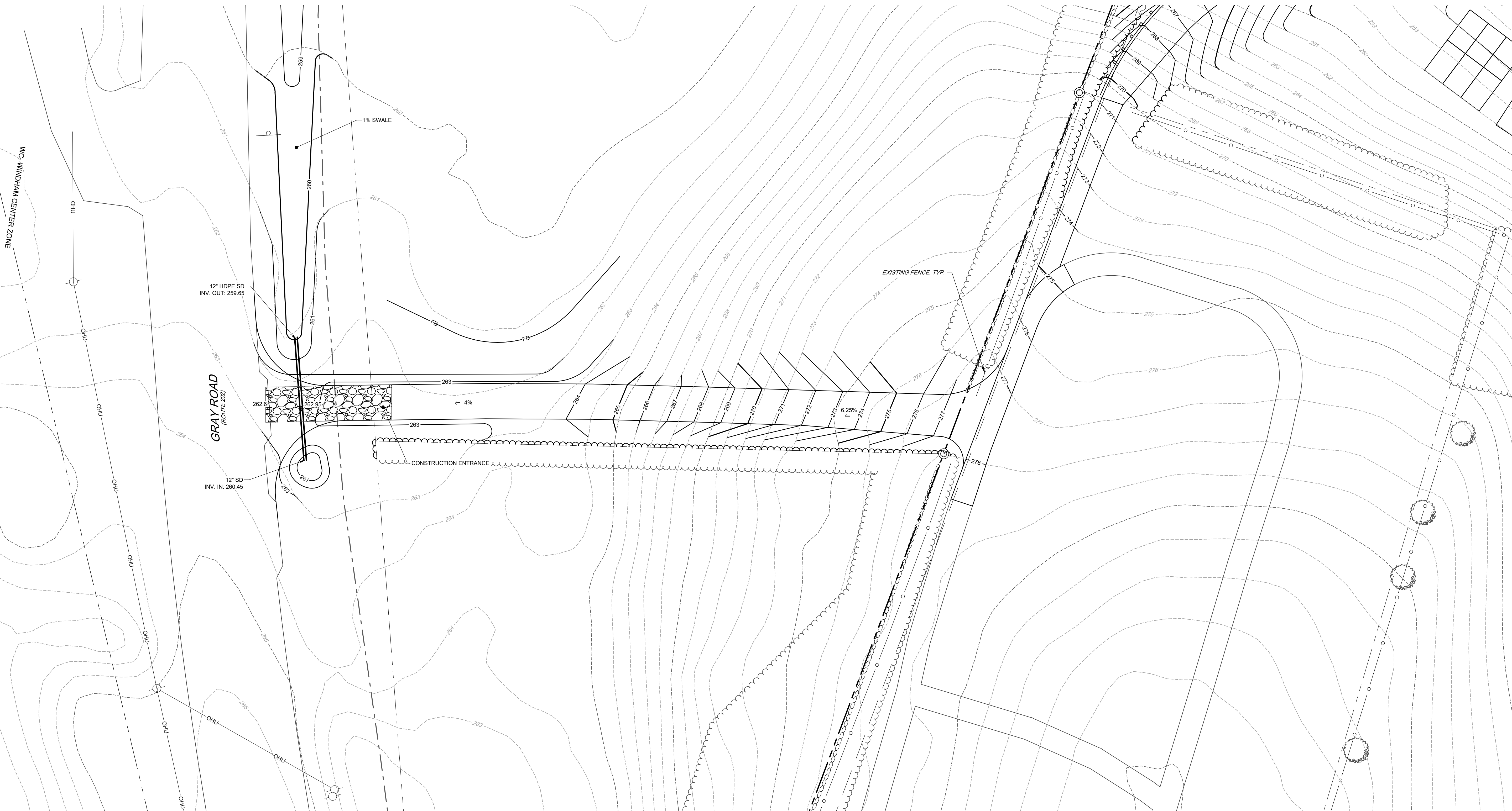
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STATE OF MAINE
PAUL D. OSTROWSKI
REGISTERED PROFESSIONAL ENGINEER
NO. 11175
EXPIRATION DATE 08/29/2025

LICENSED LANDSCAPE ARCHITECT
Amy Bell Segal
No. 2284
EXPIRATION DATE 8/29/2025



OF:
SMITH CEMETERY
513 GRAY ROAD
WINDHAM, MAINE

FOR:
TOWN OF WINDHAM
185 WINDHAM CENTER ROAD
WINDHAM, ME 04062

DESIGNED	AKH
DRAWN	MRW
CHECKED	ABS
DATE	08/14/2025
SCALE	1" = 20'
PROJECT	240666-01

SHEET C-105

SEBAGO
TECHNICAL

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

[illegible]

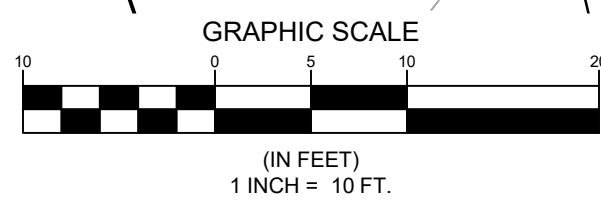
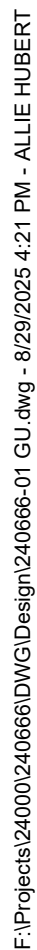
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PAUL D OSTROWSKI, PE 11175



AMY BELL SEGAL, RLA 2265





DESIGNED	AKH
DRAWN	MRW
CHECKED	ABS
DATE	08/14/2025
SCALE	1" = 10'
PROJECT	240666-01

SHEET C-106

GRADING AND UTILITY PLAN 3

OF:
SMITH CEMETERY
513 GRAY ROAD
WINDHAM, MAINE

FOR:
TOWN OF WINDHAM
185 WINDHAM CENTER ROAD
WINDHAM ME 04062

SEBAGO
TECHNICS
0203-624-0100 / WWW.SEBAGO.COM

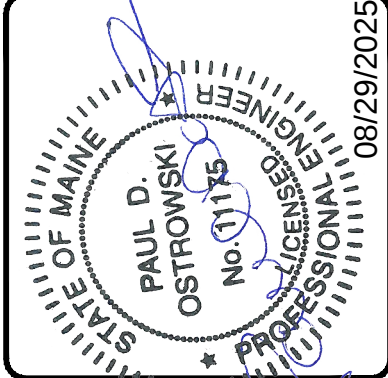
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

[illegible]

REV:	BY:	DATE:	STATUS:
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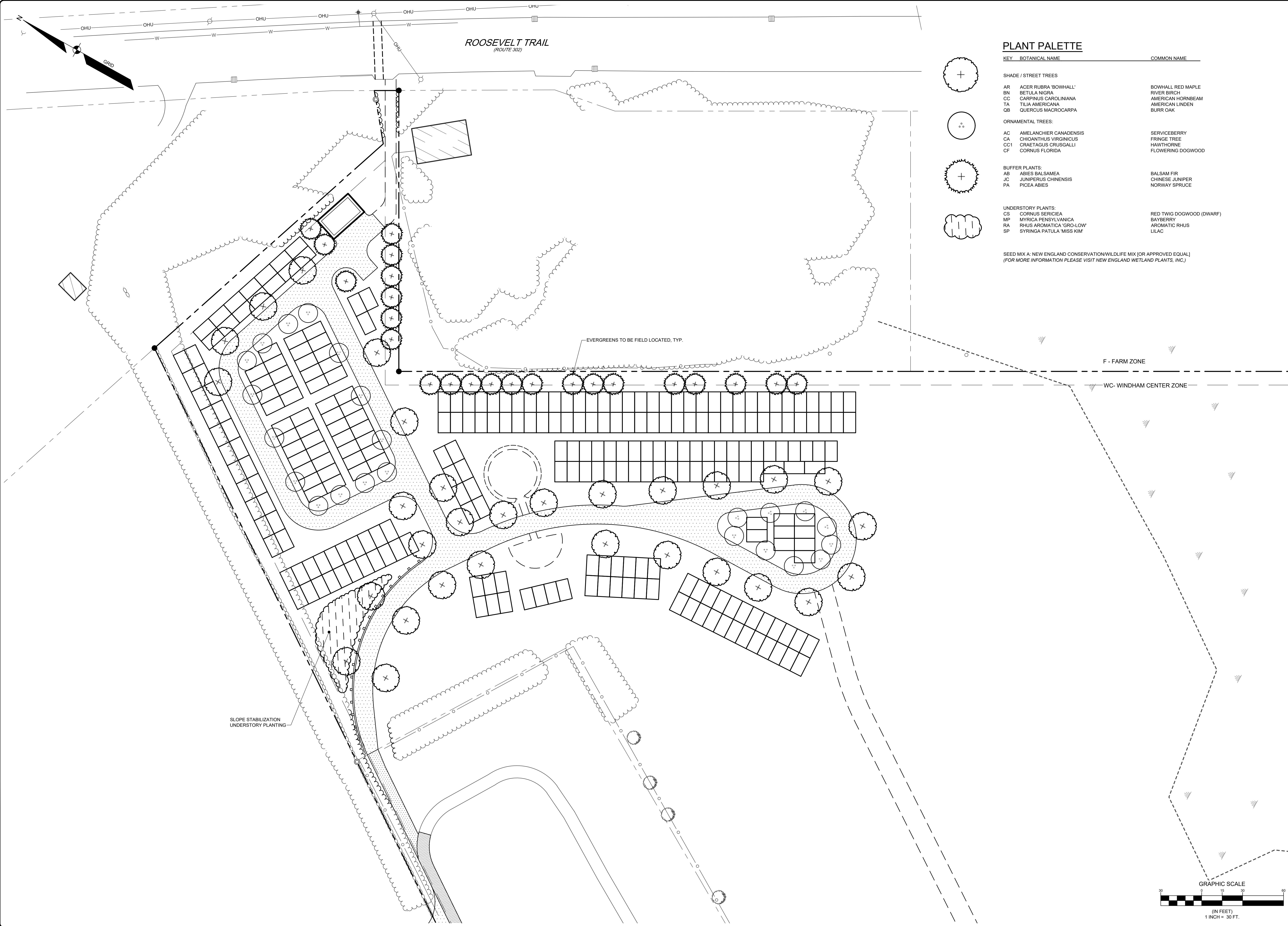


PAUL D OSTROWSKI, PE 11175



AMY BELL SEGAL, RLA 2265

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PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME
-----	----------------	-------------

SHADE / STREET TREES		
AR	ACER RUBRA 'BOWHALL'	BOWHALL RED MAPLE
BN	BETULA NIGRA	RIVER BIRCH
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
TA	TILIA AMERICANA	AMERICAN LINDEN
QB	QUERCUS MACROCARPA	BURR OAK

ORNAMENTAL TREES:		
AC	AMELANCHIER CANADENSIS	SERVICEBERRY
CA	CHIOANTHUS VIRGINICUS	FRINGE TREE
CC1	CRAETAGUS CRUSGALLI	HAWTHORNE
CF	CORNUS FLORIDA	FLOWERING DOGWOOD

BUFFER PLANTS:		
AB	ABIES BALSAMEA	BALSAM FIR
JO	JUNIPERUS CHINENSIS	CHINESE JUNIPER
PA	PICEA ABIES	NORWAY SPRUCE

UNDERSTORY PLANTS:		
CS	CORNUS SERICEA	RED TWIG DOGWOOD (DWARF)
MP	MYRICA PENSYLVANICA	BAYBERRY
RA	RHUS AROMATICA 'GRO-LOW'	AROMATIC RHUS
SP	SYRINGA PATULA 'MISS KIM'	LILAC

SEED MIX A: NEW ENGLAND CONSERVATION/WILDLIFE MIX [OR APPROVED EQUAL]
(FOR MORE INFORMATION PLEASE VISIT NEW ENGLAND WETLAND PLANTS, INC.)

240666-01 LS.dwg, TAB-L-101 LANDSCAPE PLAN

LANDSCAPE PLAN
OF:
SMITH CEMETERY
513 GRAY ROAD
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
185 WINDHAM CENTER ROAD
WINDHAM, ME 04062

DESIGNED	AKH
DRAWN	MRW
CHECKED	ABS
DATE	08/14/2025
SCALE	1" = 30'
PROJECT	240666-01

SHEET L-101

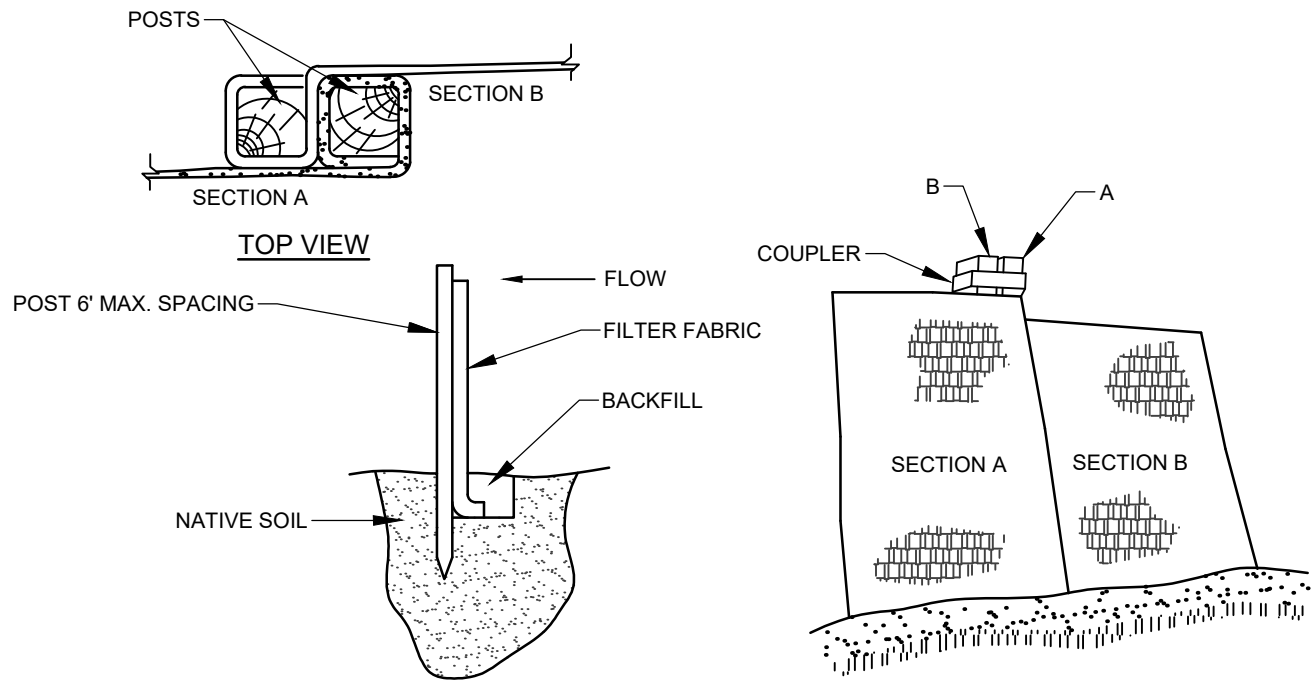
SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

REV	BY	DATE	STATUS
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AMY BELL SEGAL, RLA 2285



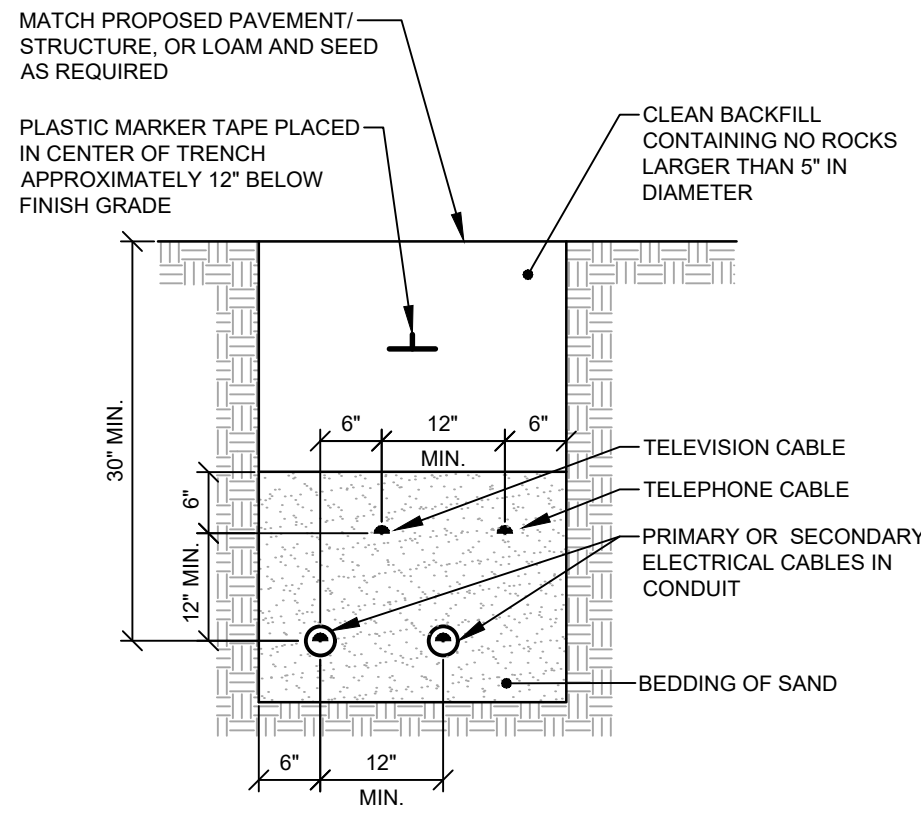


INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

NOT TO SCALE

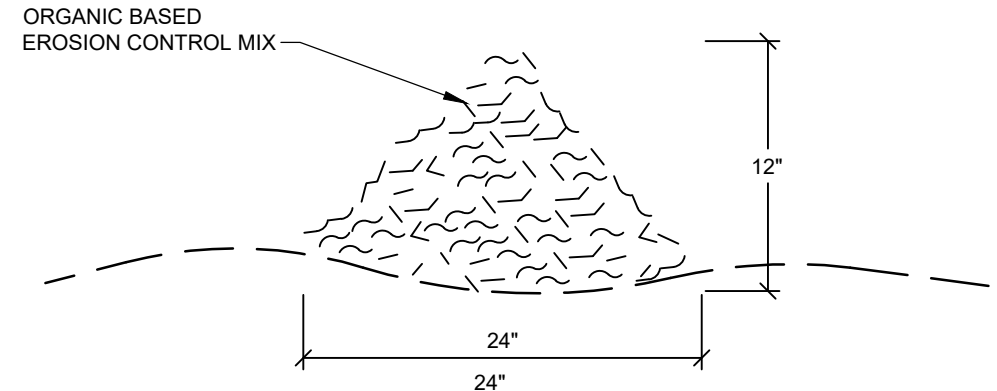


NOTES:

CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

UNDERGROUND CABLE INSTALLATION

NOT TO SCALE



COMPOSITION:

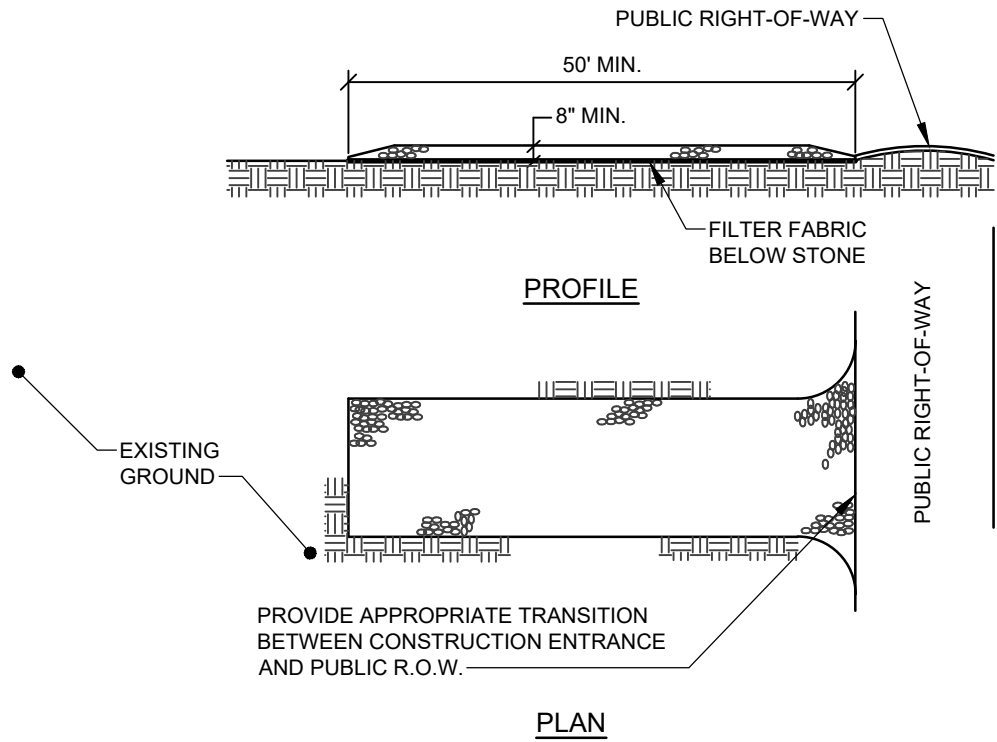
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE

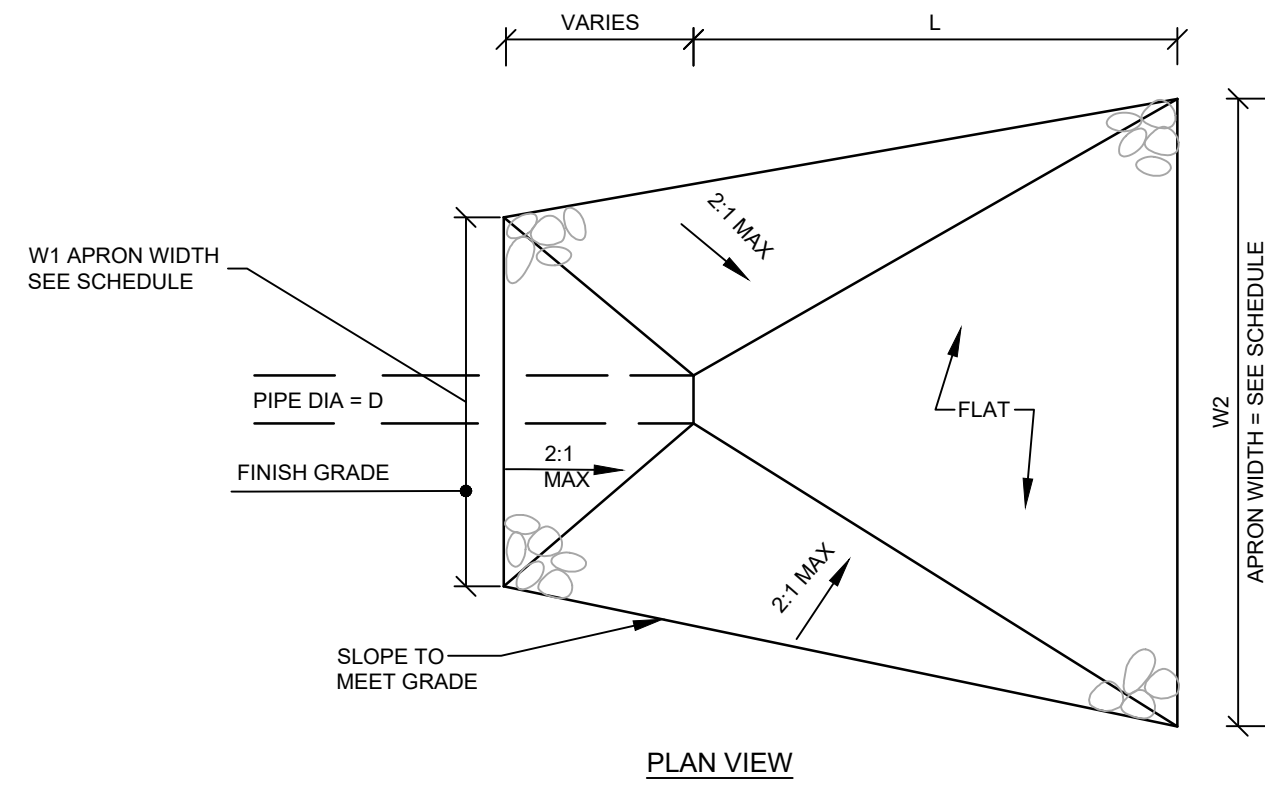


NOTES:

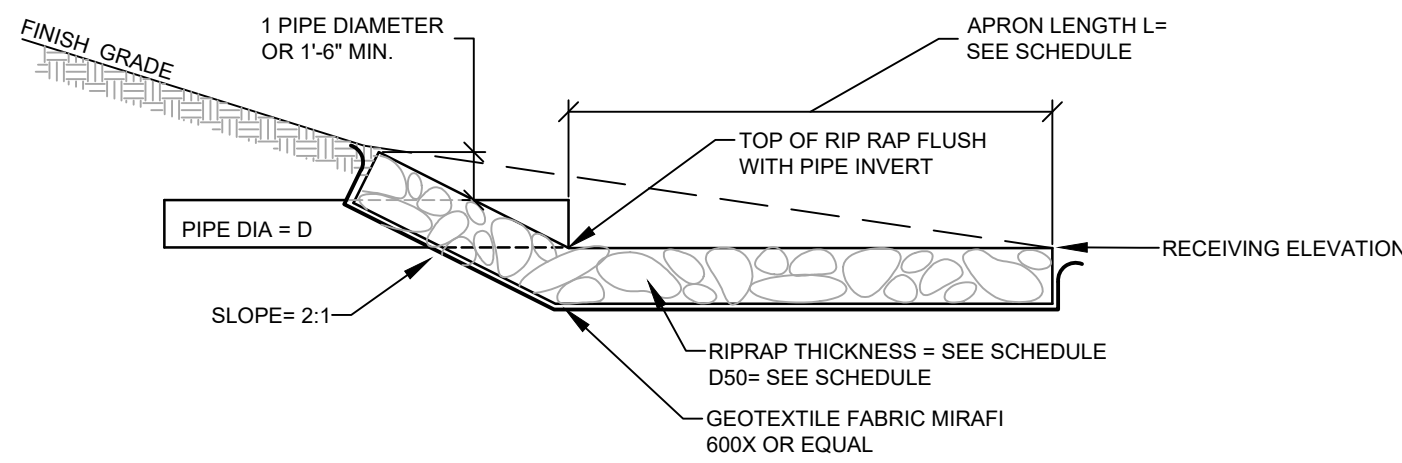
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"), USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



PLAN VIEW



SECTION VIEW

TYPICAL RIPRAP APRON SCHEDULE

CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14

NOTES:

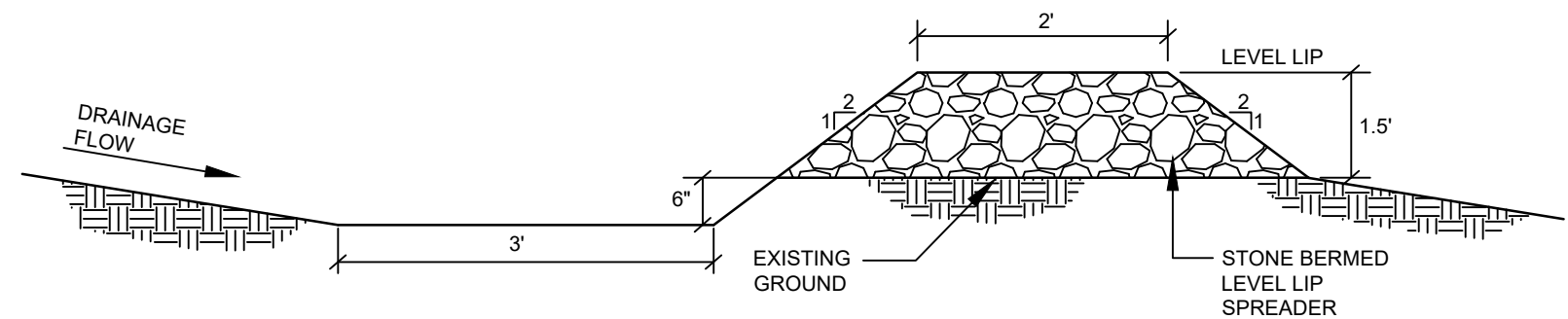
1. RIPRAP TO BE PROCESSED ANGULAR ROCK
2. RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D₅₀ SIZE TO 25 PERCENT OF THE D₅₀ SIZE
3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD
4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE
5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE

RIPRAP APRON

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. INSPECTION OF THE STONE-BERMED LEVEL SPREADERS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT EACH STONE-BERMED LEVEL SPREADER CONSTRUCTION, MATERIAL AND PLACEMENT, FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE LEVEL SPREADER.
2. WITHIN 30 DAYS OF COMPLETION OF THE STONE-BERMED LEVEL SPREADERS, THE APPLICANT MUST SUBMIT A LOG OF INSPECTION REPORTS DETAILING THE ITEMS INSPECTED, PHOTOS TAKEN, AND THE DATES OF EACH INSPECTION TO THE BUREAU OF LAND RESOURCES OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR REVIEW.



NOTES:

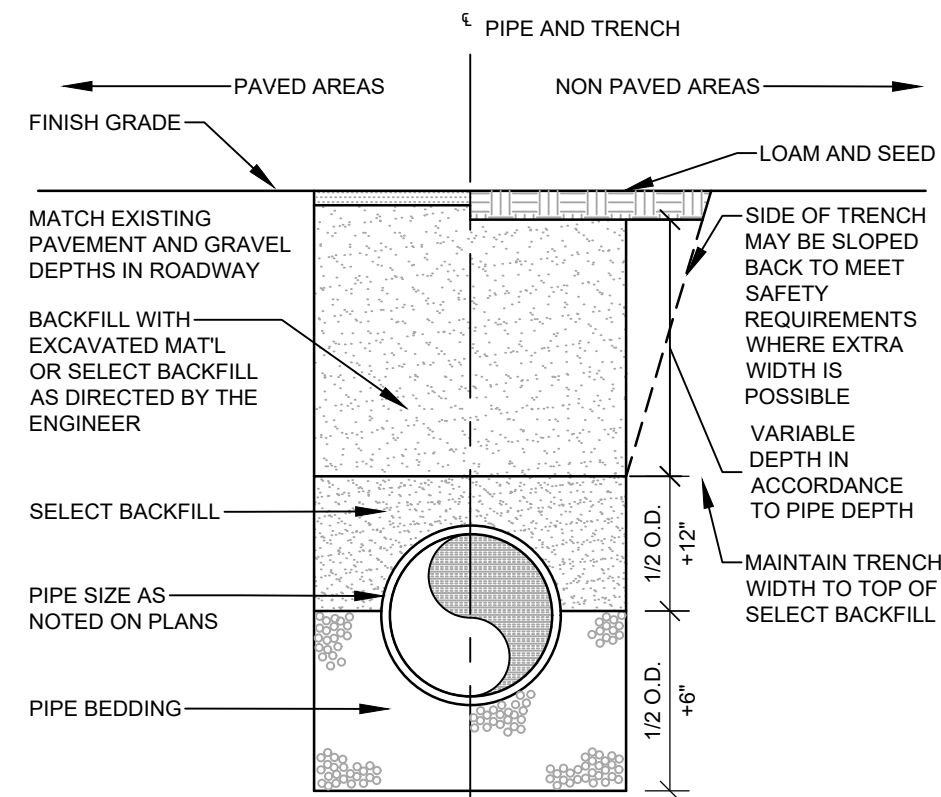
1. SEE GRADING PLANS FOR LEVEL SPREADER LENGTH AND ELEVATION.
2. THE CONTRACTOR SHALL CONSTRUCT AN EARTHEN BERM A MINIMUM 6" ABOVE LEVEL LIP THAT EXTENDS AROUND BACK AND SIDES SO THAT STORMWATER RUNOFF IS DIRECTED OVER THE LEVEL LIP.

STONE SIZE

SIEVE	% PASSING
12"	100
6"	84-100
3"	68-83
1"	42-55
NO. 4	8-12

STONE-BERMED LEVEL SPREADER

NOT TO SCALE



TRENCH BACKFILL SCHEDULE

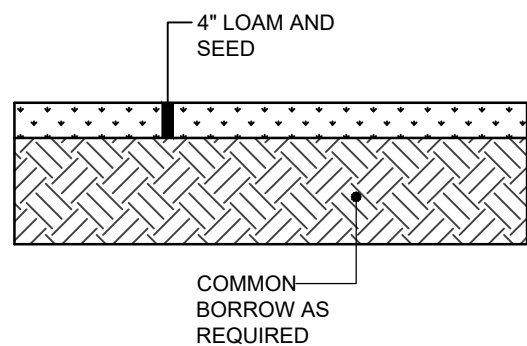
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

NOTE:

ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

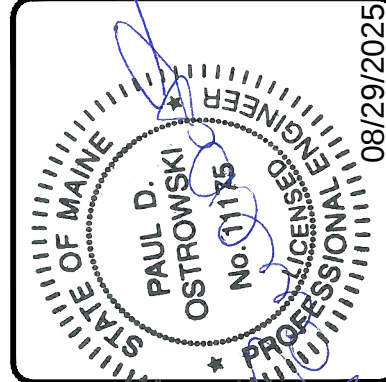
TRENCH SECTION

NOT TO SCALE



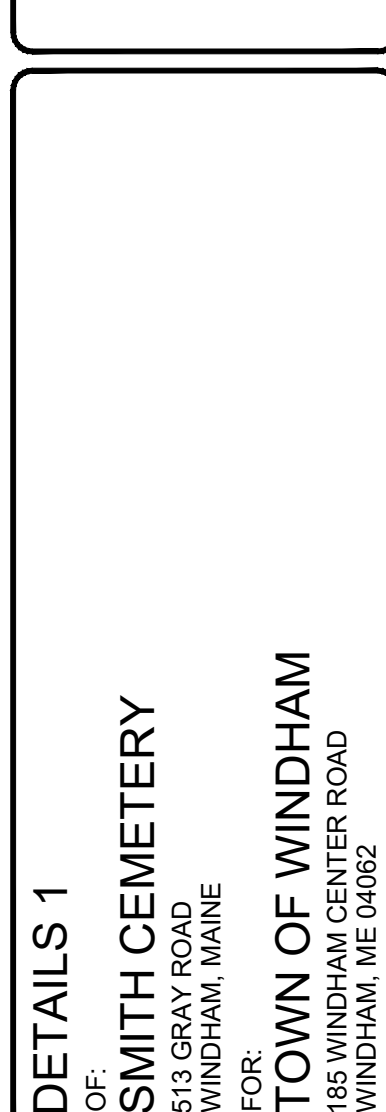
LOAM & SEED SECTION

NOT TO SCALE



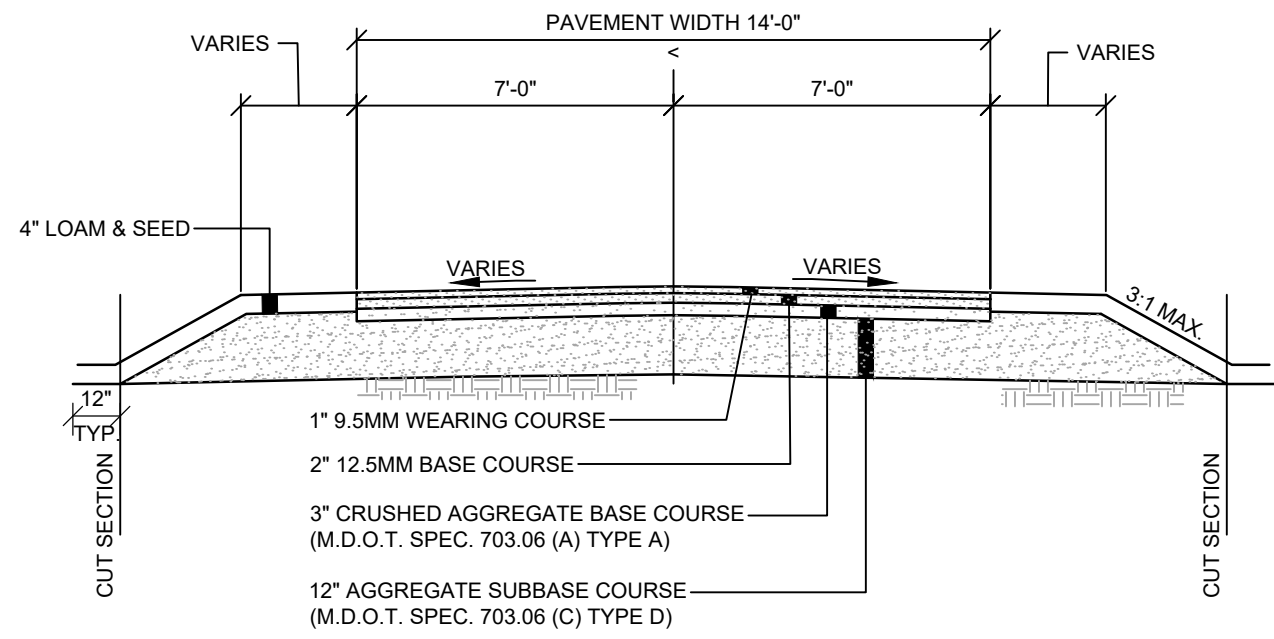
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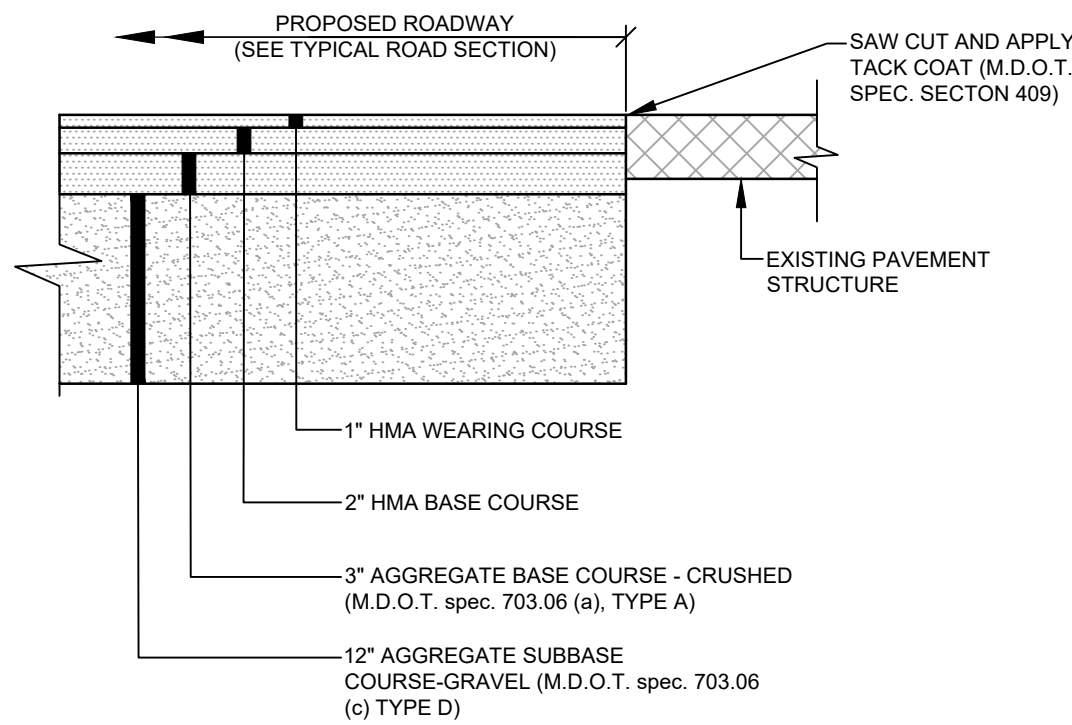
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DRAWN	MRW
CHECKED	ABS
DATE	08/14/2025
SCALE	NTS
PROJECT	240666-01

SHEET C-502

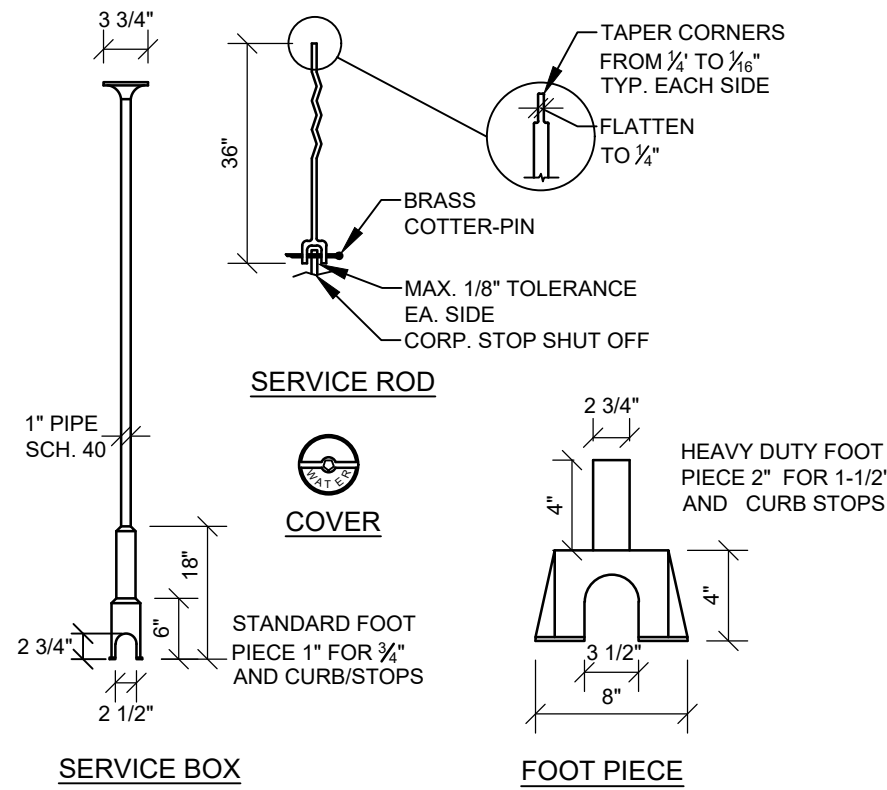


CEMETERY ROAD SECTION
NOT TO SCALE

- NOTES:
- 3:1 MAX SIDE SLOPE UNLESS NOTED ON PLANS
 - PROPOSED 8' WIDE EXTENSION FROM EXISTING CEMETERY ROAD TO HAVE THE SAME GRAVEL AND PAVEMENT DEPTHS AS THE 14' WIDE CEMETERY ROAD. ROAD TO WIDEN TO 14' WIDE SECTION AS SHOWN ON PLAN

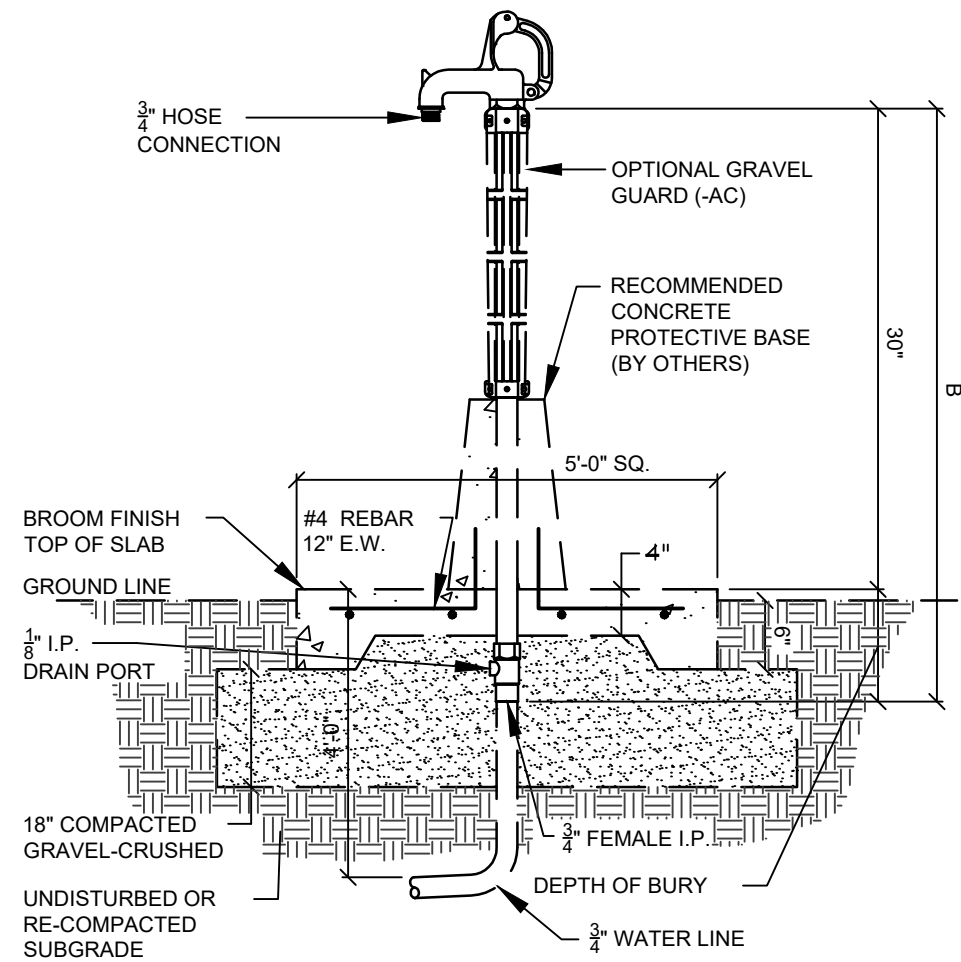


PAVEMENT JOINT
NOT TO SCALE



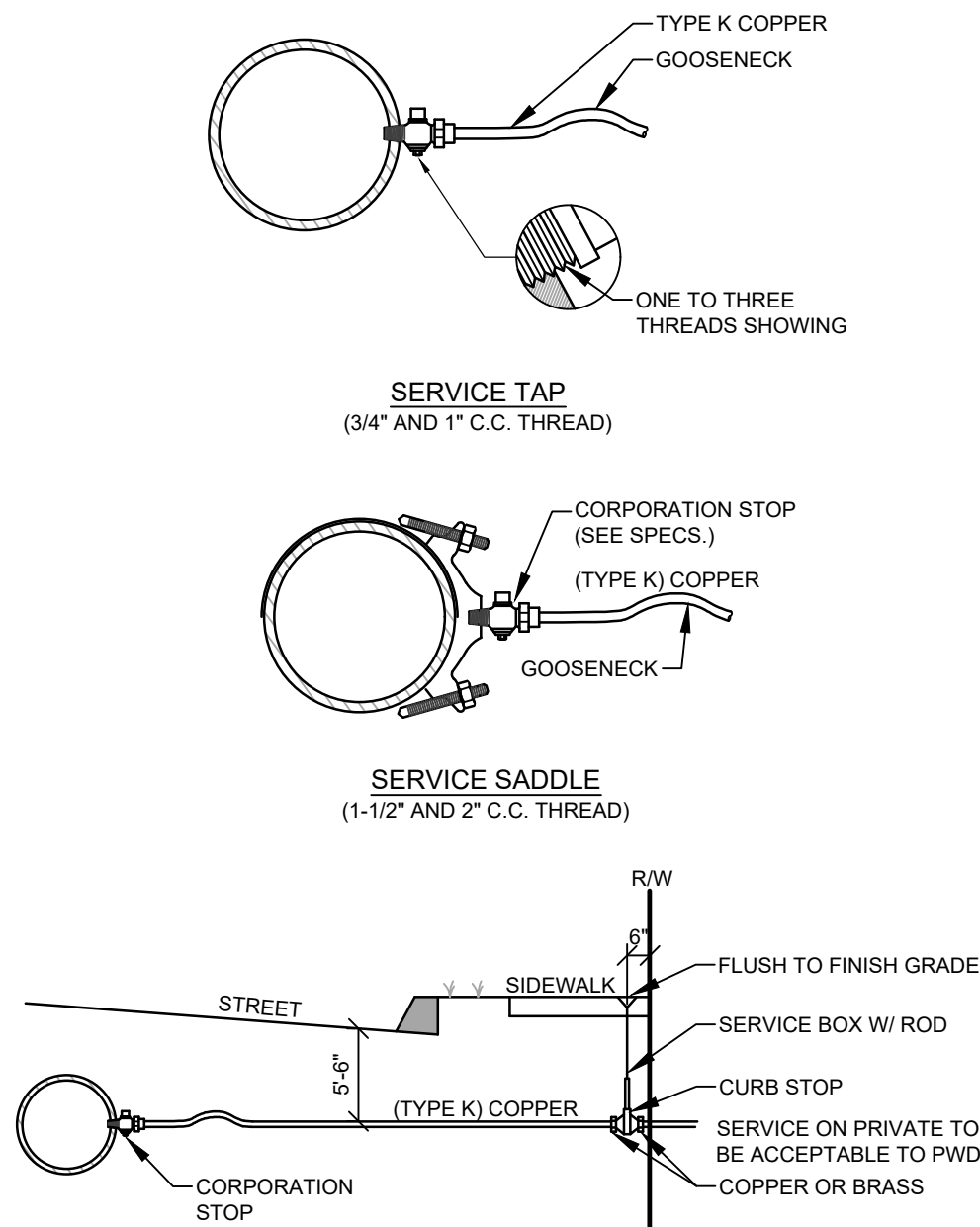
- NOTE:
ANY EXTENSION OF SERVICE BOX REQUIRES:
1. 1" FEMALE IRON PIPE COUPLING
2. 1" THREADED PIPE (THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)

TYPICAL WATER SERVICE
NOT TO SCALE

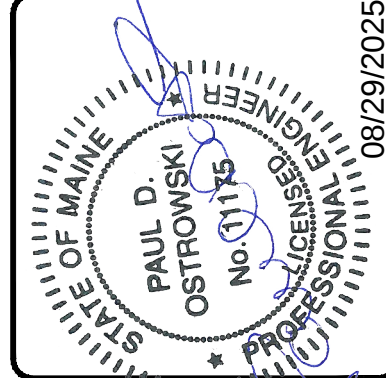
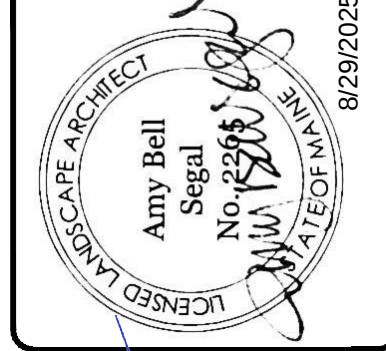


DEPTH OF BURY IN FEET	B (FEET)	APPROX. WEIGHT (LBS)
2	4 1/2	25
3	5 1/2	29
4	6 1/2	33
5	7 1/2	37
6	8 1/2	41
8	10 1/2	49

YARD HYDRANT
NOT TO SCALE



SERVICE CONNECTION
NOT TO SCALE



REV.	BY	DATE	STATUS	ISSUED FOR SITE PLAN REVIEW
A	ABS	08/29/2025	STATUS:	ISSUED FOR SITE PLAN REVIEW

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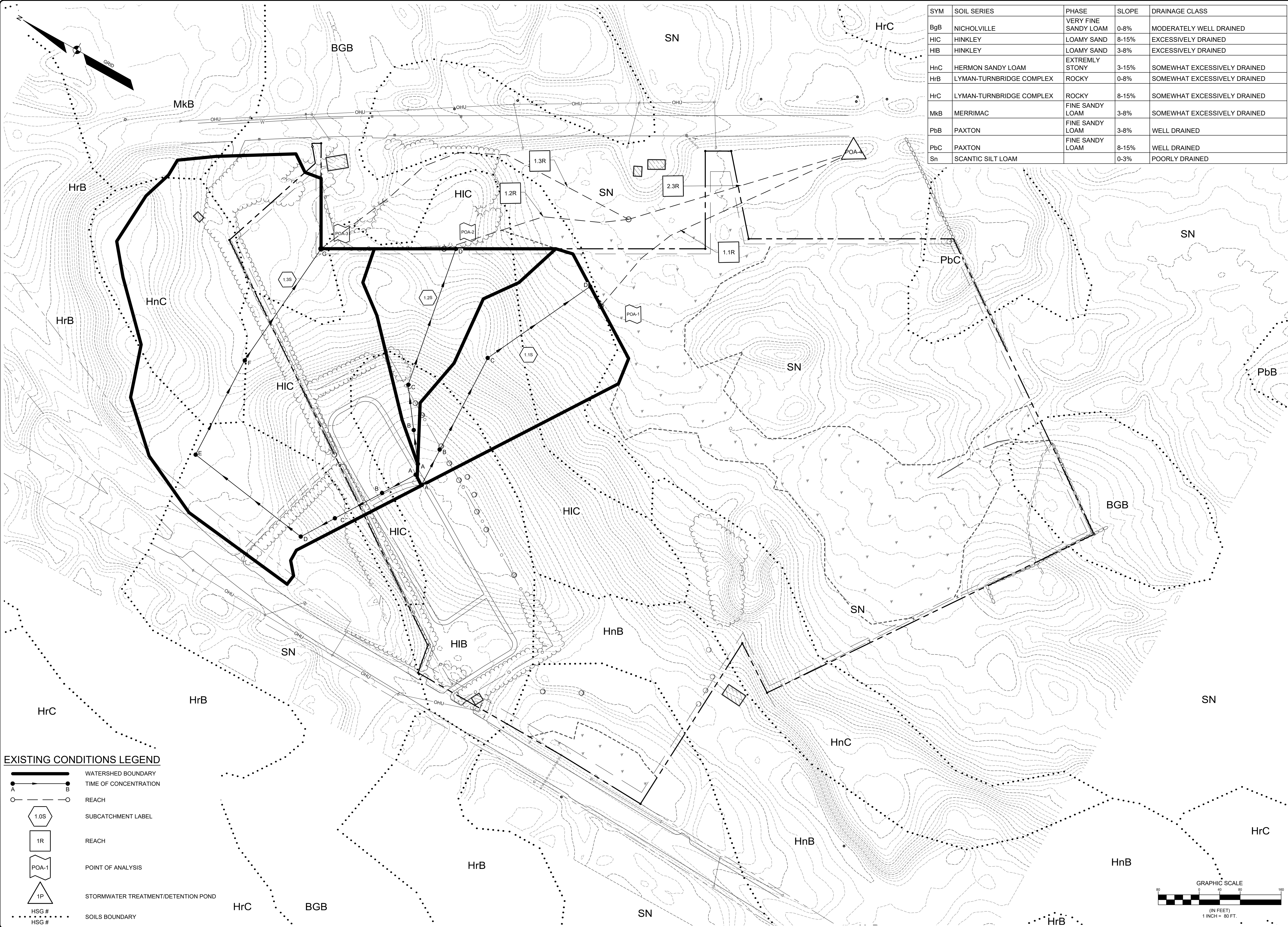


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DRAWN	MRW
CHECKED	ABS
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SCALE	NTS
PROJECT	240666-01

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SCALE	NTS
PROJECT	240666-01



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EXISTING CONDITIONS LEGEND

- Watershed Boundary
- Time of Concentration
- Reach
- Subcatchment Label
- Reach
- Point of Analysis
- Stormwater Treatment/Detention Pond
- Soils Boundary

SYM	SOIL SERIES	PHASE	SLOPE	DRAINAGE CLASS
BgB	NICHOLVILLE	VERY FINE SANDY LOAM	0-8%	MODERATELY WELL DRAINED
HIC	HINKLEY	LOAMY SAND	8-15%	EXCESSIVELY DRAINED
HIB	HINKLEY	LOAMY SAND	3-8%	EXCESSIVELY DRAINED
HnC	HERMON SANDY LOAM	EXTREMELY STONY	3-15%	SOMEWHAT EXCESSIVELY DRAINED
HrB	LYMAN-TURNBRIDGE COMPLEX	ROCKY	0-8%	SOMEWHAT EXCESSIVELY DRAINED
HrC	LYMAN-TURNBRIDGE COMPLEX	ROCKY	8-15%	SOMEWHAT EXCESSIVELY DRAINED
MkB	MERRIMAC	FINE SANDY LOAM	3-8%	SOMEWHAT EXCESSIVELY DRAINED
PbB	PAXTON	FINE SANDY LOAM	3-8%	WELL DRAINED
PbC	PAXTON	FINE SANDY LOAM	8-15%	WELL DRAINED
Sn	SCANTIC SILT LOAM		0-3%	POORLY DRAINED

240666-01 SWP EC.dwg, TAB 1 OF 2 EXISTING CONDITIONS STORMWATER PLAN

EXISTING CONDITIONS STORMWATER PLAN

OR: SMITH CEMETERY
513 GRAY ROAD
WINDHAM, MAINE

FOR: TOWN OF WINDHAM
185 WINDHAM CENTER ROAD
WINDHAM, ME 04092

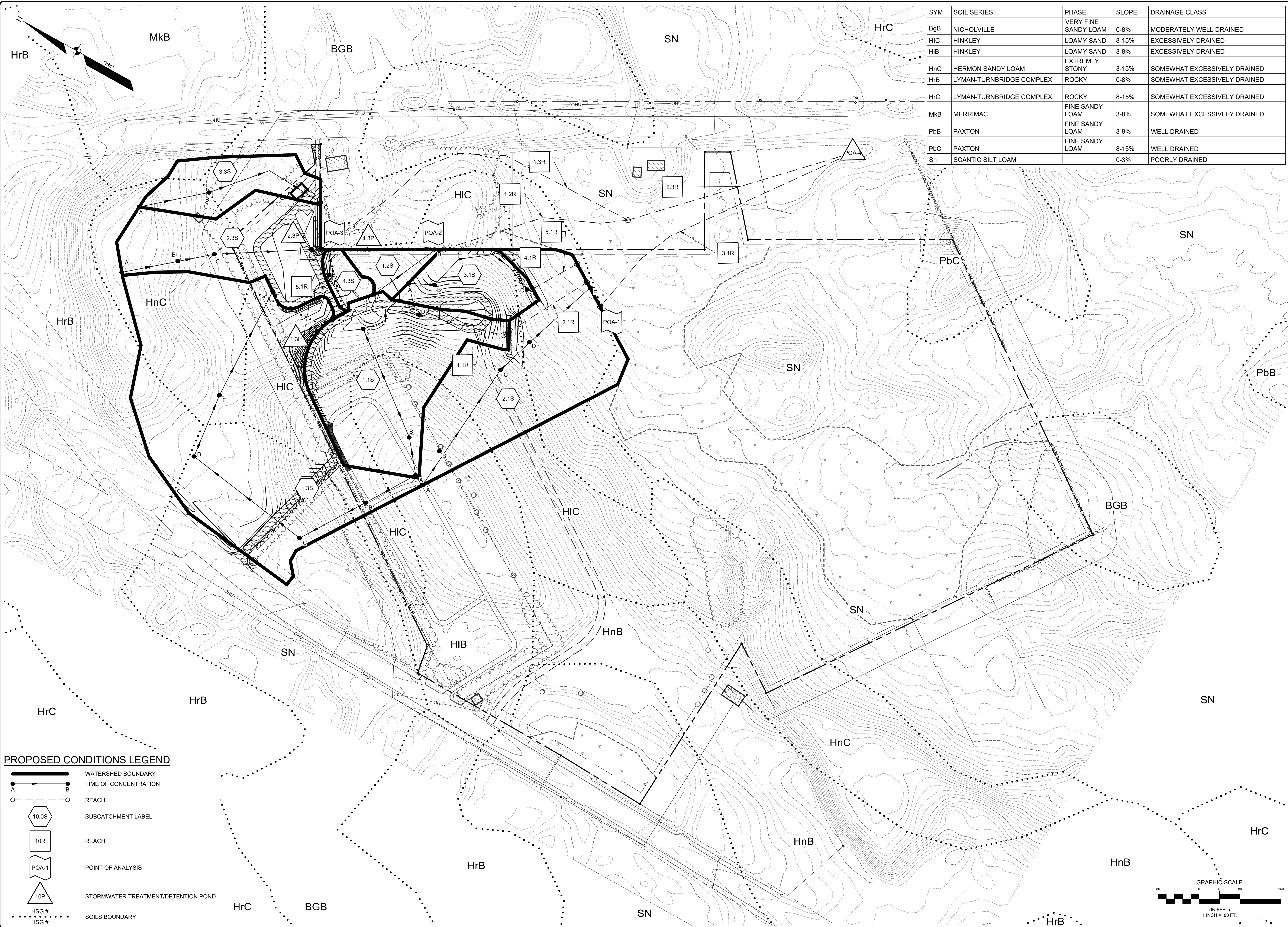
DESIGNED	AKH
DRAWN	MRW
CHECKED	ABS
DATE	08/14/2025
SCALE	1" = 80'
PROJECT	240666-01

SHEET 1 OF 2

PAUL D. OSTROWSKI
REGISTERED PROFESSIONAL ENGINEER
NO. 11175
STATE OF MAINE
08/29/2025

PAUL D. OSTROWSKI, PE 11175
ANY BELL SEGAL, RLA 2265

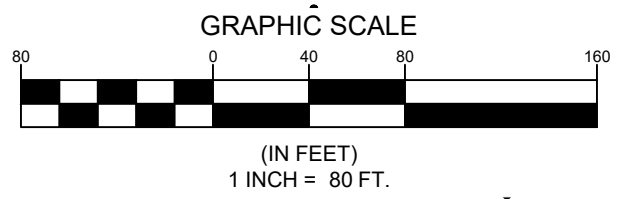
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PROPOSED CONDITIONS LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- REACH
- SUBCATCHMENT LABEL
- POINT OF ANALYSIS
- STORMWATER TREATMENT/DETENTION POND
- SOILS BOUNDARY

SYM	SOIL SERIES	PHASE	SLOPE	DRAINAGE CLASS
BgB	NICHOLVILLE	VERY FINE SANDY LOAM	0-8%	MODERATELY WELL DRAINED
HIC	HINKLEY	LOAMY SAND	8-15%	EXCESSIVELY DRAINED
HIB	HINKLEY	LOAMY SAND	3-8%	EXCESSIVELY DRAINED
HnC	HERMON SANDY LOAM	EXTREMELY STONY	3-15%	SOMEWHAT EXCESSIVELY DRAINED
HrB	LYMAN-TURNBRIDGE COMPLEX	ROCKY	0-8%	SOMEWHAT EXCESSIVELY DRAINED
HrC	LYMAN-TURNBRIDGE COMPLEX	ROCKY	8-15%	SOMEWHAT EXCESSIVELY DRAINED
MkB	MERRIMAC	FINE SANDY LOAM	3-8%	SOMEWHAT EXCESSIVELY DRAINED
PbB	PAXTON	FINE SANDY LOAM	3-8%	WELL DRAINED
PbC	PAXTON	FINE SANDY LOAM	8-15%	WELL DRAINED
Sn	SCANTIC SILT LOAM		0-3%	POORLY DRAINED



PAUL D. OSTROWSKI, P.E. 11175
ANY BELL SEGAL, R/LA 2265

STATE OF MAINE
PAUL D. OSTROWSKI
REGISTERED PROFESSIONAL ENGINEER
NO. 11175
EXPIRATION DATE 08/29/2025

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75 John Roberts Rd, Suite 4A
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PROPOSED STORMWATER PLAN
OF:
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513 GRAY ROAD
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
185 WINDHAM CENTER ROAD
WINDHAM, ME 04092

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PROJECT	240666-01

SHEET 2 OF 2