



City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board

From: David Hediger, Director of Planning

Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 7-9 Fern Street (PID 239-113 and 239-112): Application by Dirigo Architectural Engineering, LLC on behalf of Jim Wu/Wu Lake Street Property LLC for the construction of a 5-unit condominium development with access from the shared driveway to the former Lake Street school. This property is located in the Traditional Neighborhood (T-4.2B) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

Date: September 4, 2025

PROPOSAL

Dirigo Architectural Engineering LLC, on behalf of Wu Lake Street Property LLC, has submitted an application to develop two previously vacant parcels at 7 and 9 Fern Street into a five-unit condominium project. The properties are adjacent to the former Lake Street School property and will share its existing driveway for access. The property at 80 Lake Street will be merged with 7 and 9 Fern Street for a total of 2.23 acres.



The project includes two-story townhouse-style units with frontage along Fern Street, private garages, guest parking, underground utilities, stormwater improvements, and landscaping.

ZONING CONSIDERATIONS

The site is located in the T-4.2B Traditional Neighborhood District, which allows townhouse residential uses by right. The intent and purpose of this district is characterized by small to medium sized buildings with smaller front yards and stoops in a more compact urban environment. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks. The applicant will need to meet the **Building placement and configuration, Building frontages, and External elements of the T-4.2B district.**

Projects must meet specific requirements of the T-4.2B district unless a waiver is granted pursuant to Sec. 60-558(c)(1): Any waiver request of form based code standards and requirements must identify what is regulation is being requested for the waiver and include a narrative explaining how the waiver, if approved, will allow the project to meet the purpose of the form based code and the objective of Sec. 60-1277, site plan review.

- The project meets applicable standards of Sec. 60-548B.1. - Building placement and configuration.
- The project meets the standards of Sec. 60-548B.2 – Building Frontages T-4.2B, with the exception of the ground-story finished floor elevation requirement. The ordinance requires the ground-story finished floor elevation to be a minimum of 2 feet and a maximum of 6 feet above the front yard grade. The proposed design does not meet this standard, as no building stoop or porch is provided and garages are proposed at grade. A waiver is therefore requested. The façade of the unit facing Fern Street does include a covered entry, with the finished floor elevation approximately 1 foot above Fern Street. While the strict dimensional requirement is not met, the applicant states that the design fulfills the intent of the ordinance by providing a visually cohesive, pedestrian-oriented streetscape consistent with the surrounding neighborhood.
- The project meets the standards of Sec. 60-548B.3 – External Elements, with the exception of the requirement that driveways be paved and between 8 and 20 feet wide. This provision relates to Sec. 60-548B.1 regarding front setbacks. That section establishes a maximum front setback of 25 feet, with an allowance that where a private shared access drive serves more than one structure, the setback may be measured from that shared drive rather than the public right-of-way. This project proposes to use the existing established driveway to the Lake Street Apartments, with individual driveways of approximately 15 feet wide and more than 40 feet long serving each unit. The applicant notes that this design maintains the intent of the ordinance by minimizing curb cuts, consolidating access through a shared drive, and preserving an orderly, setback-consistent streetscape.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a new structure on a tract or parcel of land into 3 or more dwelling units within a 5-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2-Site Plan Review and Division 4-Subdivision. The applicant has addressed the criteria of both ordinance sections, including but not limited to:

- Proposed site lighting ss full cutoff (≤ 12 feet, 3000K)
- Stormwater is managed by infiltration basin.
- A retaining wall of approximately 1' to 5' in height will be constructed parallel to the abutting residential properties on Fern and Holly Street. Along the top of the wall there will be a 6' high privacy fence and landscaping.
- Each unit has single space parking garage, plus a guest space.
- There are no wetlands, vernal pools, or floodplains on site; no historic or archaeological resources identified.
- The applicant has indicated that upon approval, the owner will issue a financing commitment letter, and the proposed development will be fully self-financed with

sufficient funds already set aside for the project. The owner has recently completed several projects within the city, demonstrating both financial capacity and commitment.

Prior to recording and issuance of building permits, a final subdivision plan shall be revised to include:

1. A recording block for the Androscoggin County Registry of Deeds and a signature block for “City of Auburn Planning Board Approval.”
2. A note stating the purpose of the plan (five-unit condominium development).
3. Surveyor’s stamp on any plan depicting property lines.
4. Clarification of lot configuration and easements showing that the two Fern Street lots are merged with the Lake Street lot.
5. The location of the proposed building and condominium units.

DEPARTMENT REVIEW

The following departments have reviewed the proposal with no outstanding concerns: Fire and Police.

City Engineering has requested a detail in the final plan set for the DMH-1 structure that is supposed to intercept the 18” HDPE. The detail should show backfill materials, bedding, all the standards and include the connection of the existing pipe. A test pit of the location should be called out for exact elevations.

- Staff recommend as a condition of approval that prior to the issuance of any building permits, revised stormwater plans shall be provided to the satisfaction of City Engineering.

Auburn Water and Sewer has noted that the revised plans show separate lines for water; however, a single sewer service is provided for all five units. This would require the entire building to remain under one owner. If the proposal is for the units to be sold as condominiums, separate water and sewer services for each unit must be shown.

- Staff recommend, as a condition of approval, that prior to the issuance of any building permits, revised utility connection plans be provided to the satisfaction of the Auburn Water and Sewer District.

ADDITIONAL ITEMS

A requirement of the purchase and sale agreement with the city and Jim Wu (i.e. the applicant and purchaser of 7 and 9 Fern Street) was that “the Purchaser (Wu) proposes to develop the 7 Fern Street Lot and the 9 Fern Street Lot. The development [of] the 7 Fern Street Lot and the 9 Fern Street Lot will be in a form to benefit the local community, such as a day care center, a recreational space, a green space/park, or such other development as the Seller and Purchaser shall determine as a part of the planning board approval.”

Over the past year, the applicant worked with the City to identify a suitable use for this lot. While a daycare was initially proposed, neighborhood stakeholders opposed that idea and preferred a development consistent with surrounding homes. The current condominium proposal responds to that feedback while addressing the community’s housing needs by providing five homeownership opportunities in design that complements the Fern Street neighborhood.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

Sec. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

- (1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
 - a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
 - b. The slope of the land and its effect on effluents;
 - c. The availability of streams for disposal of effluents; and
 - d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
- (2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- (3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- (6) Will provide for adequate sewage waste disposal;
- (7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- (8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
- (9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
- (10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
- (11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
- (12) Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;

- (13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
- (14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
- (15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365

STAFF RECOMMENDATIONS

Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application with the following conditions:

1. Pursuant to Sec. 60-558(c)(1), a waiver is granted from the standards of Sec. 60-548B.2 – Building Frontages T-4.2B, ground-story finished floor elevation requirement.
2. Pursuant to Sec. 60-558(c)(1), a waiver is granted from the standards of Sec. 60-548B.3 – External Elements, regarding the requirement that driveways be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
3. Prior to recording and issuance of building permits, the final subdivision plan shall be revised to include:
 - A recording block for the Androscoggin County Registry of Deeds and a signature block for “City of Auburn Planning Board Approval.”
 - A note stating the purpose of the plan (five-unit condominium development). A surveyor’s stamp on any plan depicting property lines.
 - Clarification of lot configuration and easements, confirming that the two Fern Street lots are merged with the Lake Street lot.
 - The location of the proposed building and condominium units.
4. Prior to issuance of any building permits, revised stormwater plans shall be submitted to the satisfaction of City Engineering.
5. Prior to issuance of any building permits, revised utility connection plans shall be submitted to the satisfaction of the Auburn Water and Sewer District.

Suggested Motion:

“I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted by Dirigo Architectural Engineering, LLC on behalf of Wu Lake Street Property LLC for a five-unit condominium development at 7 and 9 Fern Street. The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.”



August 28, 2025

Mr. David Hediger
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

SUBJECT: UPDATED SUBMISSION DOCUMENTS
Planning Board Project Submission for Subdivision, Site
Plan Approval, and Compliance with the Form-Based Code
PROJECT: 7&9 Fern Street

Dear Mr. Hediger,

Thank you and your team for the comments received following our initial submission earlier this month. Attached please find our updated documents addressing these comments, plotted in hardcopy as requested.

Please let us know if there is any additional information that you require and when we are confirmed on the Planning Board's agenda.

Kind regards,

Dirigo Architectural Engineering, LLC

Thomas W. Perkins, PE, LEED AP
President

CC: C. Ladd, Dirigo
J. Wu, Owner



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Project Narrative

The information provided below is presented for the City of Auburn Planning Board consideration of this project.

Authority: Dirigo Architectural Engineering, LLC has been retained by Jim Wu/Wu Lake Street Property LLC to act as its Authorized Agent for this project.

Project Premise: As part of the 80 Lake Street property acquisition, there are two adjacent lots that were previously undeveloped and are now presented for the City's consideration for development with this application. These plans call for a 5-unit condominium development with access from the shared driveway to the former school and with frontage on Fern Street. This package includes documents that outline our request for:

- Subdivision Amendment: Merge these two lots into the 80 Lake Street lot, with delineation of Common Element areas for the future Condo Association administration
- Site Plan Approval documents to show the proposed development
- Form-based code criteria compliance, for **Code Section T-4.2B**

Reference documents included for additional information:

- City of Auburn Development Review Application
- Architectural Drawings
 - A1.0 First Floor Plan
 - A1.1 Second Floor Plan
 - A1.3 Roof Plan
 - A2.0 Exterior Elevations, including calculations demonstrating compliance with fenestration requirements
 - A9.0 3D architectural renderings
- Site/Civil Drawings
 - C1.0 Existing Conditions Plan
 - C1.1 Proposed Site Plan
 - C1.2 Site Grading and Utility Plan, including storm water treatment
 - C1.3 Subdivision Plan
 - C2.0 Erosion Control Measure Details
 - L1.0 Landscaping Plan, including "street trees" along Fern St.
- Stormwater calculations

What follows are narratives for the respective sections of the ordinance where we speak to the applicability of those requirements to our application.



I. Division 2 — Site Plan Review Required Findings (§ 60-1277)

1. Protection of Adjacent Areas (Light, Air, Drainage, Dust, Noise)

The project limits site disturbance to roughly 0.3 acres while preserving the mature pine buffer along the rear lot line. Full cutoff 3000K LED fixtures, mounted no higher than 12 feet, prevent light spillover and protect neighboring properties. Mechanical equipment is housed indoors or located at the rear, while new street trees, hedgerows, and fencing provide privacy and screening. A closed-pipe stormwater network directs runoff to an on-site infiltration basin designed for the 25-year storm, eliminating off-site drainage impacts and controlling dust. In addition, construction-phase erosion and sedimentation control measures—including phased clearing limits, silt fencing, stabilized entrances, inlet protection, and prompt temporary seeding—follow Maine Erosion & Sedimentation Control BMPs.

2. Convenience and Safety of Vehicular and Pedestrian Movement

Access is provided via the shared driveway from the former Lake Street School, which offers adequate space for emergency response vehicles, as previously approved. Parking includes five guest spaces located in front of garage bays, with walkways and driveways connecting to the shared Lake Street School drive. Paved unit entry walks are included to allow for safe pedestrian movement within the parking areas. A trip generation memorandum projects 28 peak-hour vehicle trips—significantly below Maine DOT Traffic Movement Permit thresholds—and confirms traffic operations at Level of Service B or better. Fire access is incorporated into the driveway and circulation layout to ensure resident and emergency responder safety.

3. Adequacy of Waste Disposal Methods

Stormwater from roofs, driveways, and walks is collected by gutters and deep sump catch basins, then routed to a grassed infiltration basin that fully attenuates the 2-, 10-, and 25-year storms in compliance with Maine DEP Chapter 500 standards. An Operations & Maintenance manual will commit the condominium association to annual basin inspection. Domestic and fire water supply will be provided by the Auburn Water and Sewer District with confirmed capacity, and each unit will be individually metered. Sewage disposal will connect via gravity laterals to the public sewer system, with capacity confirmed by the District. Solid waste disposal will be managed through a fully screened enclosure sized for an 8-yard dumpster and a 4-yard recycling container, located for safe curbside pickup. Electric, gas, and telecom services will be placed underground from Fern Street, with natural gas available if selected for the units.

4. Protection of Environmental Features and Adjacent Areas

No wetlands, vernal pools, or floodplains are located within 250 feet of the parcel, and all activity will occur outside the 100-year floodplain. Treated on-site runoff drains to the City's stormwater system with no expected impact to great ponds. Tree preservation at the rear lot



maintains existing avian habitat, while the 35-foot gabled building design complements surrounding residential character, preserving scenic quality. A Maine Historic Preservation Commission review confirmed no archaeological, historic, or cultural resources on or adjacent to the site. Overall, the project complies with zoning for the T 4.2B Traditional Neighborhood District, and supports the Comprehensive Plan goal of increasing housing diversity within growth areas.

II. Division 4 — Subdivision Review Criteria (§ 60-1359)

1. **Pollution Control.**

The condominium is served by public water and sewer, eliminating on-site discharge. Stormwater BMPs treat runoff, and no regulated air emissions are produced, ensuring no undue water, air, or soil pollution.

2. **Sufficient Potable Water.**

Domestic and fire services will be provided by the Auburn Water and Sewer District main on Lake / Fern Street; a capacity and pressure confirmation has been verbally confirmed and a letter has been requested. Each unit will be metered individually.

3. **Municipal Water Supply Burden.**

Based on discussions with AWSO, they have sufficient capacity such that this proposed project will not burden water supply capacity.

4. **Soil Erosion.**

Erosion controls described on drawings prevent soil loss during and after construction.

5. **Traffic and Road Safety.**

Per ITE Trip Generation Table, 10th edition, a low-rise multi-family residential development such as this is expected to produce 0.56 trips per unit at the PM Peak Hour. Based on the current capacity and usage of Fern and Lake Streets, this project will not cause unreasonable public highway congestion or unsafe conditions. Further, the site distance leaving the driveway onto Fern Street exceeds the 250' recommended minimum in both directions.

1. **Sewage Disposal.**

Gravity service laterals tie to the public sewer on Lake / Fern St. The District has verbally confirmed capacity exists for this development and a letter of confirmation as been requested.

6. **Solid-Waste Disposal.**

Solid waste will be handled via a screened dumpster enclosure with weekly pickup under contract, ensuring no unreasonable burden on municipal disposal services.

7. **Impact on Natural Beauty, Aesthetics, Historic Sites.**

Building massing mirrors neighborhood scale; new trees along frontage to maintain



consistent streetscape. Maine historic preservation commission screening found no historic resources. No mapped significant habitats occur on-site; preservation of pine buffer at rear of lot maintains urban wildlife corridor. A landscape planting plan has been provided that utilizes many of the same species of plants previously approved with the 80 Lake Street Building project so that the two sites compliment each other.

8. Conformance with Local Ordinances and Plans.

The proposed subdivision complies with Chapter 60 and all applicable provisions of the Auburn Comprehensive Plan, including the Future Land Use Map designation for mixed-residential infill. Dimensional, density, and use standards are met, and the project advances the City's goal of increasing housing diversity in appropriate growth areas.

9. Financial and Technical Capacity.

Upon approval, the Owner will issue a financing commitment letter, and the proposed development will be fully self-financed with sufficient funds already set aside for the project. The Owner has recently completed several projects within the city, demonstrating both financial capacity and commitment, while the plans have been prepared by Thomas W. Perkins, a Maine licensed Professional Engineer (PE #11710), ensuring technical competence. To substantiate financing, the Owner will provide the most recent corporate annual report or financial statements indicating availability of adequate funds, along with explanatory material and, where available, audited reports—or an explanation if audits are not available—as well as copies of bank statements or other evidence confirming that funds are available and reserved for the proposed development.

10. Neighborhood Compatibility and Property Value Impact

The proposed five-unit condominium is scaled, sited, and detailed to match the existing neighborhood context—its height, massing, materials, and setbacks reflect adjacent homes, and existing vegetation plus new evergreen screening buffer activity from view. It is likely the development will not depress nearby property values and is likely to stabilize or modestly enhance them.

11. Landscaping and Screening

The site will feature new street trees and foundation plantings to screen parking, refuse areas, and mechanical equipment from neighboring views. Existing mature trees will be preserved where possible, and all landscaping will be maintained by the condominium association to ensure long-term effectiveness. In addition, the plan will incorporate enhanced landscape buffering along the top of the wall to provide further visual screening and separation from adjacent properties.

12. Fire Safety and Emergency Access

The design includes a 24-foot-wide drive, ensuring emergency vehicles have unobstructed access. A hydrant positioned within 400 feet of all building points and an NFPA-13R sprinkler system further mitigate fire risk, so the development will not create a fire hazard.



13. Groundwater Protection

Impervious coverage is limited and stormwater is managed with an infiltration basin that returns treated runoff at pre-development recharge rates, preventing adverse impacts to groundwater quantity. No hazardous materials will be stored on-site, and the design avoids contamination pathways, ensuring groundwater quality is maintained.

14. Phosphorus Loading / Great Pond Protection

The site drains to the Androscoggin River, not to a great pond, and stormwater is treated to exceed Maine DEP's 1.2-inch standard, minimizing phosphorus export. With these treatment measures and no direct connection to a great pond, there will be no unreasonable long-term cumulative increase in phosphorus concentration.

III. Additional Project & Submission Requirements

- **Plan Set Copies & Mylar.** One Mylar and fifteen paper copies will be delivered at least 30 days before the public hearing, per § 60-1300.
- **Public Notice.** The applicant will deposit funds for abutter notices and newspaper advertisement.
- **Maintenance Responsibility.** The condominium association will assume perpetual maintenance of private drives, utilities, landscaping, and stormwater facilities, as documented in the submitted draft Declaration.
- **Performance Guarantee.** Upon approval and prior to the commencement of construction, an irrevocable letter of credit or other approved funding guarantee totaling 125% of the engineer's cost to complete estimate will be provided, consistent with § 60 1311.
- **Expiration, Phasing, and Construction Schedule.** Construction is expected to commence within twelve months of approval and be completed in a single phase within an additional year, satisfying § 60 1308.

IV. Architectural Design Intent and Form-Base Code Compliance

1 | District Intent

T-4.2B is intended to foster **small- to medium-scale buildings with modest front yards and stoops that form a moderately dense street wall and walkable, pedestrian-friendly sidewalks .**

Our design responds with:

- Two-story townhouse massing that anchors the street edge.
- Unit entry porches with paved paths and parking leading down to Fern Street and the adjacent Lake Street lot and playground area.
- Side entrance parking screened from Fern Street, preserving a continuous streetscape.



2 | Compliance Summary

2.1 Building Placement & Configuration (§60-549.1B)

Front setback (principal)	≥ 5 ft (≤ 25 ft context match)	8 ft
Side setback	≥ 5 ft	14 ft
Rear setback	≥ 10 ft	21 ft
Lot coverage	≤ 70 %	<70 %
Useable open space	≥ 10 %	>15 %
Frontage build-out	≥ 60 %	N/A
Building width	14 – 110 ft	40 ft
Building height	1 – 3 stories (excl. attic)	2 stories

2.2 Building Frontages (§60-549.2-3B)

- **Ground-story glazing:** 25 – 60 % required; proposed 27 % .
- **Upper-story glazing:** 20 – 40 % required; proposed 27 % .
- **Ground-story finished floor elevation:** The ordinance requires the ground-story finished floor elevation to be a minimum of 2 feet and a maximum of 6 feet above the front yard grade. The proposed design falls outside of these parameters, as no building stoop or porch is provided, and therefore a waiver is requested. While the strict dimensional standard is not met, the project design fulfills the intent of the ordinance by establishing a streetscape that is visually cohesive, pedestrian-oriented, and consistent with the surrounding neighborhood character. The treatment of grade transitions, landscaping, and façade articulation collectively maintain the aesthetic quality and human-scale relationship between buildings and the street envisioned by the T-4.2B district standards.
- **Blank façade length:** ≤ 10 ft max; proposed max <10 ft.

2.3 External Elements (§60-549.3B)

- **Front yard fence:** 2 ft. Min. – 4 ft. Max. Encouraged. Not required or provided.
- **Street wall/ wall opening:** 20 ft. Max. (Residential) Pedestrian 6 ft. Max. Not required or provided.
- **Building projections:** No part of the building shall encroach beyond the minimum front setback line. 8 ft. setback provided.
- **Porch & stoop encroachments:** Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum. 5' min. front and 10 ft. side setback provided to porch and patio areas.
- **Driveways:** Driveways for the proposed project will be paved, with widths ranging from the required minimum of 8 feet up to 20 feet off the adjacent Lake Street School entrance and street curb cut. However, individual driveways within the site exceed the 25-foot maximum width noted in the ordinance, and therefore a waiver is being requested. The 25-foot



driveway limitation is tied to the front setback requirement in Sec. 60-548(B)(1) – Building Placement and Configuration in the T-4.2B District. This section establishes a maximum front setback of 25 feet, with an asterisk clarifying that: (3) where a private shared access drive serves more than one structure—minimizing access points on the public road—the front setback may be measured from that shared drive, pedestrian accessway, or parking area rather than from the public right-of-way. Because the proposed units are accessed via a private shared drive rather than directly from the public street, this provision technically applies. However, the unique layout of the site and the way driveways extend from the shared access drive make it difficult to strictly comply with the 25-foot maximum. While the project does not meet the literal requirement, the design preserves the intent of the code by minimizing curb cuts along the public road, consolidating access through a shared drive, and maintaining an orderly, setback-consistent streetscape.

- **Parking:** located entirely behind the building line and screened from the street. One garage bay and one parking spot in front shall be provided at each unit.
- **Accessory structures** (trash enclosure) set ≥ 20 ft from ROW and ≥ 5 ft from side/rear lines

2.4 Parking & Use Matrix (§60-549, Table)

- **Use:** Townhouse – Permitted (“P”).
- **Ratio:** 1 space per dwelling unit – five garage spaces + five on-site guest spaces provided (2/DU).

3 | Process Steps Satisfied

1. **Transect identification:** T-4.2B confirmed with staff on July 24 (email correspondence).
2. **Standards review:** This letter and plan set illustrate conformance with §§60-548 – 60-552.
3. **Pre-development consultation:** Completed with Planning Office on 7.29.25.
4. **Submission materials:** Development Review application, Form-Based Code checklist, narrative, plans, reports, fees, and number of copies provided as required.
5. **Waivers/variances:** Two anticipated, one for the **Ground-story finished floor elevation** requirement, **and another for the front setbacks/ driveway length** requirement exceeding 25’.

Other Items

1. With regards to the following clause associated with the conveyance of this property from the City to Mr. Wu: *“...the Purchaser proposes to develop the 7 Fern Street Lot and the 9 Fern Street Lot. The development of the 7 Fern Street Lot and the 9 Fern Street Lot will be in a form to benefit the local community, such as a day care center, a recreational space, a green space/park, or such other development as the Seller and Purchaser shall determine as part of the Planning Board approval.”*

Through our discussions with various entities at the City over the past year strategizing a mutually agreeable development plan for this lot, we initially proposed the named day care



center which we believe to be a great solution and setting given the proximity to the playground, neighborhood, and overall need of the community. However, upon engagement of the neighborhood stakeholders by the City, they firmly expressed their disapproval of that concept and instead wanted a development that would align with the homes in the surrounding areas.

Further, the current proposed condo development meets the housing shortfall need of the community, providing single family home ownership opportunity of five units on much less land area than separate single family homes would otherwise occupy, creating an efficient use of space while maintaining the rhythm and flow of the Fern Street neighborhood and serving as a benefit to the local community.

IV. Recommendations

Each finding required by **Chapter 60, Article XVI, Division 2 and Division 4** is individually satisfied as detailed above. Additionally, the Fern Street Condominiums embody the **Traditional Downtown Neighborhood character** envisioned for T-4.2B by:

- Strengthening the street wall with compatible two-story townhouses.
- Offering pedestrian-oriented sidewalks and landscaping.
- Exceeding open-space, parking, and glazing requirements without waivers

Given all of the above, we respectfully request placement on the **September 9, 2025 Planning Board agenda** for Discretionary Plan review.





Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: _____ Fern Street Condos _____

PROPOSED DEVELOPMENT ADDRESS: _____ 7 & 9 Fern St _____

PARCEL ID#: _____ Parcel 4 Map 239 Lot 113 & Parcel 5 Map 239 Lot 112 _____

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐ Special Exception ☐
 Subdivision ☒ Subdivision Amendment ☐ Form Based Code Plan ☒

PROJECT DESCRIPTION: _____
Two story 8,980 sf five unit condominium. It will be a two story building, with units side by side. Each will have a one car garage, two bedrooms, one and a half bathroom, and open kitchen living area. Each unit will have a back patio area with privacy walls and landscaping. A vegetative buffer will be provided at parking area.

CONTACT INFORMATION:

<u>Applicant</u>
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Address: 175 Innovation Way, Scarborough
Zip Code 04074
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Cell #: 207.475.4958
Fax #:
Home #:
Email: tperkins@dirigoae.com
<u>Project Representative</u>
Name:
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

<u>Property Owner</u>
Name: Jim Wu
Address: 279 Center St, Auburn
Zip Code 04210
Work #:
Cell #: 207.754.8474
Fax #:
Home #:
Email: jim.w009@yahoo.com
<u>Other professional representatives for the project (surveyors, engineers, etc.),</u>
Name:
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	21861	sq. ft.
Proposed Total Paved Area	15986	sq. ft.
Proposed Total Impervious Area Proposed	28994	sq. ft.
Impervious Net Change	7133	sq. ft.
Impervious surface ratio existing	22.5	% of lot area
Impervious surface ratio proposed	29.9	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	7394	sq. ft.
Proposed Building Footprint	11883.5	sq. ft.
Proposed Building Footprint Net change	4489.5	sq. ft.
Existing Total Building Floor Area	13901.5	sq. ft.
Proposed Total Building Floor Area	22880.5	sq. ft.
Proposed Building Floor Area Net Change	8979	sq. ft.
New Building ?	YES	(yes or no)
Building Area/Lot coverage existing	7.6	% of lot area
Building Area/Lot coverage proposed	14.3	% of lot area

ZONING or FORM BASED CODE DISTRICT

Existing	FBC T.4.2.B
Proposed, if applicable	

LAND USE

Existing	Multifamily
Proposed	Multifamily + Townhomes

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	12
Proposed Number of Residential Units	10
Subdivision Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	26
Proposed Number of Parking Spaces	10
Number of Handicapped Parking Spaces	36
Proposed Total Parking Spaces	4

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	21861	sq. ft.
Proposed Disturbed Area	7133	sq. ft.
Proposed Impervious Area	28994	sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ <5 _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ N/A _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the T.4.2.B zoning/form based code district.
2. Parcel Area: 2.223 acres / 96847 square feet(sf).

Regulations

Required/Allowed

Provided

Min Lot Area	<u>N/A</u>	<u>/</u>
Street Frontage	<u>24 ft Min.</u>	<u>/ 76 ft</u>
Min Front Yard	<u>5 ft Min.</u>	<u>/ 8 ft</u>
Min Rear Yard	<u>5 ft Min.</u>	<u>/ 21 ft</u>
Min Side Yard	<u>10 ft Min.</u>	<u>/ 14 ft</u>
Max. Building Height	<u>3 Stories</u>	<u>/ 2 Stories</u>
Use Designation	<u>Townhomes</u>	<u>/</u>
Parking Requirement	<u>1 space/ per square feet of floor area or dwelling unit</u>	
Total Parking:	<u>10 additional</u>	<u>/</u>
Overlay zoning districts (if any):	<u>N/A</u>	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name No</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
6. Any additional materials as required by the Form Based Code (Chapter 60-546).

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/[Zoning Ordinance](#)

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:

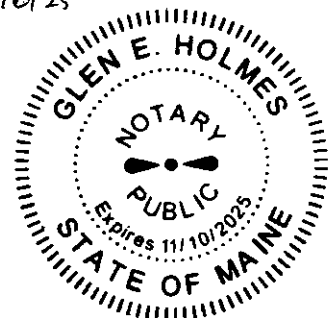


Date: 7.29.25

CITY OF AUBURN
Form Based Code Compliance Checklist

Property Location:	7 & 9 Fern St	PID #:	Parcel 4 Map 239 Lot 113 & Parcel 5 Map 239 Lot 112
Transect District:	T.4.2.B	(List)	
Owner:	Jim Wu	Contact Info:	207.754.8474
Plan Type: (Circle)	Site Plan Review, Special Exception, Subdivision, Staff Review)		
Reviewed By:	Staff, Plan Review Group, Planning Board		

Complies With:	Required	Complies	Not Comply	N/A
Intent and Purpose	X	✓		
Plan Requirements:				
Surrounding Info (Photos, Mapping, Sketches)	X	✓		
Topographic Info (FP, Steep Slopes)	X			✓
Elevations	X	✓		
Materials		✓		
Fencing				✓
Signage				✓
Building Placement:				
Front Set-Back (Principal Street)	X	✓		
Front Set-Back (Secondary Street)	X	✓		
Side Yard Set-Back	X	✓		
Rear Yard Set-Back	X	✓		
Building Coverage	X	✓		
Useable Open Space	X	✓		
Frontage Build-Out	X	✓		
Lot Width (Min./Max)	X	✓		
Building Width	X	✓		
Building Height	X	✓		
Frontage Type	X	✓		
Primary Entrance on Front	X	✓		
Ground Story Windows and Doors	X	✓		
Upper Story Windows	X	✓		
Ground Story Elevation (1st fl.)	X		✓	
Front Facade Wall	X	✓		
External Elements:				
Front Yard Fence	Optional			✓
Projections	Optional	✓		
Driveway Location	X	✓		
Parking Location	X	✓		
Accessory Building(s)	Optional			✓
Landscaping	Optional	✓		
Sidewalk	X	✓		
Proposed Use:				
Residential, Commercial ,Mixed-Use	X	✓		
Parking Requirement-	X	✓		



Beginning at the Northeasterly corner of land now owned by the City of Auburn on the Westerly side of Lake Street; thence in a Westerly direction along the Northerly line of land of said City of Auburn as far as said line extends, being three hundred (300) feet more or less;

N O T

N O T

thence at an angle in a Northerly direction and parallel with said Lake Street about one hundred sixty-six (166) feet to land of one Stevens; thence at an angle in an easterly direction and parallel with said first mentioned bound along the line of said Stevens land to the Westerly side of said Lake Street thence in a Southerly direction along the Westerly side of said Lake Street about one hundred sixty six (166) feet to the point of beginning. N

O F F I C I A L

O F F I C I A L

Meaning and intending to convey the same premises as described in that deed from Ellis A. Giles and Mary A. Giles to the City of Auburn dated July 27, 1923 and recorded in the Androscoggin County Registry of Deeds in Book 332, Page 582.

PARCEL FOUR:

A certain lot or parcel of land with the buildings thereon situated in Auburn in the County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron stake on the northerly side of Fern Street, said stake being one hundred twenty-eight and four tenths (128.4) feet easterly from Holly Street;

THENCE at right angles northerly and about parallel with said Holly Street one hundred forty-eight and one-half (148 ½) feet to lot No. 30 as delineated on a plan of a part of the Homestead of Isaiah Haskell, made in accordance with the survey by Rufus Prince, May 16, 1863, recorded in the Androscoggin County Registry of Deeds May 28, 1863, Book of Plans, Volume 1, Book 1, Page 25;

THENCE easterly at a right angle and by the line of said lot No. 30, forty-one (41) feet more or less, to land of one Hall or persons unknown;

THENCE southerly at right angles and on line of said Hall's land one hundred forty-eight and one-half (148 ½) feet to the northerly line of Fern Street;

THENCE westerly by line of said Fern Street thirty-nine (39) feet, more or less, to the point of beginning.

Reserving for the common use of the adjoining property the driveway as it existed on June 13, 1922, and running in a northerly direction to the northwest corner of the cottage house conveyed by D. P. Andrews et al. to Cora Z. Towle by deed recorded in said Registry of Deeds in Book 318, Page 253.

Being the same premises described in the deed of Elizabeth C. Wooten, f/k/a Elizabeth Clayton, to Elizabeth C. Wooten and Lawrence J. Wooten dated September 11, 1991, and recorded in the Androscoggin County Registry of Deeds in Book 2737, Page 30.

PARCEL FIVE:

A certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

N O T

N O T

Beginning on the northerly side^N of Fern Street at the southeasterly^A corner of a lot of land conveyed by one Sarah A. Pierce to Henry G. Haskell by deed dated January 2^A, 1914, being ninety (90) feet easterly from the easterly line of Holly Street; thence running northerly parallel with said Holly Street one hundred and forty-eight and one-half (148 ½) feet to lot number thirty (30) as delineated on a plan of a part of the Homestead of Isaiah Haskell, made in accordance with a survey by Rufus Prince May 16, 1863, and recorded in the Androscoggin County Registry of Deeds, May 28, 1863, in Book of Plans, Volume 1; thence running easterly at a right angle and by the line of said lot No. 30, thirty-six and six-tenths (36.6) feet; thence southerly one hundred and forty-eight and one-half (148 ½) feet to Fern Street; thence westerly by the northern line of Fern Street thirty-eight and four tenths (38.4) feet to the point of beginning.

Meaning and intending to convey the same premises as described in that Warranty Deed from Ernest A. Houle to The Inhabitants of The City of Auburn School Department dated November 2, 1999 and recorded in the Androscoggin County Registry of Deeds in Book 4342, Page 181. The Inhabitants of the City of Auburn School Department voted to vacate the 7 Fern Street Lot and the 9 Fern Street Lot and return it to the City of Auburn.

The premises conveyed herein are SUBJECT TO the terms and conditions of that certain Acknowledgment of Continuing Obligations by and between the Grantor and the Grantee dated of even date herewith and to be recorded of even date herewith.

RESERVING an easement for the purposes of public egress and for the maintenance, repair and replacement of a sidewalk along the southwesterly sideline of Lake Street and the westerly sideline of Fern Street, being bounded and described as follows:

Beginning at the northwesterly intersection of Lake Street and Fern Street;

Thence S 46°01'14" W, along the northwesterly sideline of Fern Street, a distance of 231.88;

Thence N 43°58'46" W a distance of 2.00 feet;

Thence N 46°01'14" E, running parallel with said Fern Street, a distance of 220.00 feet;

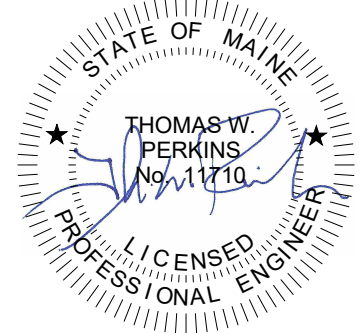
Thence N 39°40'02" W, running parallel with said Lake Street, a distance of 312.38 feet;

Thence N 46°01'14" E, along the land now or formerly of Rachel E. & Amey-Louise G. Feeley by a deed dated August 31, 2018 and recorded as Book 9926 Page 8, a distance of 12.03 feet;

Thence S 39°40'02" E, along the westerly sideline of Lake Street, a distance of 314.39 feet to the Point of Beginning.

The above-described parcel contains 1.959 acres (85,337 sq ft). The bearings referred to above are referenced to a plan entitled "Boundary Retracement Survey & Existing Conditions/Topographic Survey" performed by Terradyn Consultants, LLC. Dated December 5, 2023.

All Book and Page Numbers refer to the Androscoggin County Registry.



REVISIONS

#	DATE	DESCRIPTION
1	8.28.25	ISSUED FOR CITY REVIEW

DRAWN BY:	...
CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	7/28/2025 12:43:39 PM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

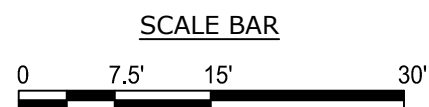
DRAWING TITLE

EXISTING SITE PLAN

DRAWING NO.

C1.0

EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W
	ABUTTER PROPERTY LINE/R.O.W
	DEED/PLAN LINE/R.O.W
	EASEMENTS
	IRON PIPE/REBAR (AS NOTED)
	MAG NAIL (AS NOTED)
	SIGN
	BUILDING
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	CURB
	EDGE OF CONCRETE
	CHAINLINK FENCE
	WOVEN WIRE FENCE
	STOCKADE FENCE
	STONEWALL
	TREELINE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	STORM DRAIN
	UNDER DRAIN
	CATCH BASIN
	DRAIN MANHOLE
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	WATER VALVE
	HYDRANT
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	UNDERGROUND ELECTRIC
	UTILITY POLE
	GUY WIRE
	ELECTRIC METER
	HVAC UNIT
	GAS LINE
	GAS VALVE
	GAS METER



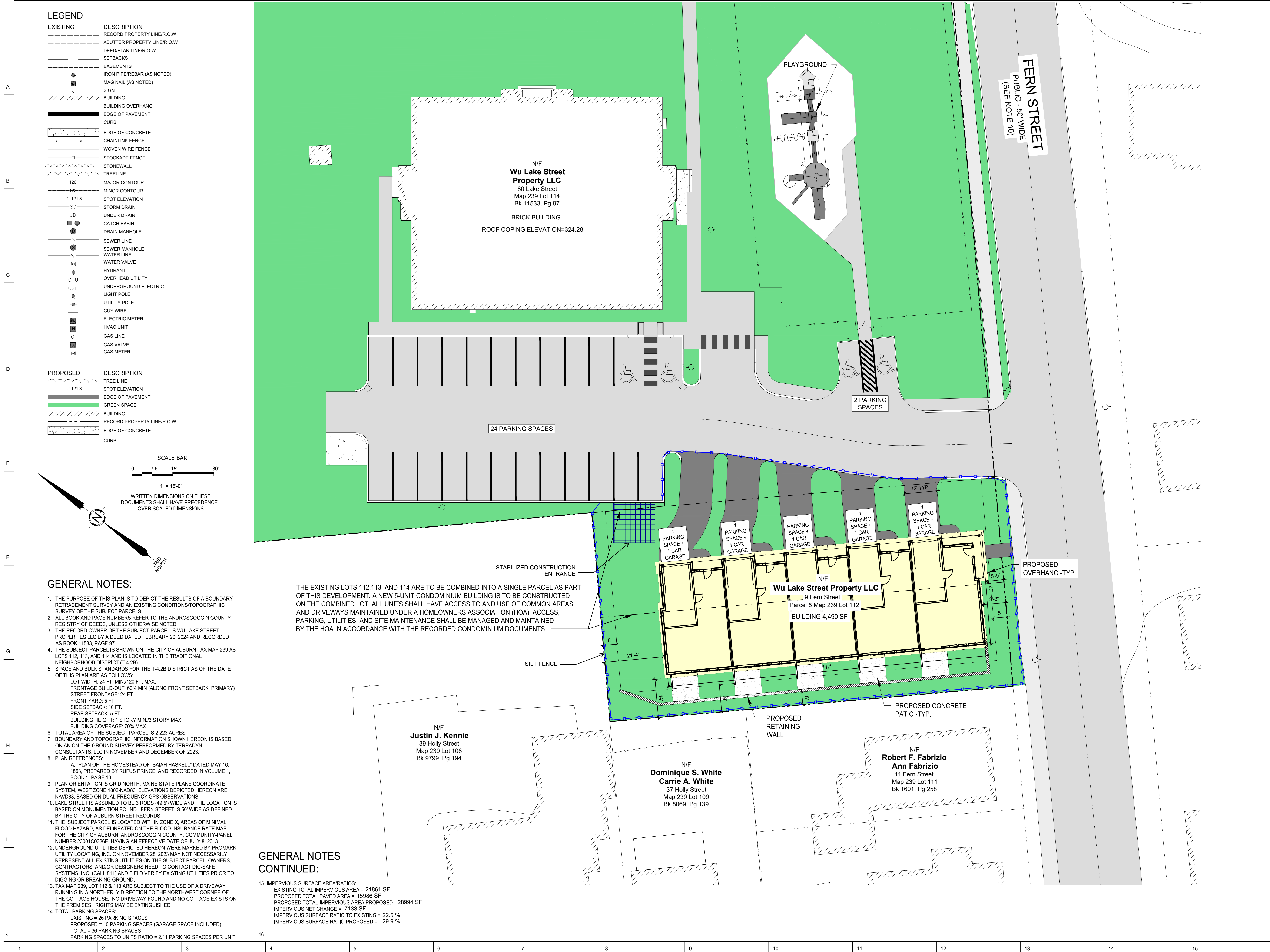
WRITTEN DIMENSIONS ON THESE
DOCUMENTS SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AND AN EXISTING CONDITIONS/TOPOGRAPHIC SURVEY OF THE SUBJECT PARCELS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
- THE RECORD OWNER OF THE SUBJECT PARCEL IS WU LAKE STREET PROPERTIES LLC BY A DEED DATED FEBRUARY 20, 2024 AND RECORDED AS BOOK 11533, PAGE 97.
- THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 239 AS LOTS 112, 113, AND 114 AND IS LOCATED IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B).
- SPACE AND BULK STANDARDS FOR THE T-4.2B DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:
LOT WIDTH: 24 FT. MIN./120 FT. MAX.
FRONTAGE BUILD-OUT: 60% MIN (ALONG FRONT SETBACK, PRIMARY)
FRONT SETBACK: 5 FT. MIN./25 FT. MAX.
SIDE SETBACK: 5 FT. MIN.
REAR SETBACK: 10 FT. MIN.
BUILDING HEIGHT: 1 STORY MIN/3 STORY MAX.
BUILDING COVERAGE: 70% MAX.
- TOTAL AREA OF THE SUBJECT PARCEL IS 2.223 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN NOVEMBER AND DECEMBER OF 2023.
- PLAN REFERENCES:
A. "PLAN OF THE HOMESTEAD OF ISAJAH HASKELL" DATED MAY 16, 1863, PREPARED BY RUFUS PRINCE, AND RECORDED IN VOLUME 1, BOOK 1, PAGE 10.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA083. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
- LAKE STREET IS ASSUMED TO BE 3 RODS (49.5') WIDE AND THE LOCATION IS BASED ON MONUMENTION FOUND. FERN STREET IS 50' WIDE AS DEFINED BY THE CITY OF AUBURN STREET RECORDS.
- THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0326E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.
- UNDERGROUND UTILITIES DEPICTED HEREON WERE MARKED BY PROMARK UTILITY LOCATING, INC. ON NOVEMBER 28, 2023 MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES ON THE SUBJECT PARCEL. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.
- TAX MAP 239, LOT 12 & 13 ARE SUBJECT TO THE USE OF A DRIVEWAY RUNNING IN A NORTHERLY DIRECTION TO THE NORTHWEST CORNER OF THE COTTAGE HOUSE. NO DRIVEWAY FOUND AND NO COTTAGE EXISTS ON THE PREMISES. RIGHTS MAY BE EXTINGUISHED.

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

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Autodesk Docs://25-047 Fern Street Condos/25-047 Fern Street Condos - 7-28-25.rvt



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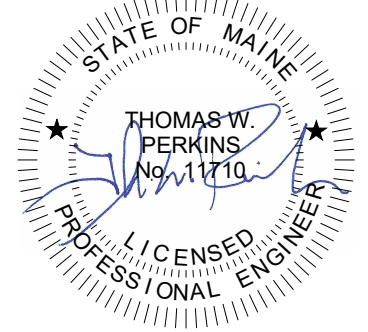
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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

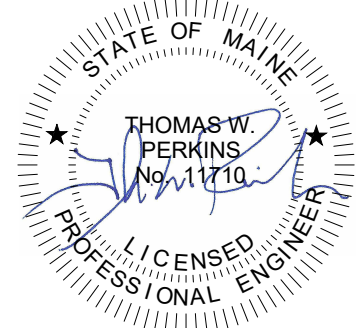
279 CENTER STREET
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DRAWING TITLE

PROPOSED SITE PLAN

DRAWING NO.

C1.1



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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

SITE GRADING &
UTILITIES PLAN

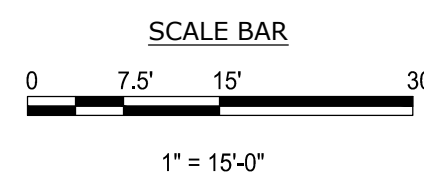
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C1.2

LEGEND

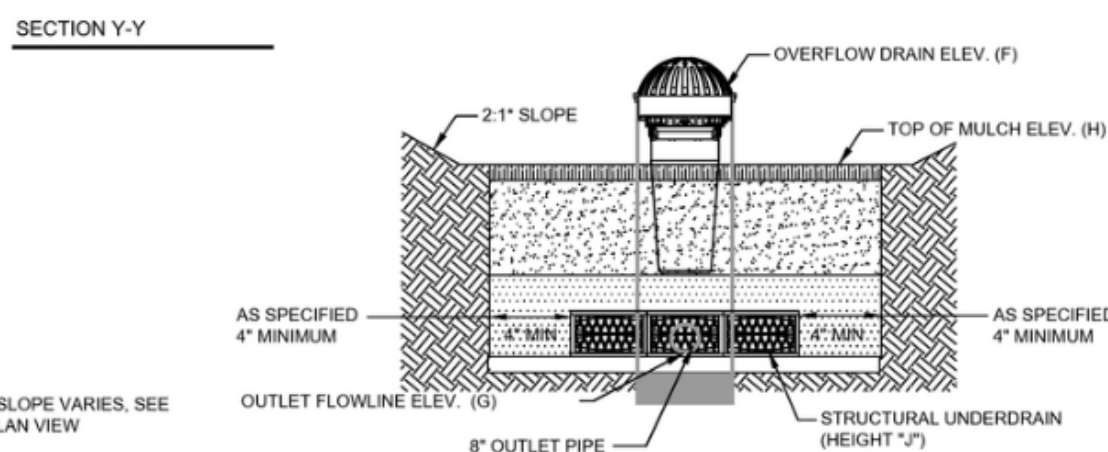
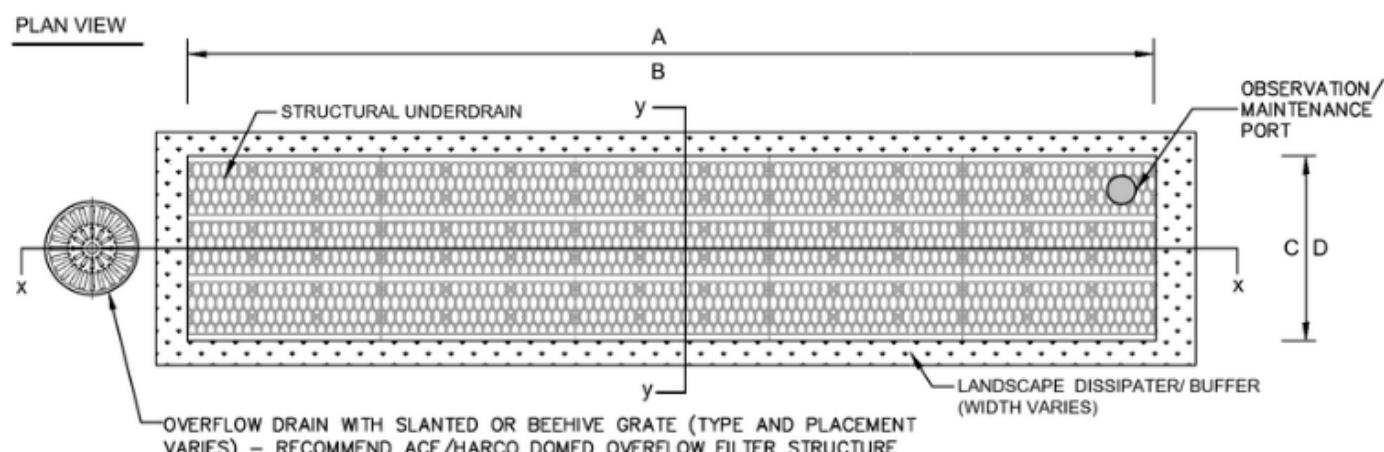
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---	ABUTTER PROPERTY LINE/R.O.W
---	DEED/PLAN LINE/R.O.W
---	SETBACKS
---	EASEMENTS
●	IRON PIPE/REBAR (AS NOTED)
■	MAG NAIL (AS NOTED)
---	SIGN
---	BUILDING
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	CURB
---	EDGE OF CONCRETE
---	CHAINLINK FENCE
---	WOVEN WIRE FENCE
---	STOCKADE FENCE
---	STONEWALL
---	TREELINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
X121.3	SPOT ELEVATION
SD	STORM DRAIN
UD	UNDER DRAIN
■	CATCH BASIN
○	DRAIN MANHOLE
S	SEWER LINE
○	SEWER MANHOLE
W	WATER LINE
○	WATER VALVE
○	HYDRANT
OHU	OVERHEAD UTILITY
UGE	UNDERGROUND ELECTRIC
---	LIGHT POLE
---	UTILITY POLE
---	GUY WIRE
---	ELECTRIC METER
---	HVAC UNIT
---	GAS LINE
---	GAS VALVE
---	GAS METER

PROPOSED	DESCRIPTION
X121.3	TREE LINE
---	SPOT ELEVATION
---	EDGE OF PAVEMENT
---	GREEN SPACE
---	BUILDING
---	RECORD PROPERTY LINE/R.O.W
---	EDGE OF CONCRETE
---	CURB



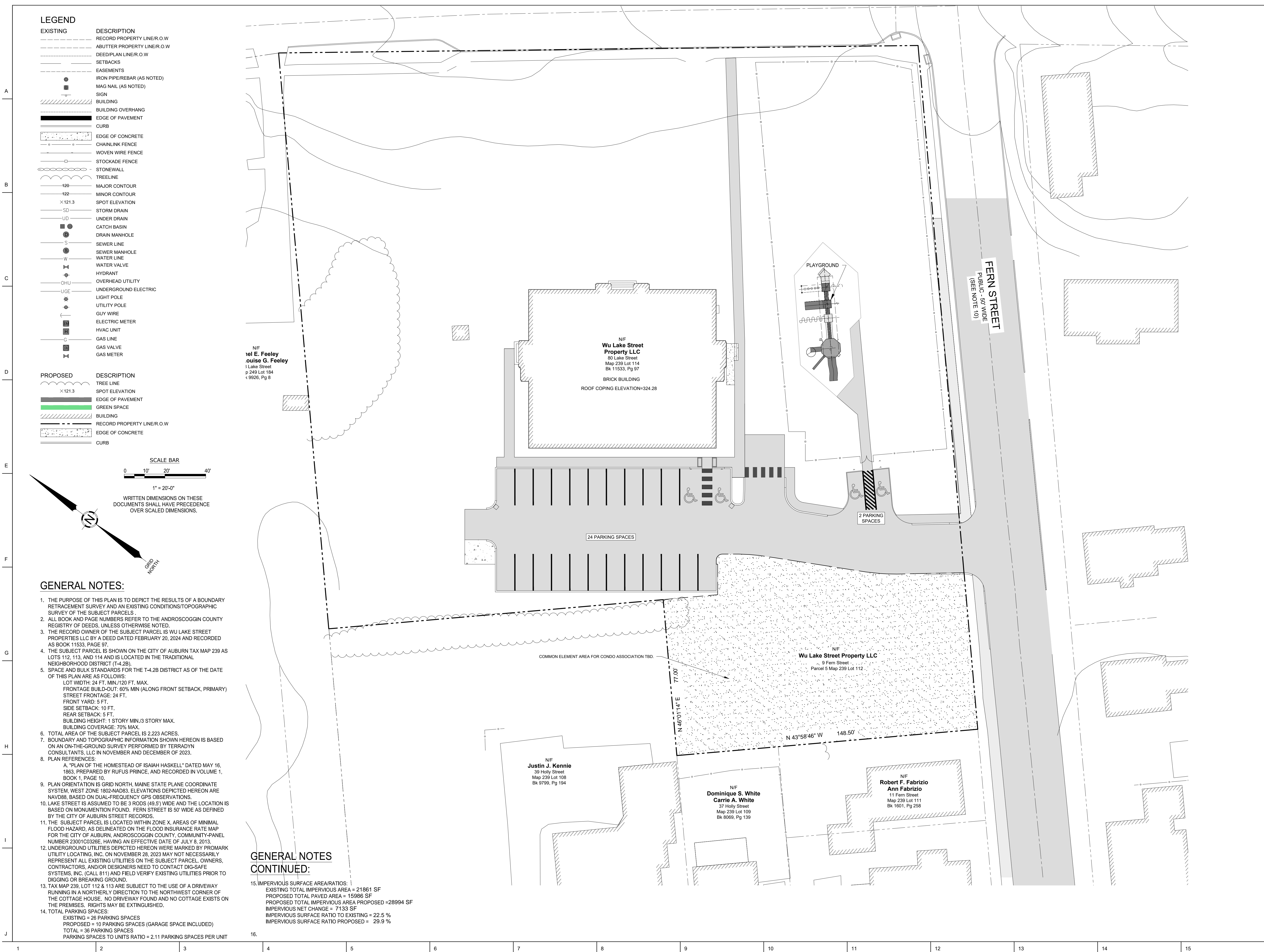
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OVER SCALED DIMENSIONS.

GRID
NORTH



FOCAL POINT CONSTRUCTION GUIDE

NYC



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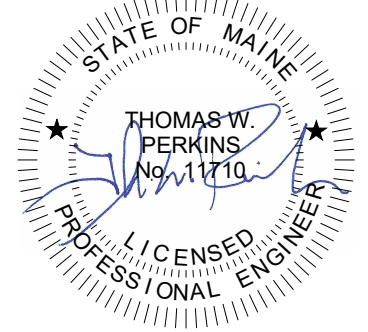
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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

SUBDIVISION PLAN

DRAWING NO.

C1.3

EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF TO THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHACK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER.
- ALL EROSION CONTROL STRUCTURES MUST BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE ANY SIGNIFICANT RAINFALL OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
 - ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS THE PERMIT.
 - CONSTRUCTION INSPECTIONS SHOULD INCLUDE ALL DISTURBED AND IMPERVIOUS AREAS, VEHICLE ACCESS POINTS IN ADDITION TO ESC MEASURES.
 - ALL INSPECTION FORMS AND DOCUMENTATION OF CORRECTIVE ACTIONS DURING CONSTRUCTION SHALL BE MAINTAINED FOR AT LEAST 3 YEARS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE TO ONE (1 TO 1).
 - FOR SLOPES OF UP TO THREE TO ONE (3 TO 1) STABILIZE WITH TEMPORARY VEGETATION.
 - FOR SLOPES OF UP TO TWO TO ONE (2 TO 1) STABILIZE WITH EROSION CONTROL MIX OR EROSION CONTROL BLANKET.
 - FOR SLOPES OF UP TO ONE TO ONE (1 TO 1) STABILIZE WITH RIP-RAP AS SHOWN IN DETAILS.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1000 SQUARE FEET USING 10-20-20 (N-P20K5-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 1 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND GRASS SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND WALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE FOR THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.
- ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SADMINT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.

MULCH AND MULCH ANCHORING

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED) *	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED
(GREATER THAN OR EQUAL TO 3:1)		
* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.		

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1/2" SQ. YD./BLOCK). MULCH NETTING (AS PER MANUFACTURED; WOOD CELLULOSE FIBER (750 LBS/ACRE); USE OF A SERRATED STRAIGHT DISK. NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass Oats	40 lbs/acre 80 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Prenatal Ryegrass	40 lbs/acre
Fall (9/15 - 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 - 4/7)	Mulch w/ Dormant Seed	80 lbs/acre*
Spring (4/1 - 7/1)	Oats Annual Ryegrass	80 lbs/acre 40 lbs/acre

*Seed Rate Only

- MAINTENANCE:
IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. ONCE A WEEK AND BEFORE AND AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL EROSION CONTROL MEASURES AND REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND/OR REPAIR DAMAGED AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:		
SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDD AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDD AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET	
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDD, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDD AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.	
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.	

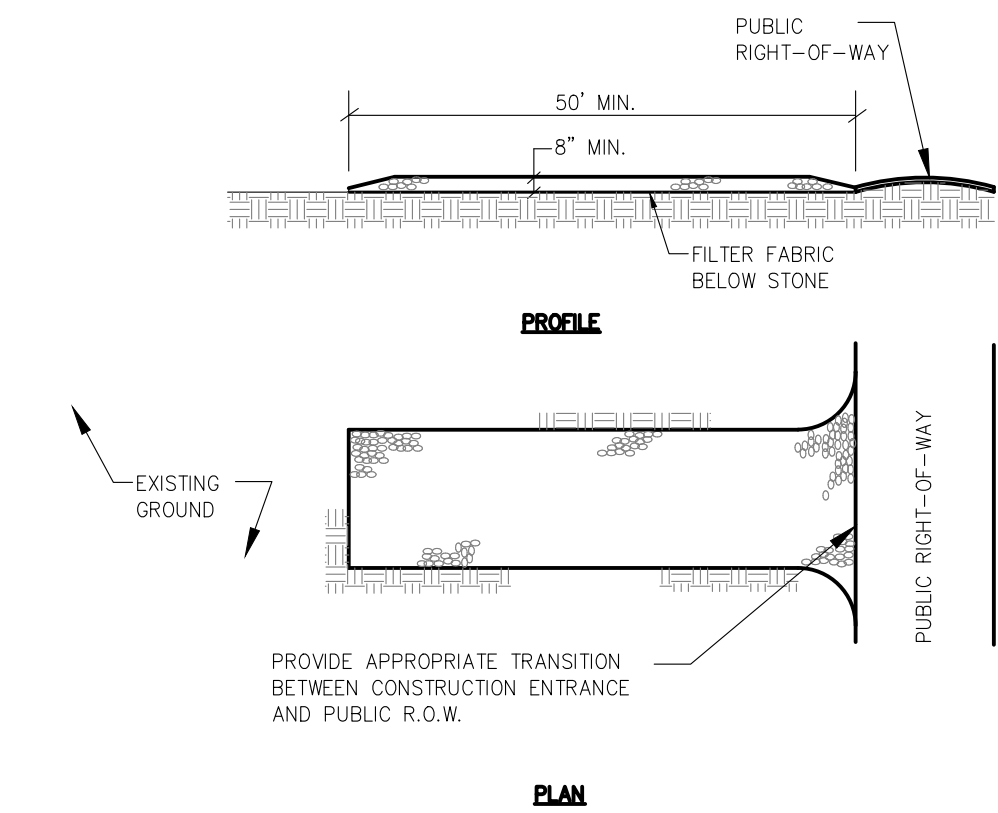
EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
- OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
 - INSTALL A SOO LING IN THE DITCH:
A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOO AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOO FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
 - INSTALL A STONE LINING IN THE DITCH:
A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
- OVERWINTER STABILIZATION OF DISTURBED SLOPES:
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDD AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDD WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS FOR 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 70% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
 - STABILIZE THE SOIL WITH SOO:
THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOO ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOO INSTALLATION. STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SOIL WITH EROSION CONTROL MIX:
EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN SOO (2:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
 - STABILIZE THE SOIL WITH STONE RIPRAP:
PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE, AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILIZATION BMP SECTION.
- OVERWINTER STABILIZATION OF DISTURBED SOILS:
BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDD AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDD SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
 - STABILIZE THE SOIL WITH SOO:
STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOO ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH:
BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
- DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH CORNSTALKS. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

- HOUSEKEEPING:
 - SPILL PREVENTION, CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTROL, AND RESPONSE PLANNING AND IMPLEMENTATION.
 - GROUNDWATER PROTECTION, DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DOKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
 - FUGITIVE SEDIMENT AND DUST, ACTIVITIES MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
 - DEBRIS AND OTHER MATERIALS, LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
 - TRENCH OR FOUNDATION DE-WATERING, TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PILES, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODS BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
 - NON-STORMWATER DISCHARGES, IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED, NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL, RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER GRAB-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX (C)(5));
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.
 - UNAUTHORIZED NON-STORMWATER DISCHARGES, THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX (C) (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
 - ADDITIONAL REQUIREMENTS, ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

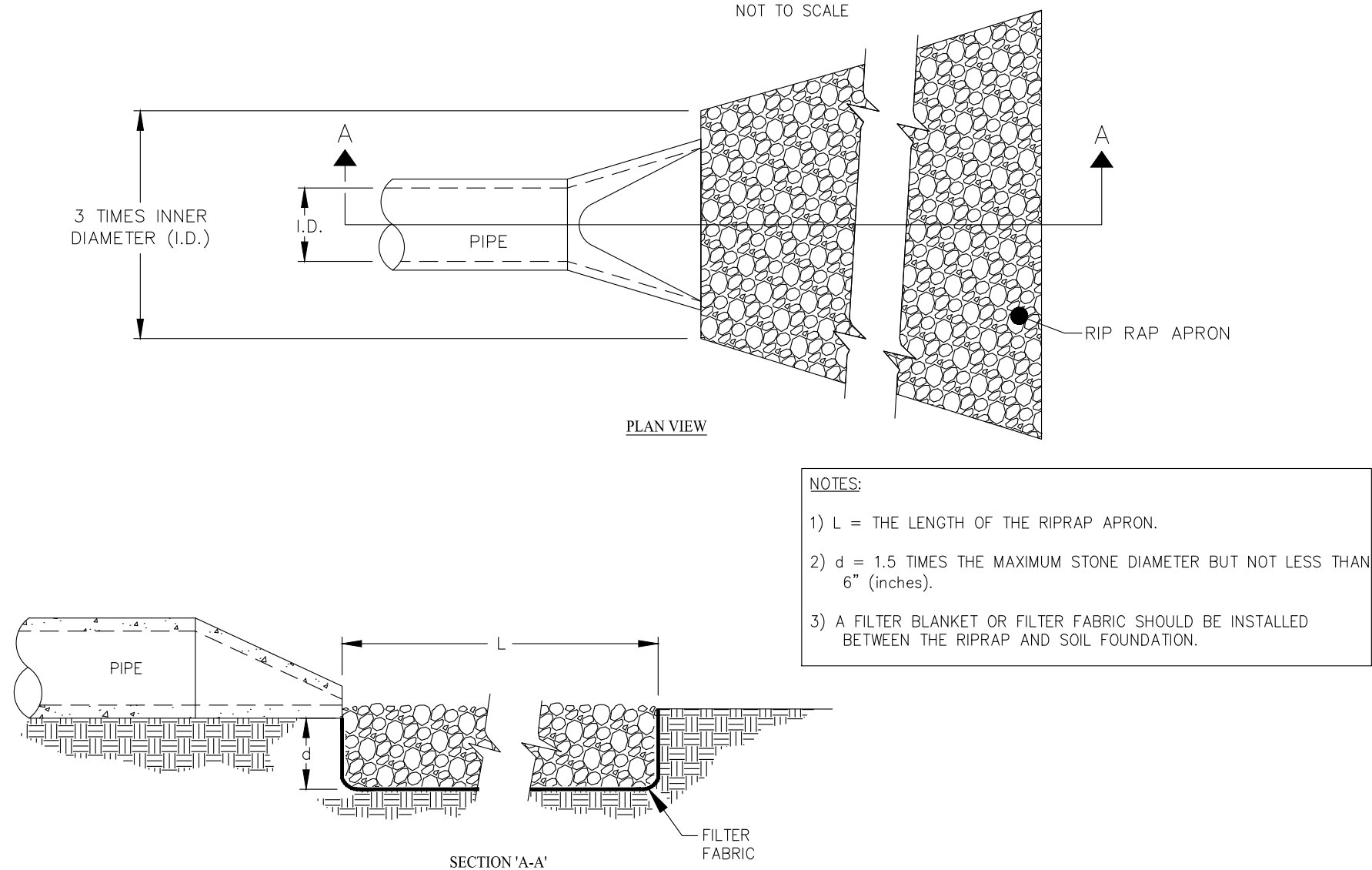
COMPOST SOCK FOR SEDIMENT CONTROL



NOTES:

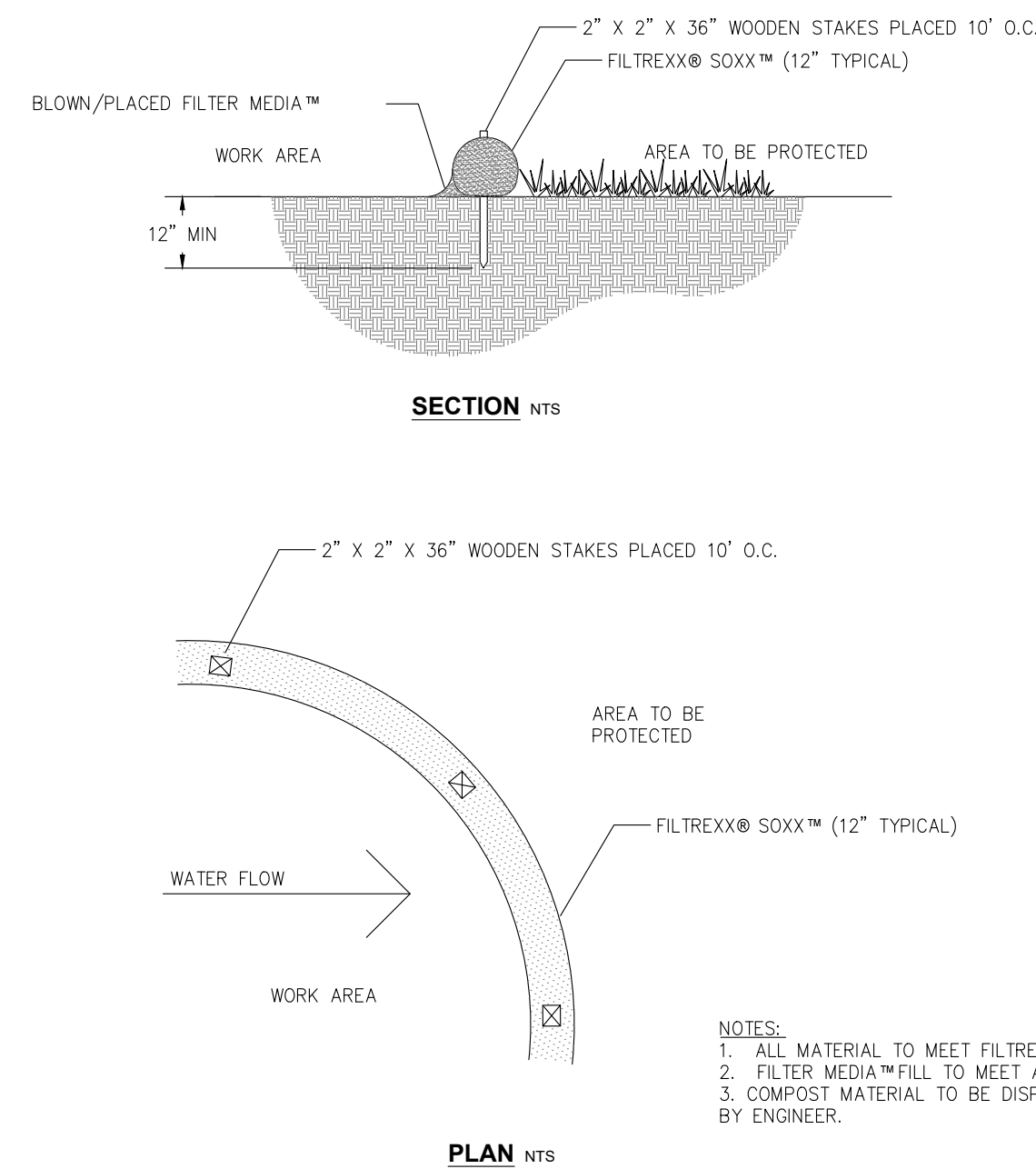
- STONE SIZE- ASHTO DESIGNATION #43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
- LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
- THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
- WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
- MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION 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



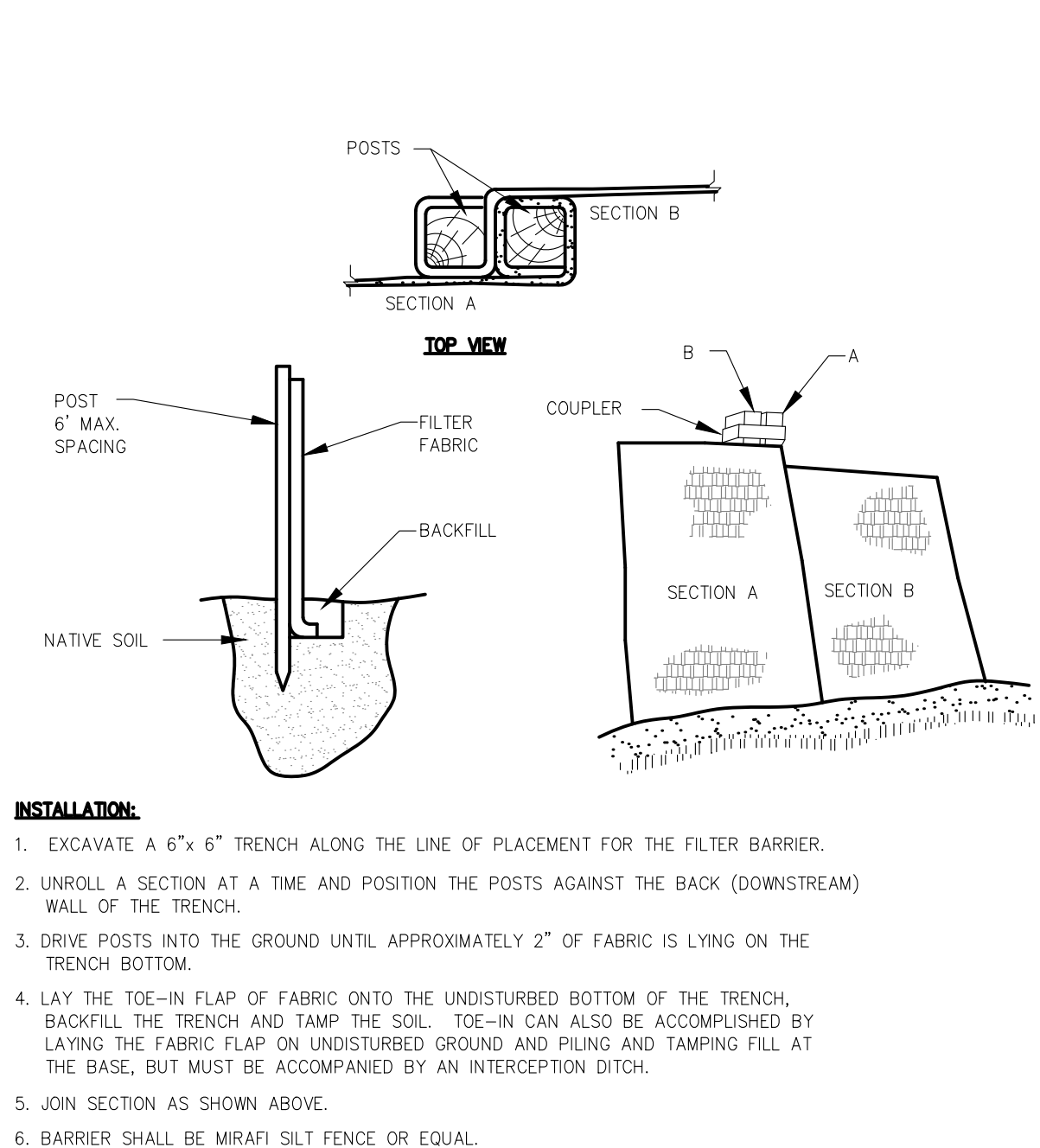
PIPE OUTLET PROTECTION

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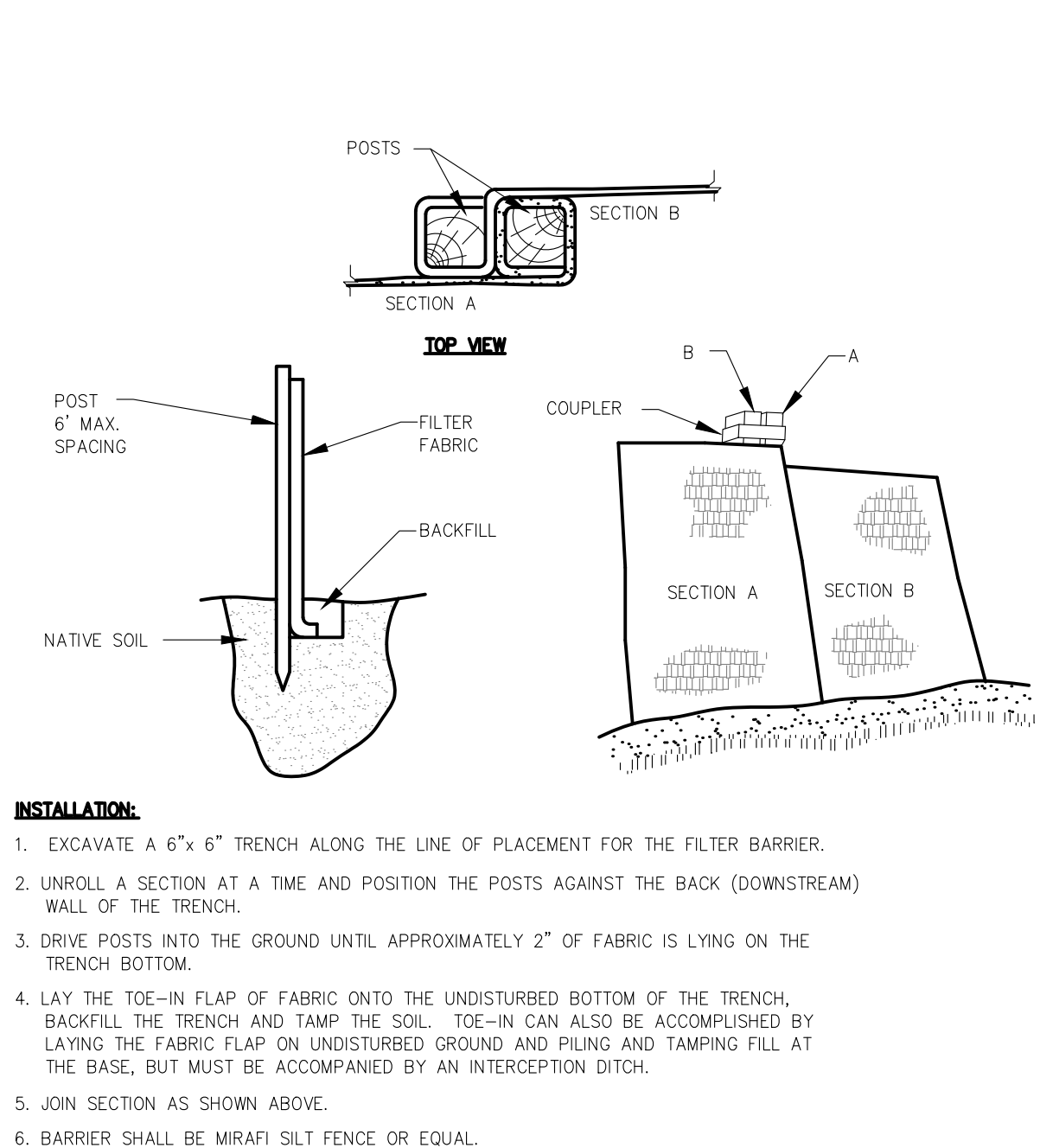
COMPOST SOCK FOR SEDIMENT CONTROL

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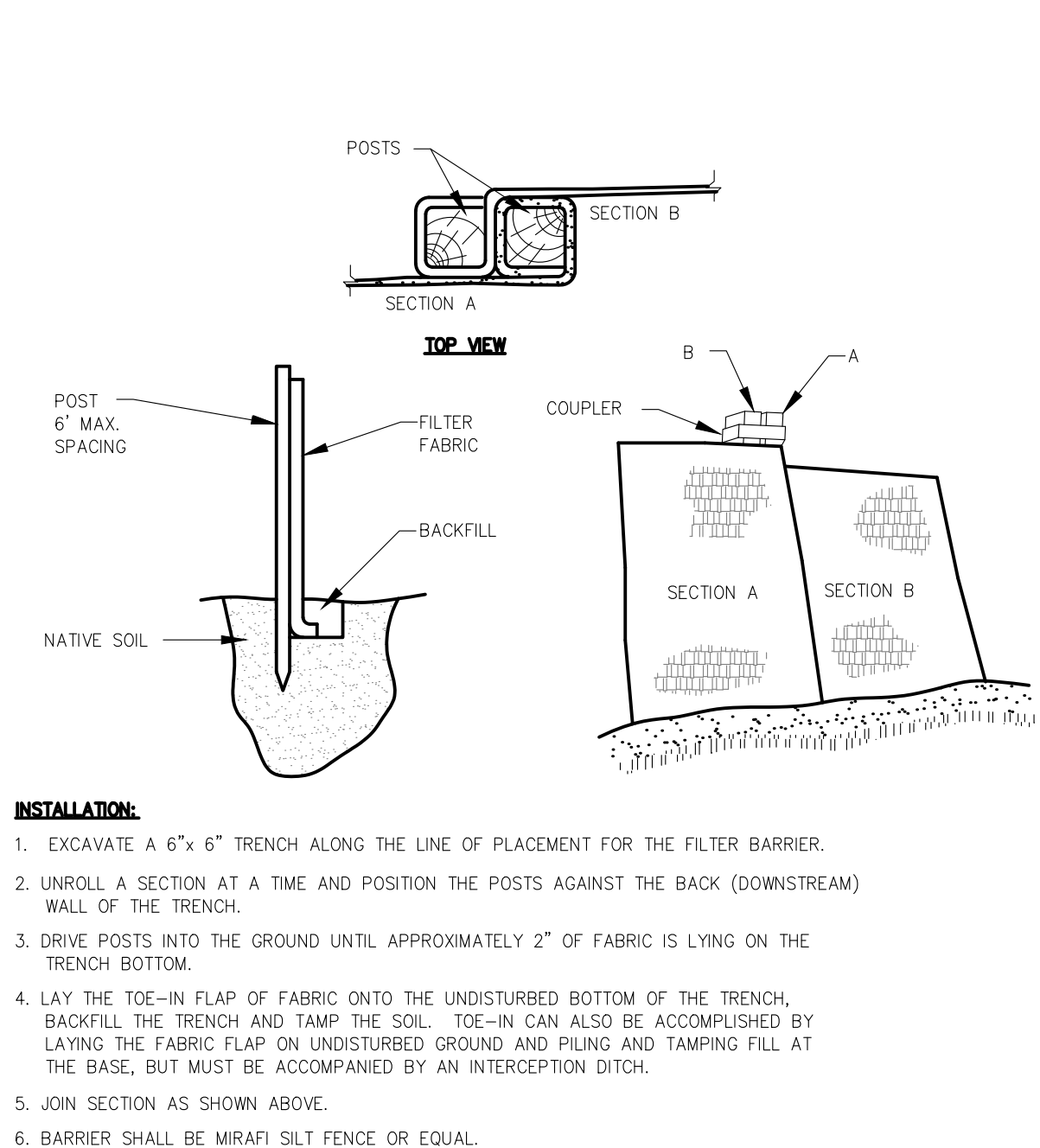
SILTATION FENCE

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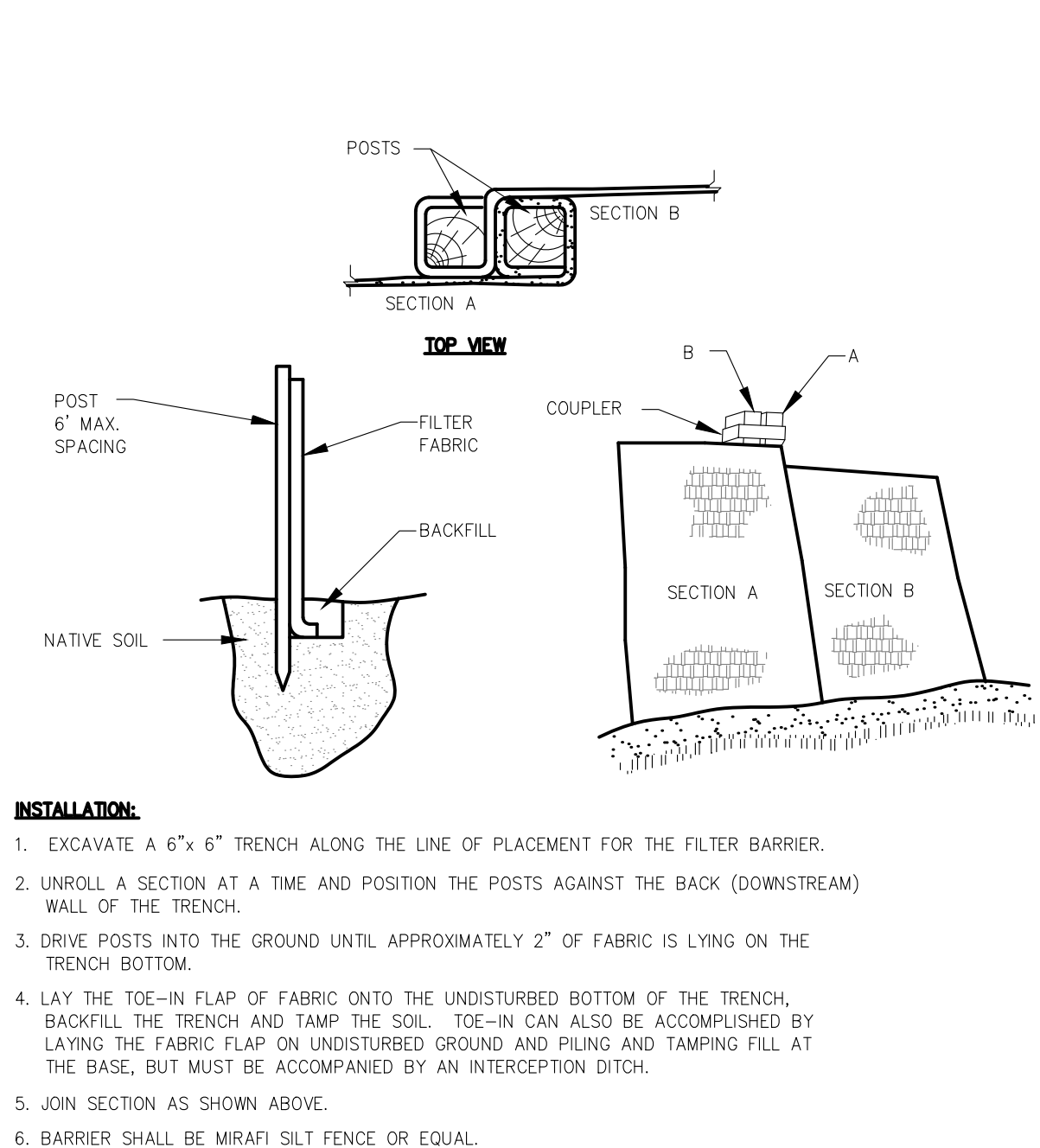
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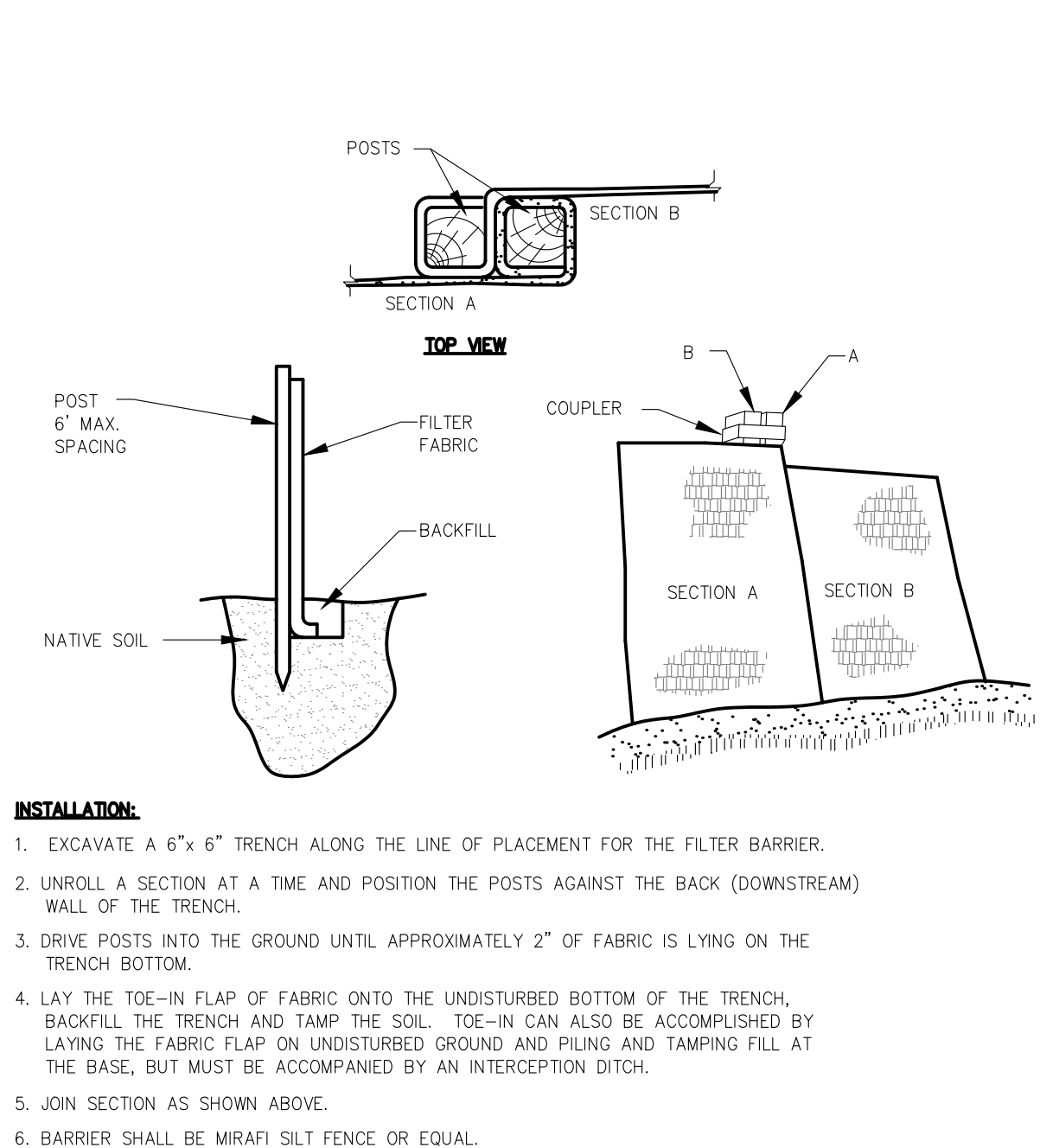
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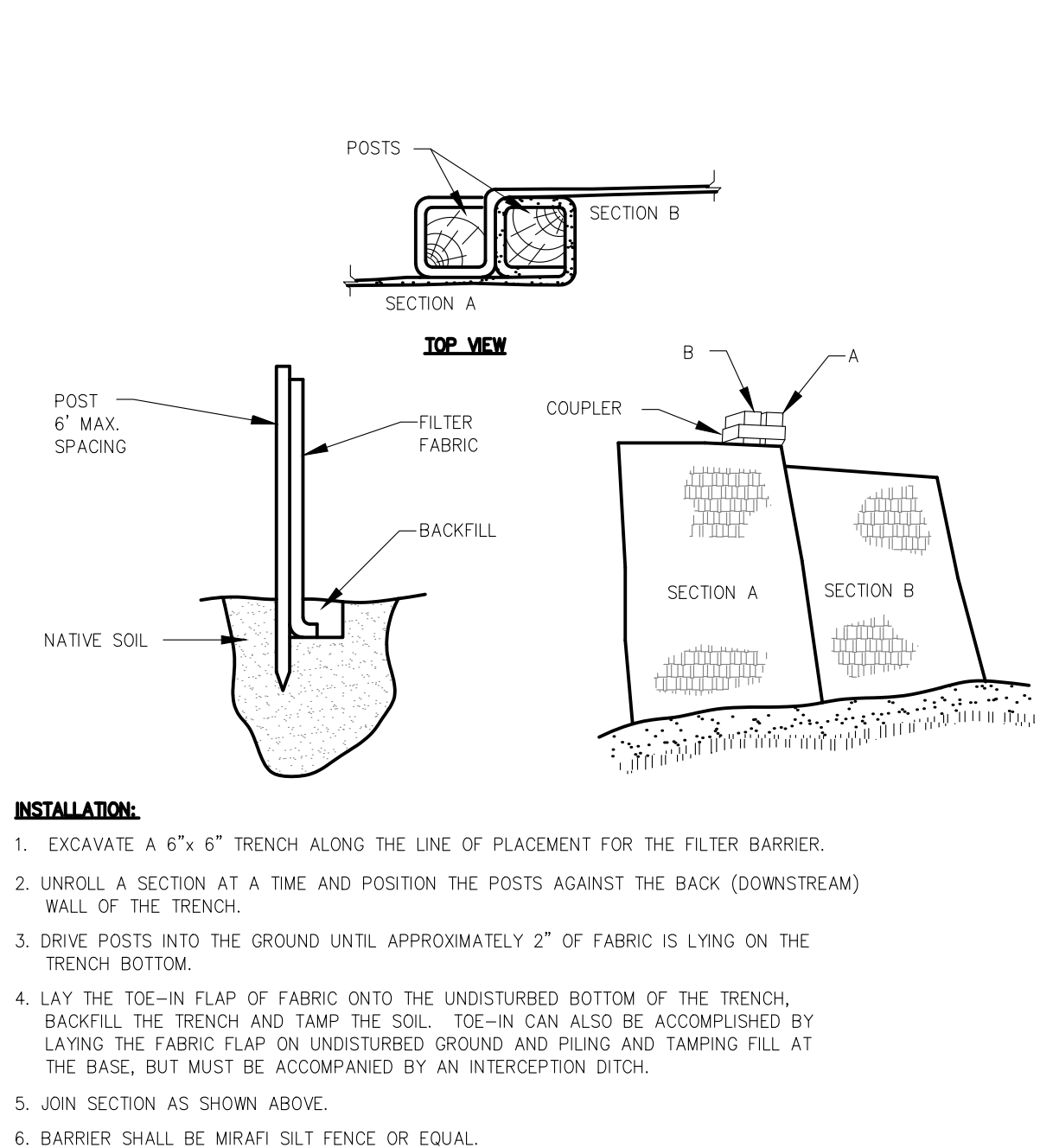
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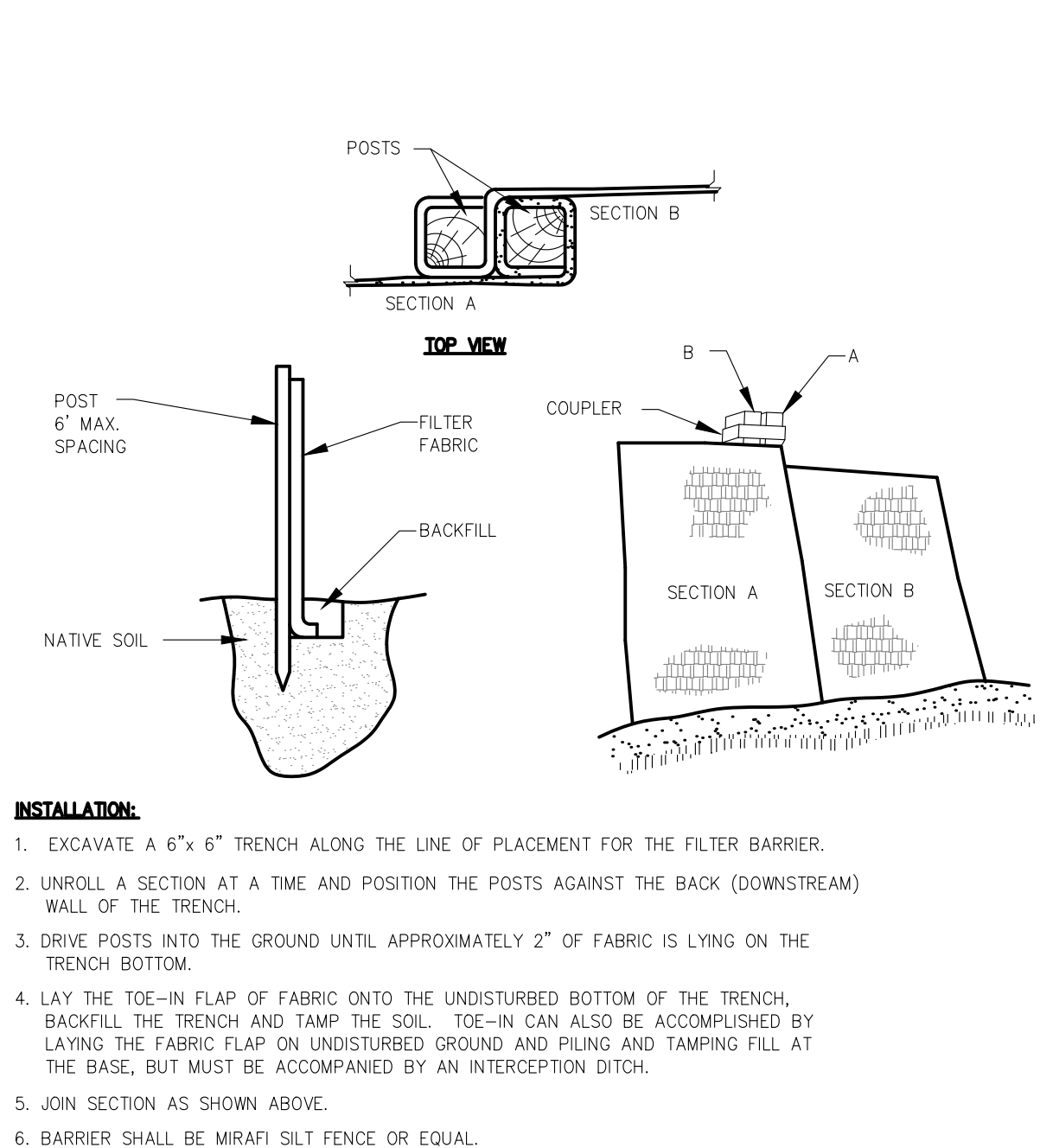
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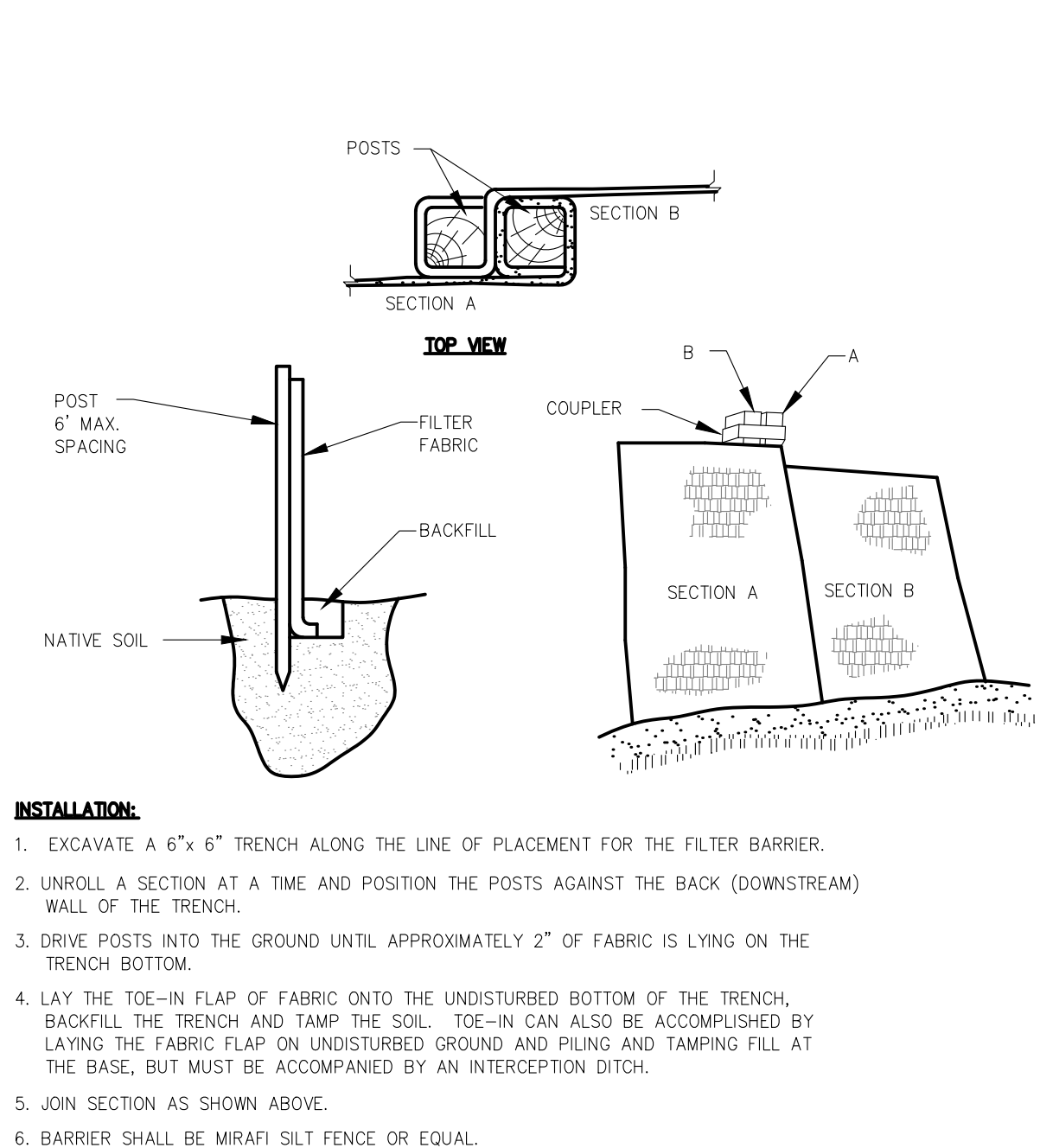
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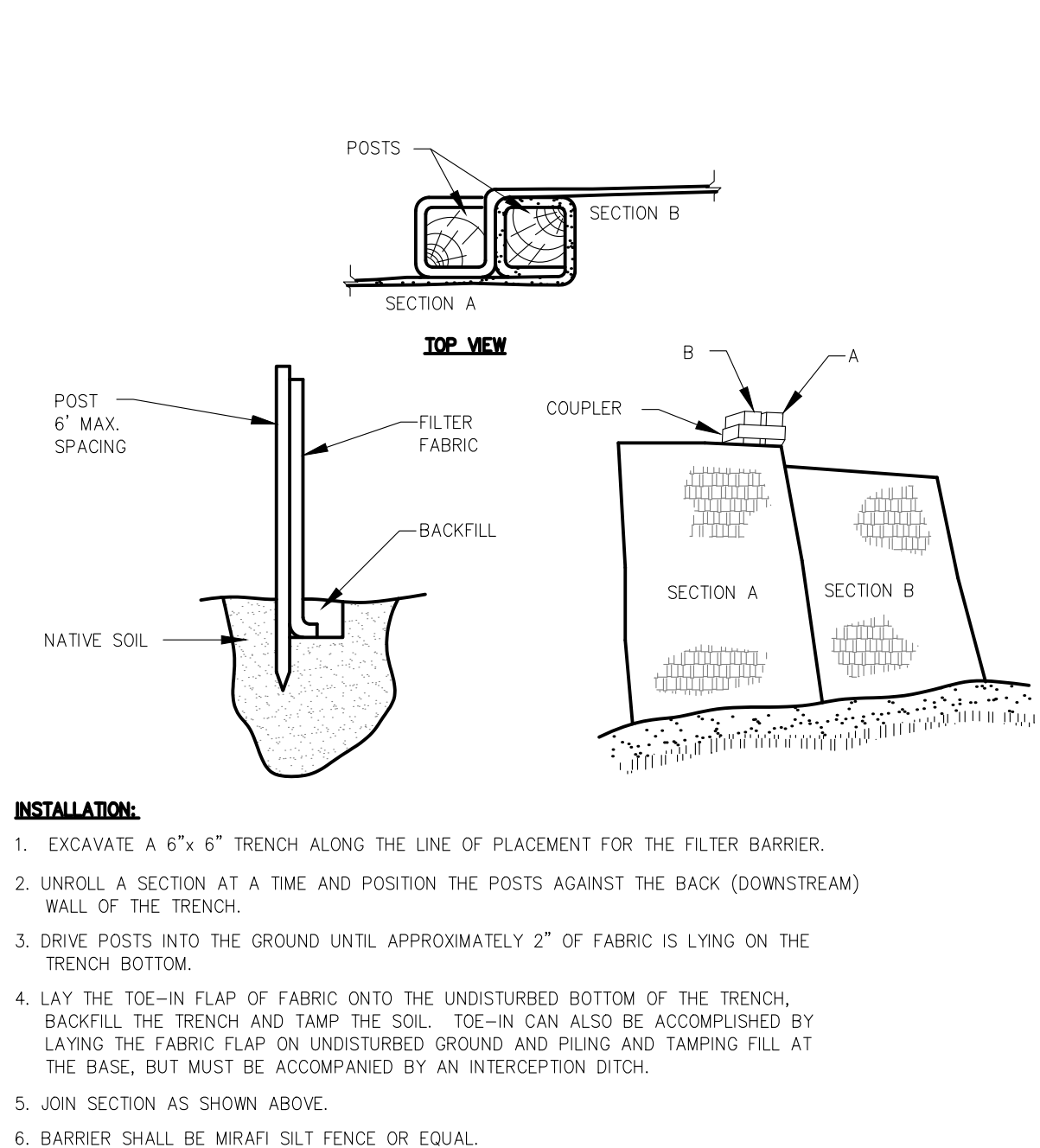
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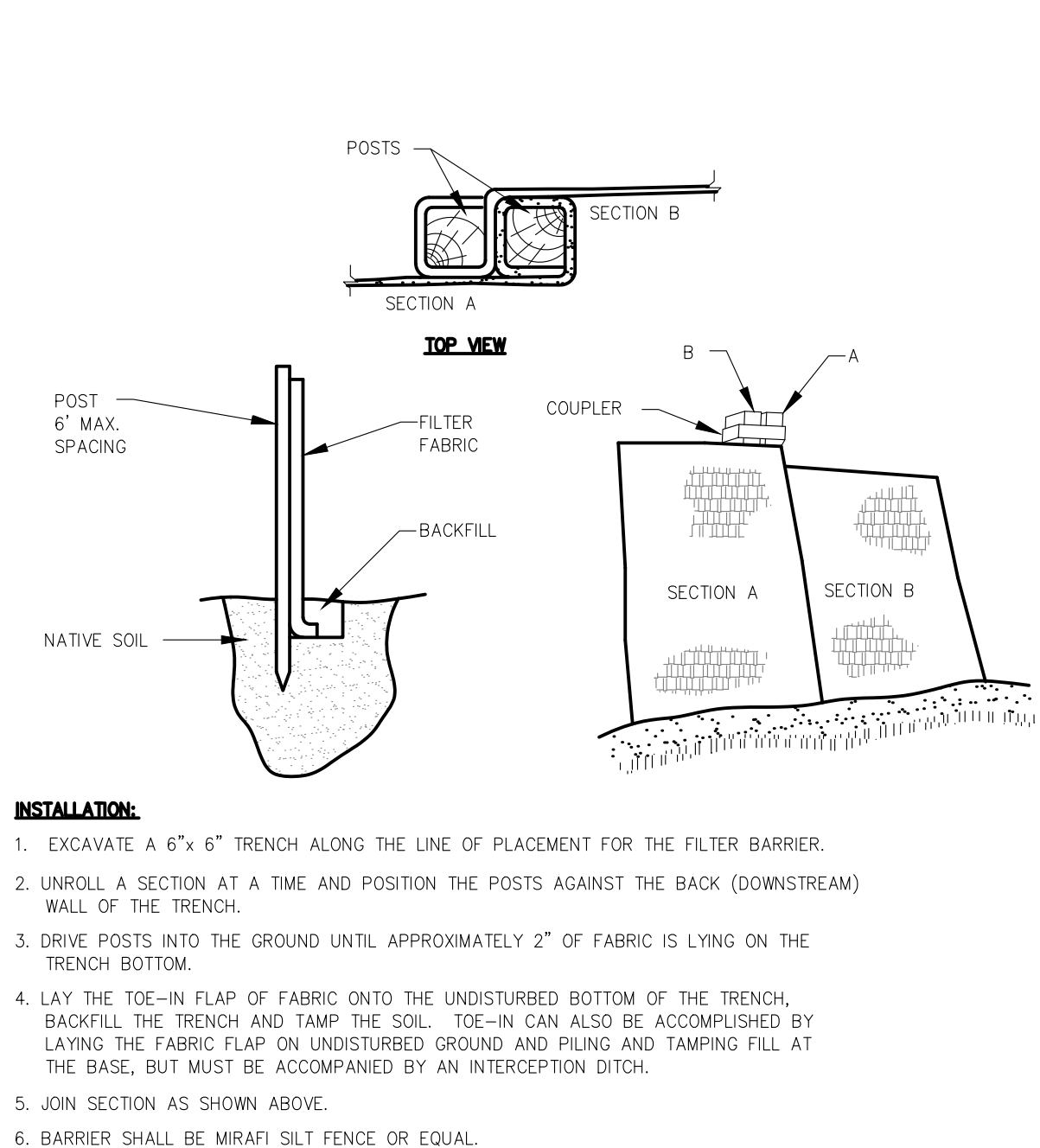
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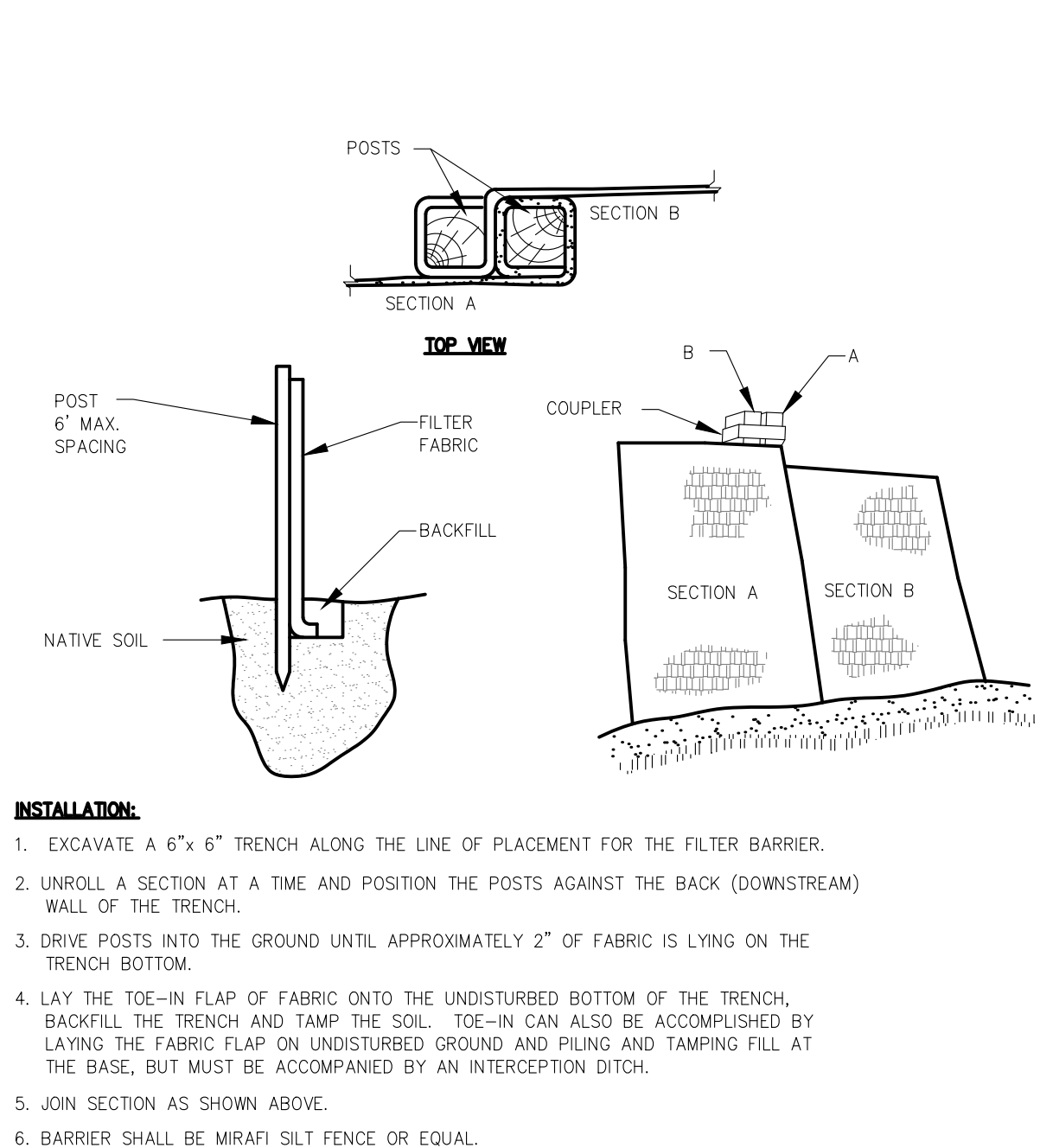
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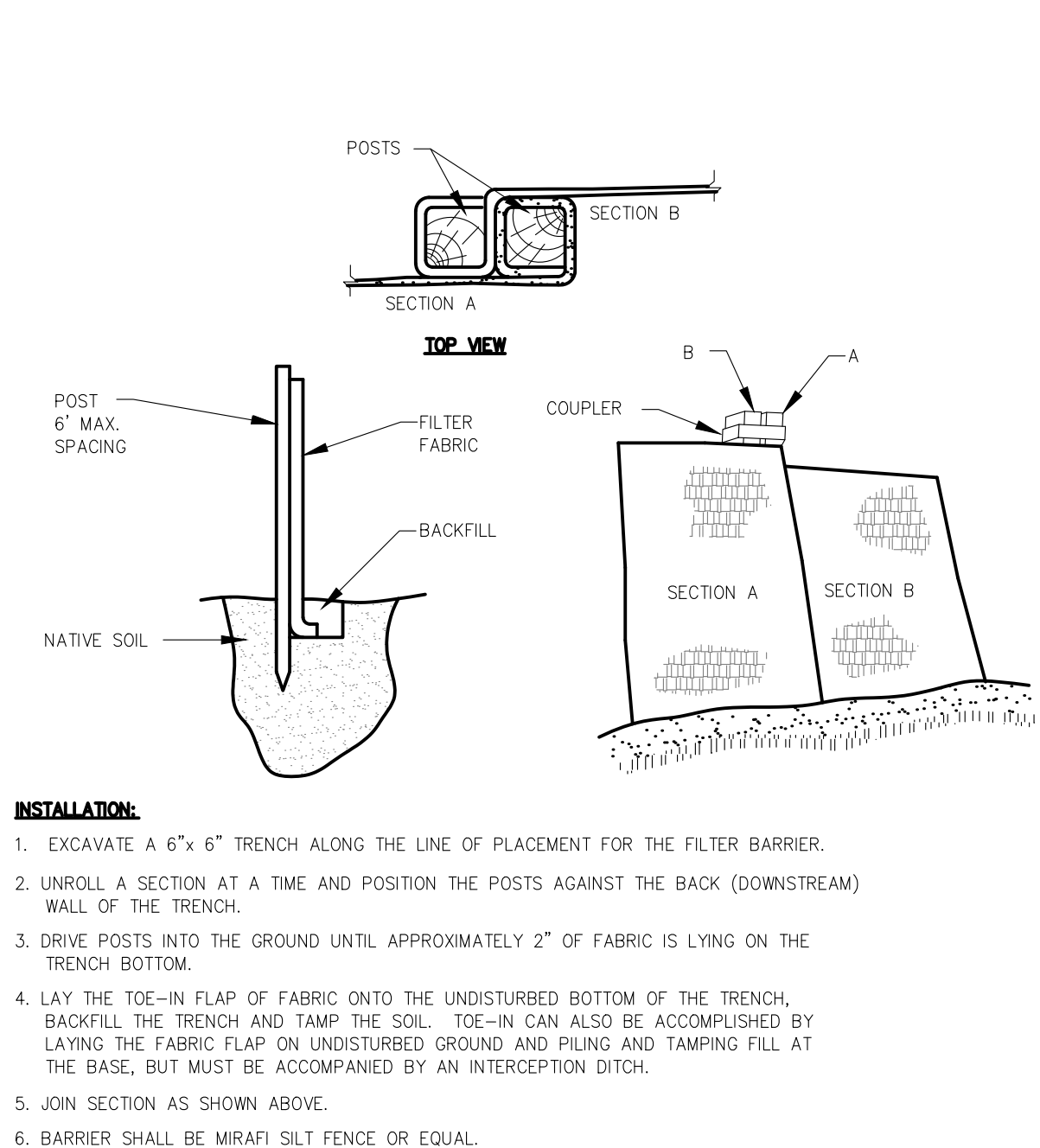
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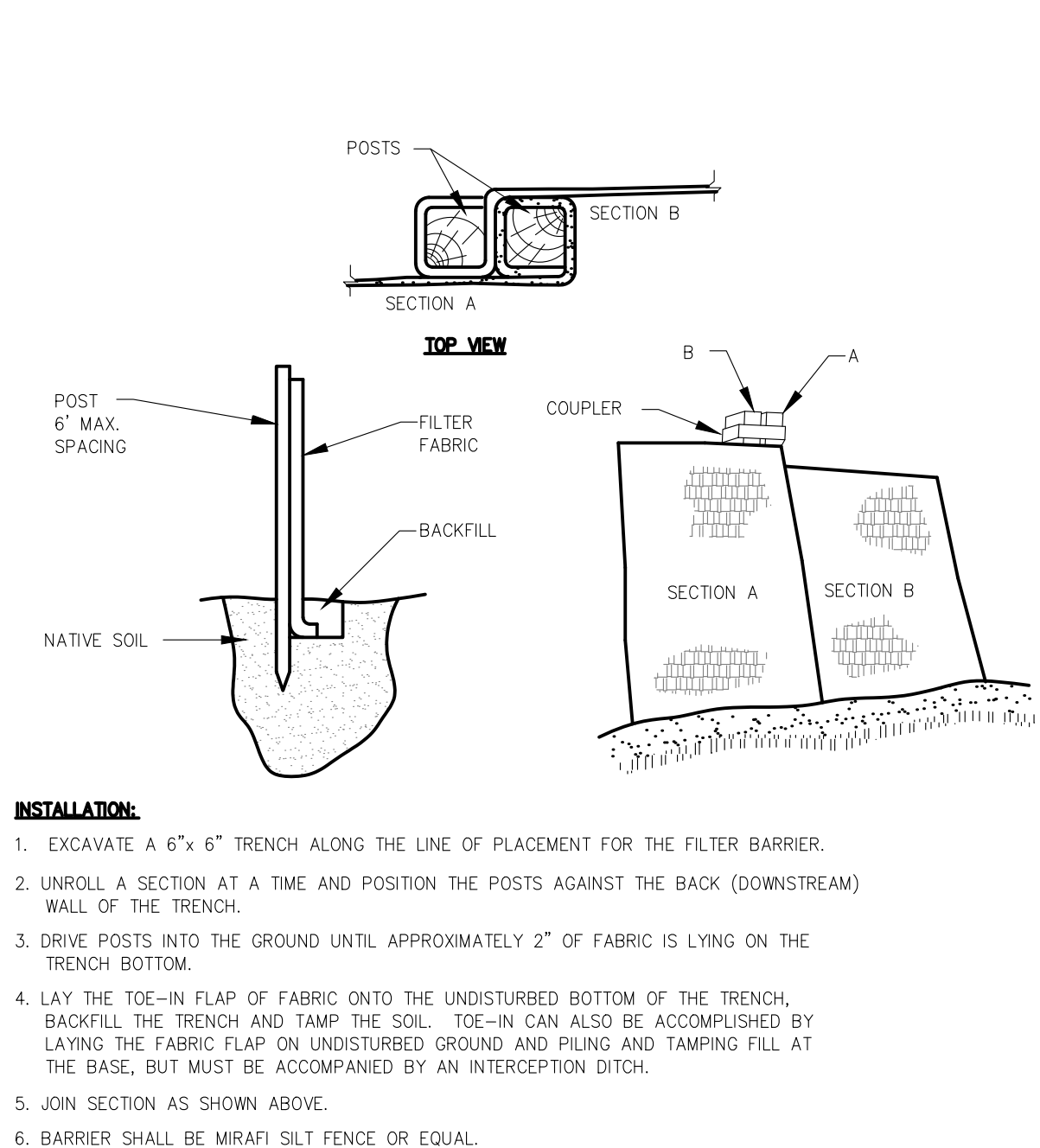
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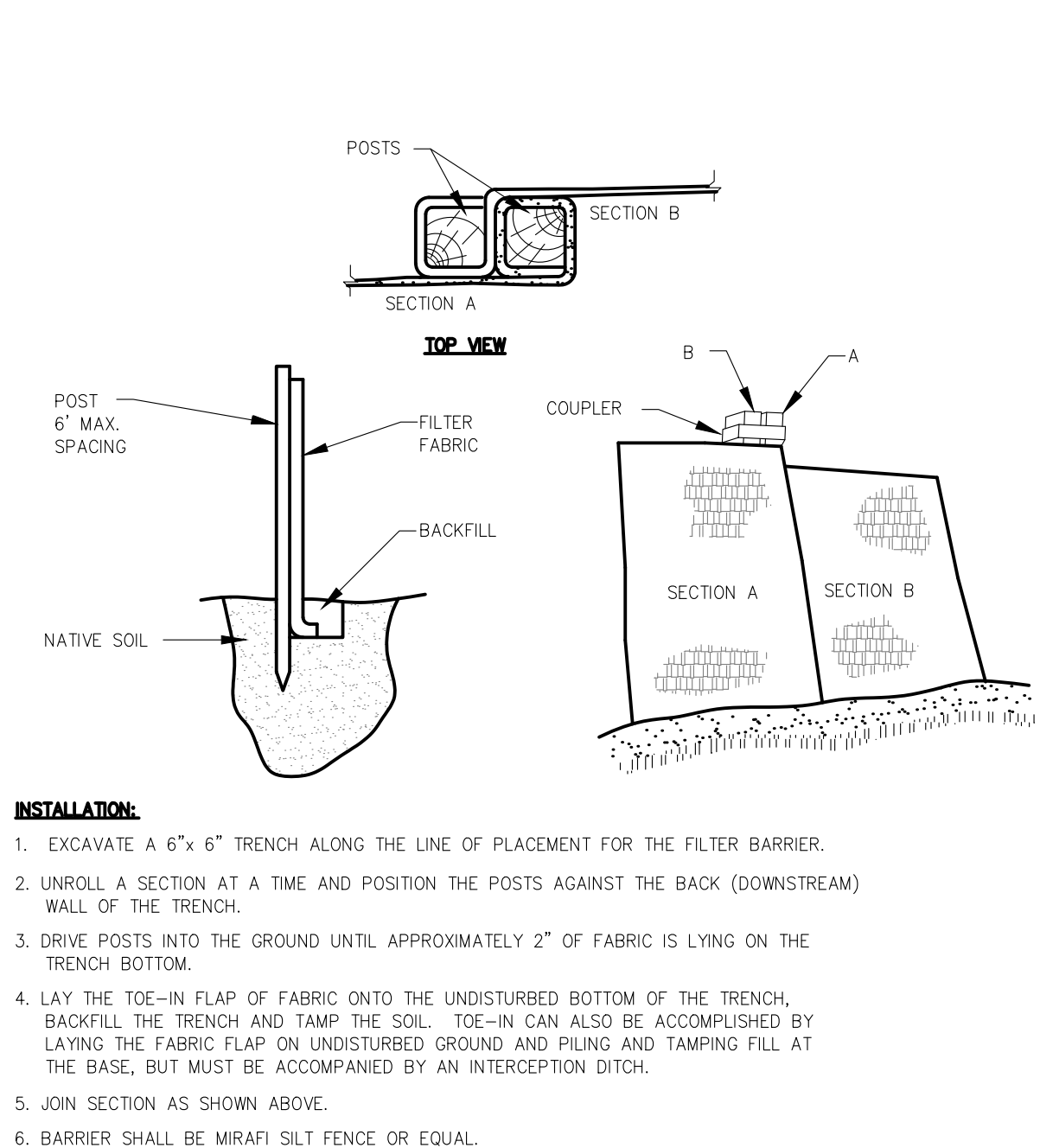
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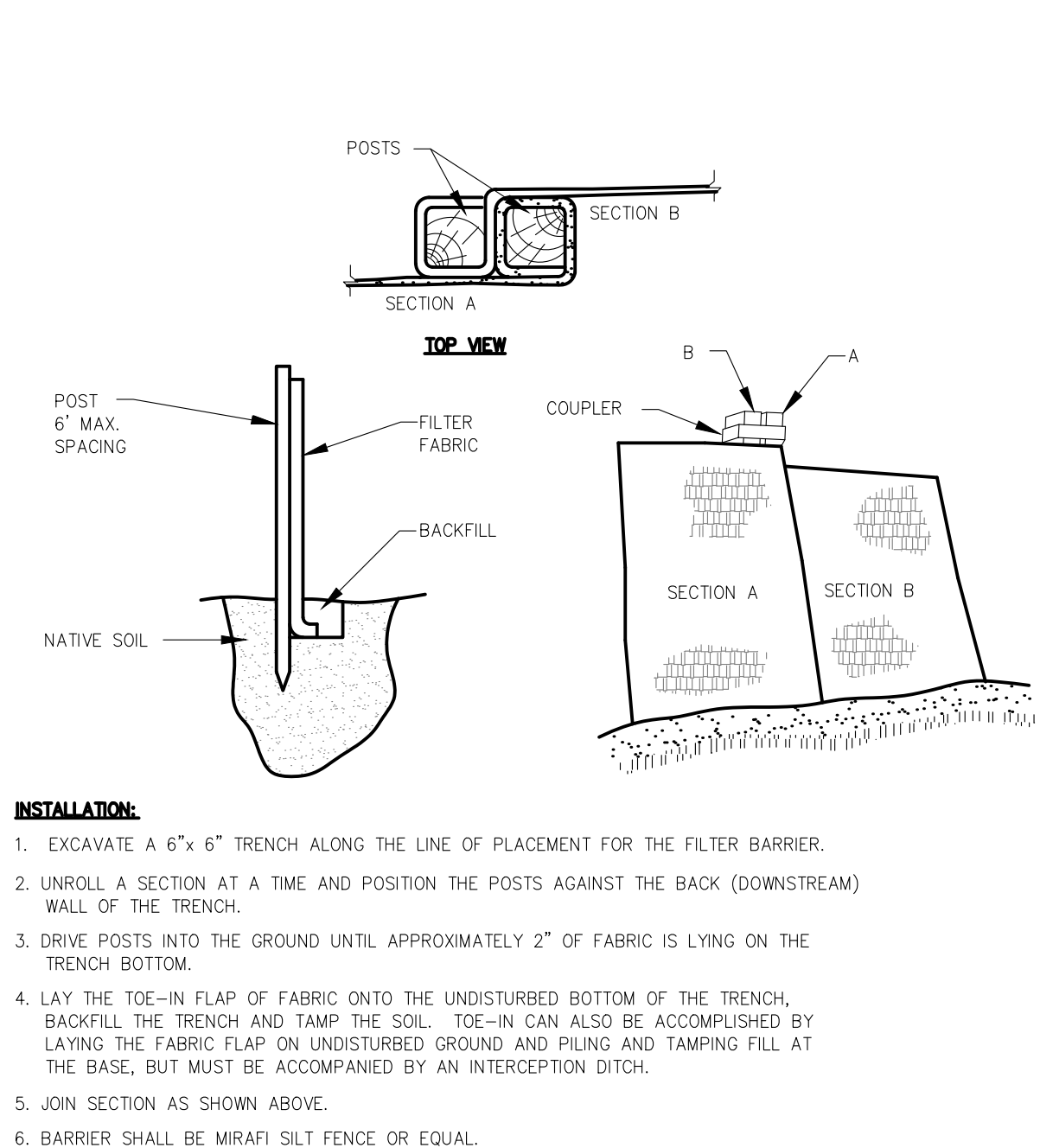
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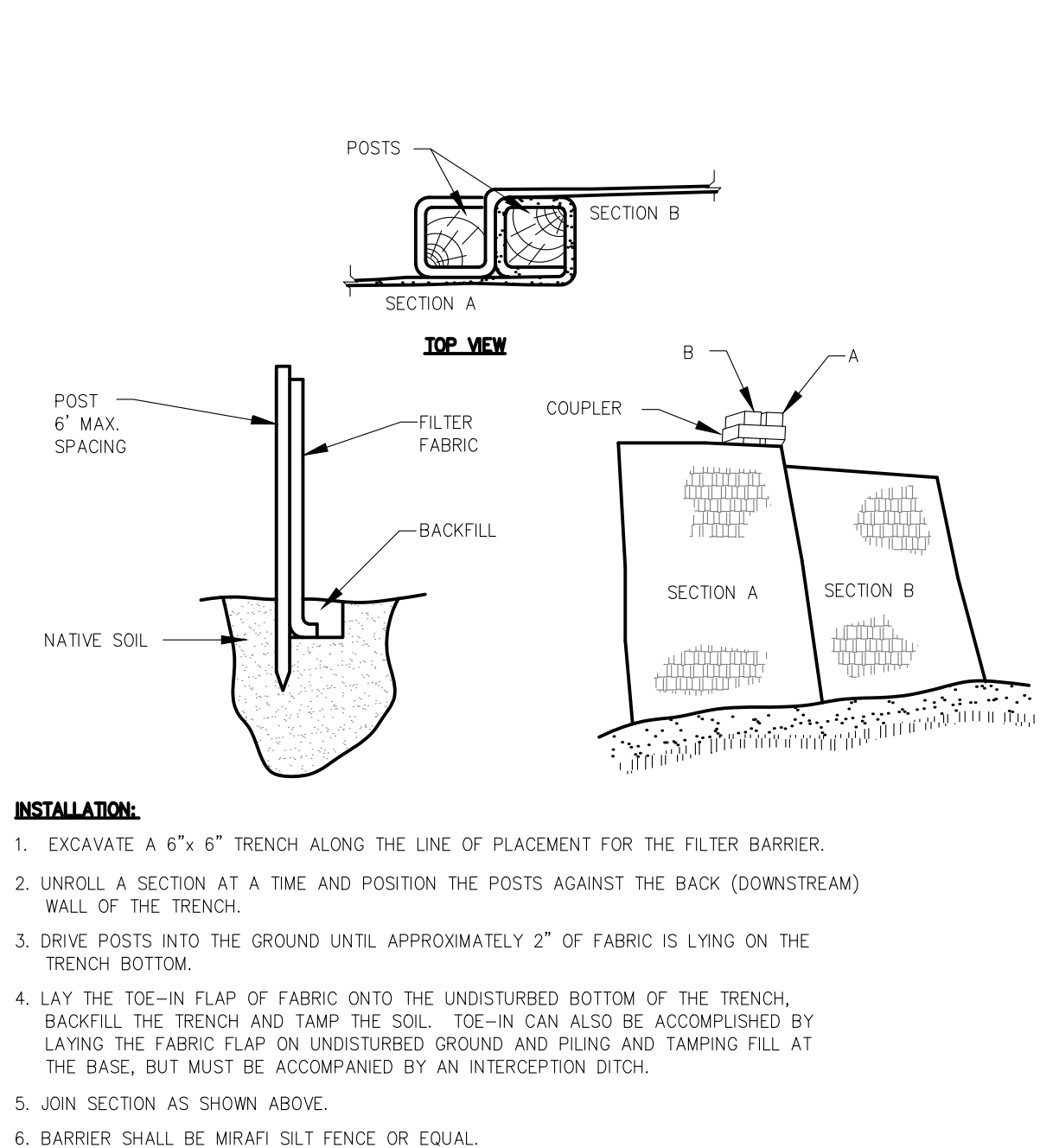
SILTATION FENCE

NOT TO SCALE



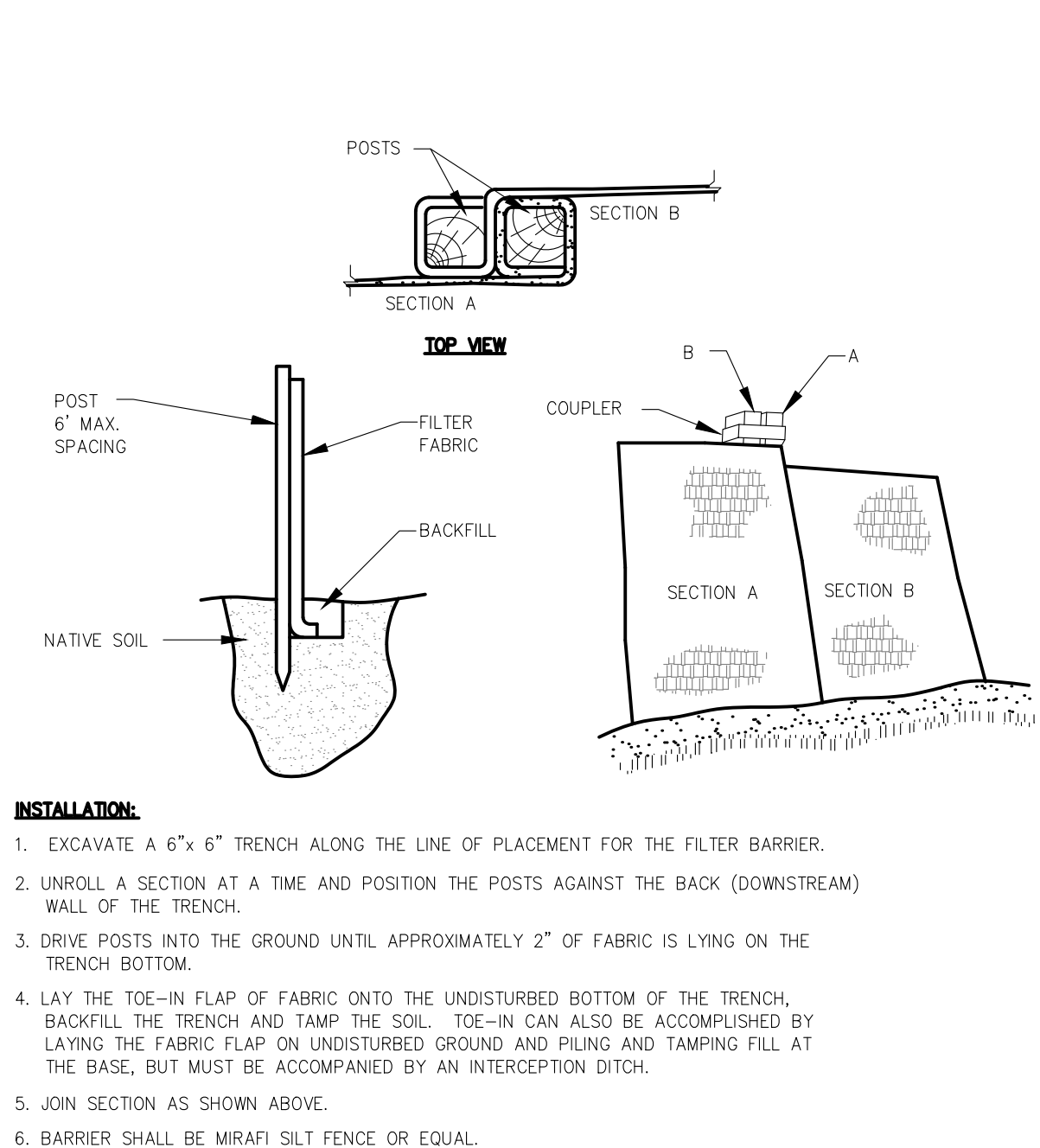
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NOT TO SCALE



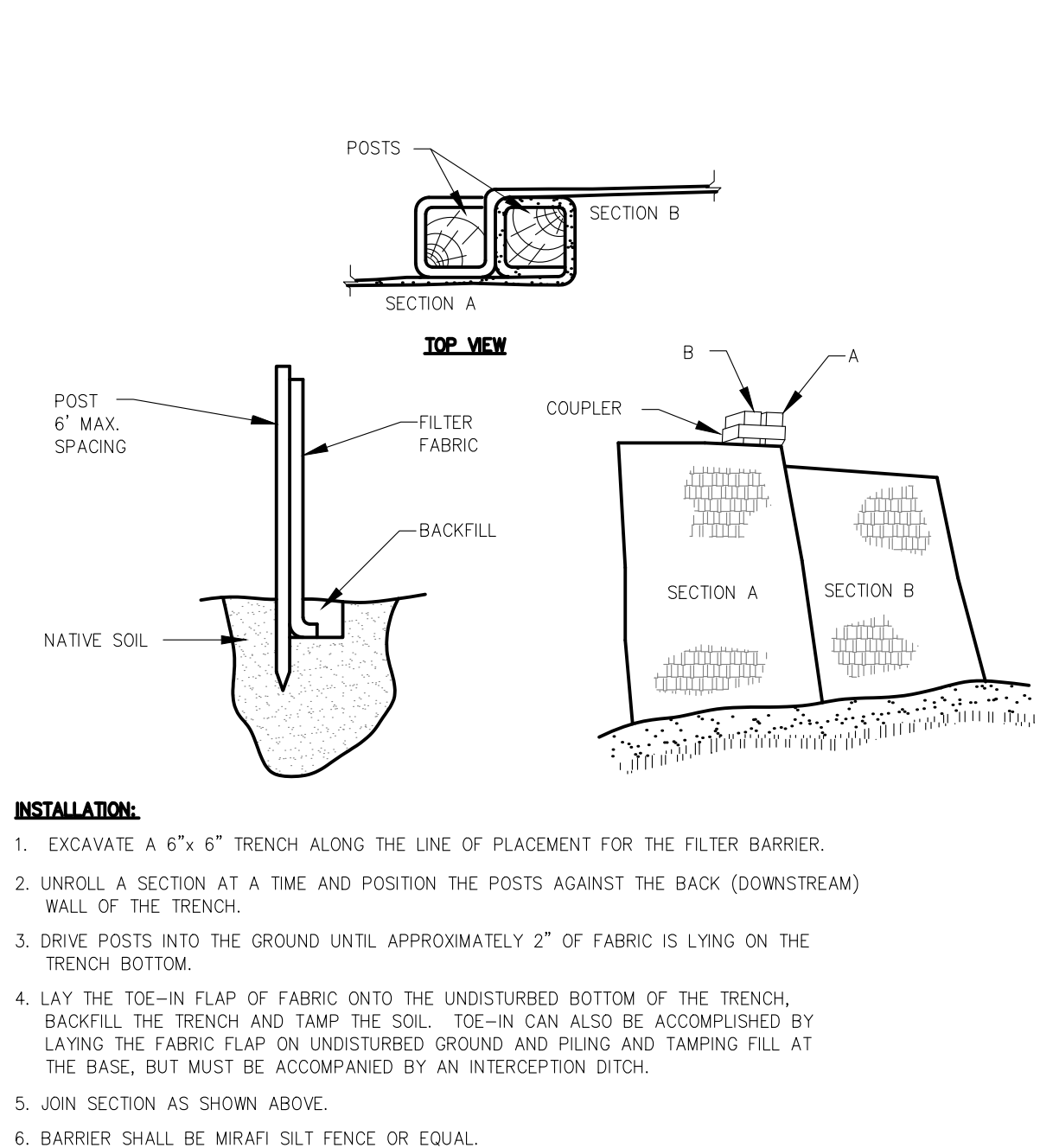
SILTATION FENCE

NOT TO SCALE



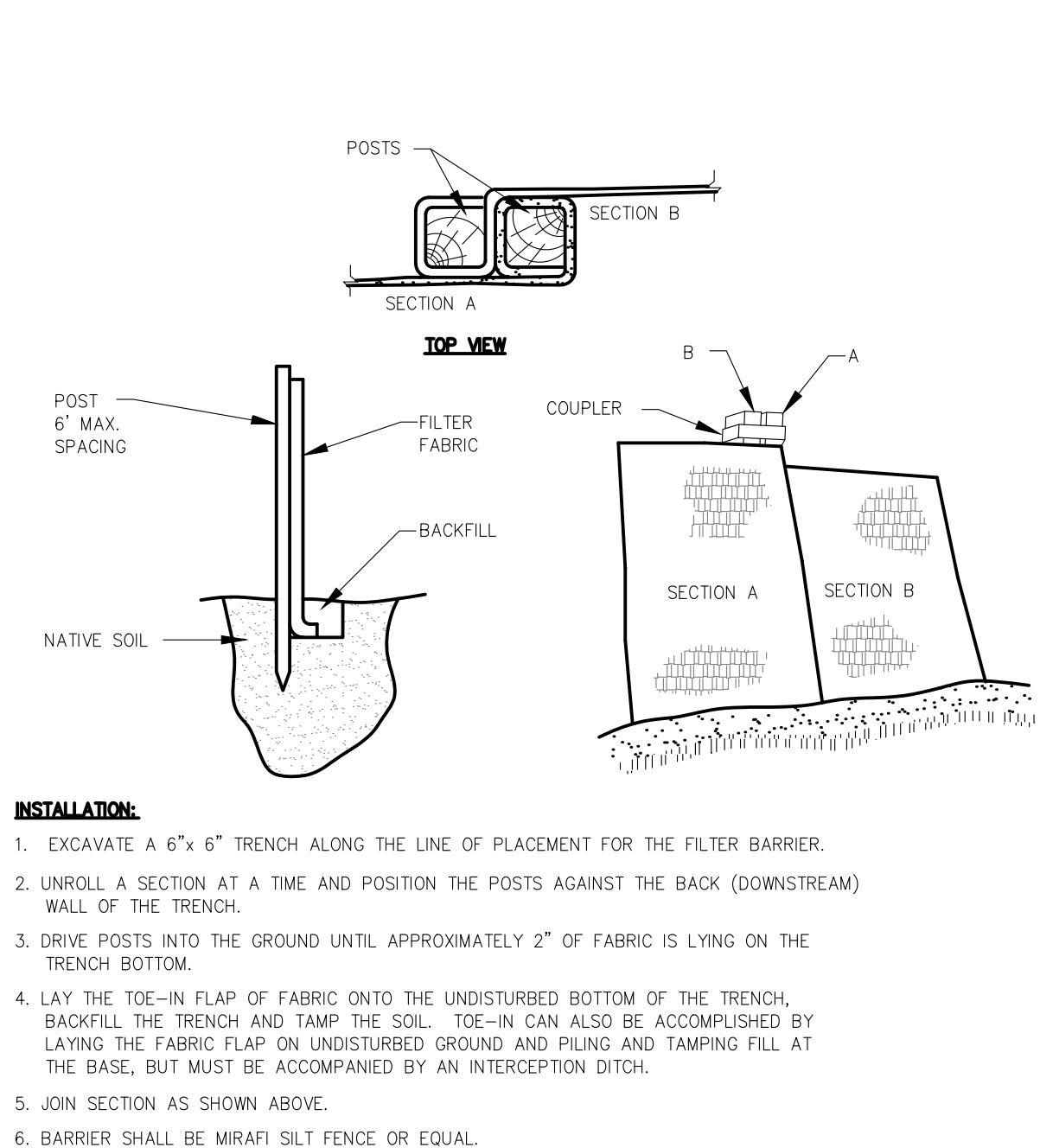
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NOT TO SCALE



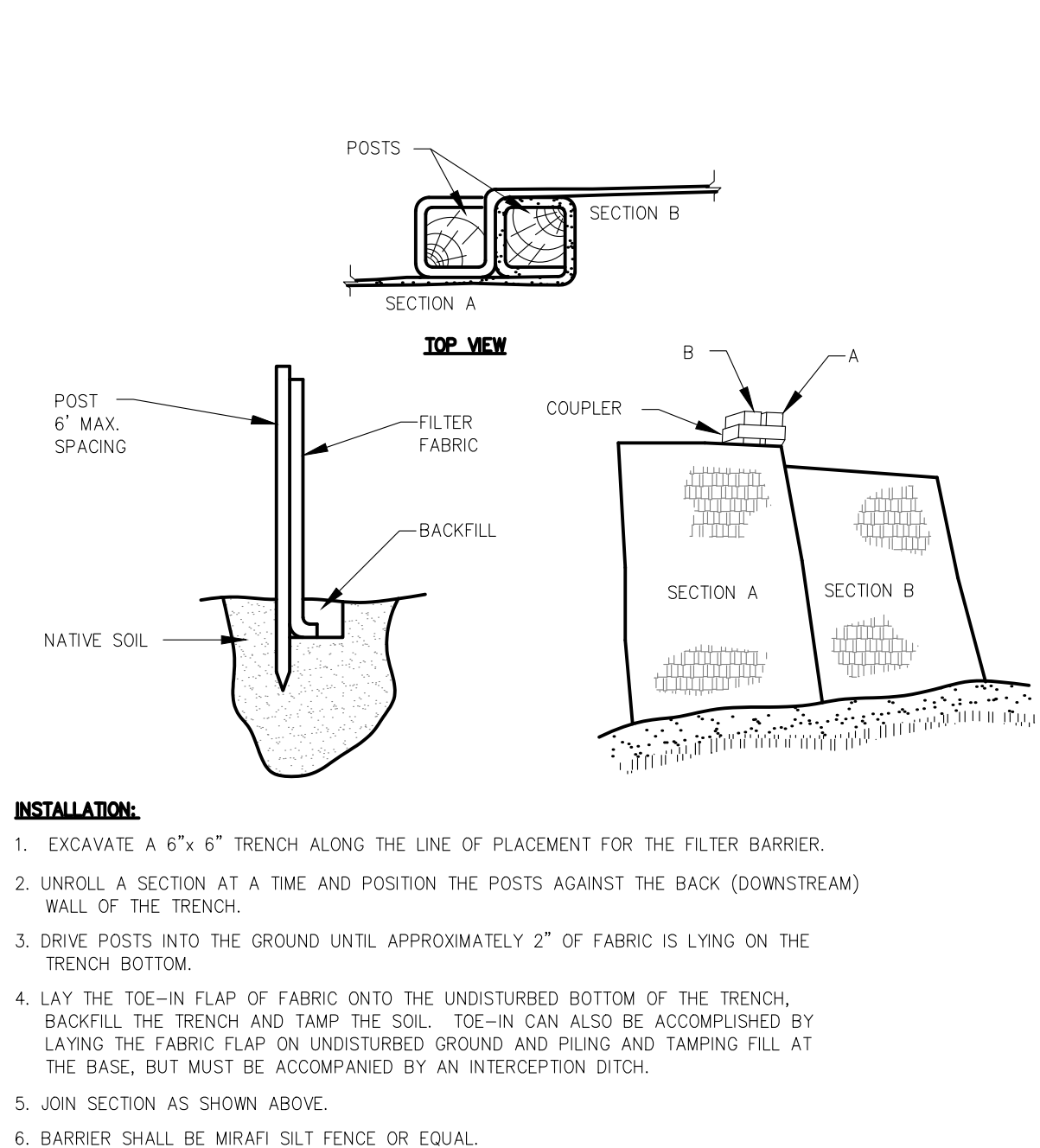
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NOT TO SCALE



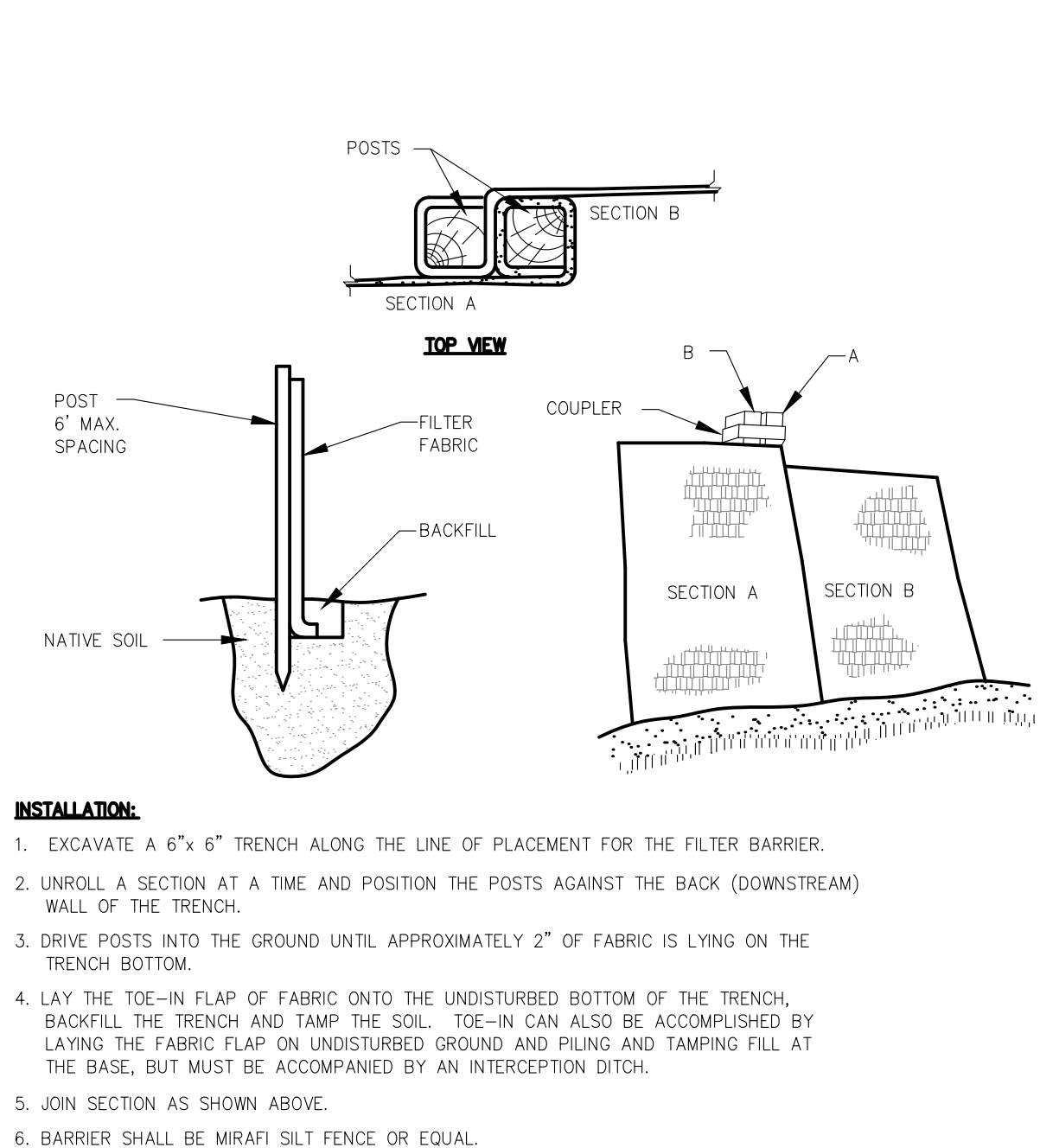
SILTATION FENCE

NOT TO SCALE



SILTATION FENCE

NOT TO SCALE



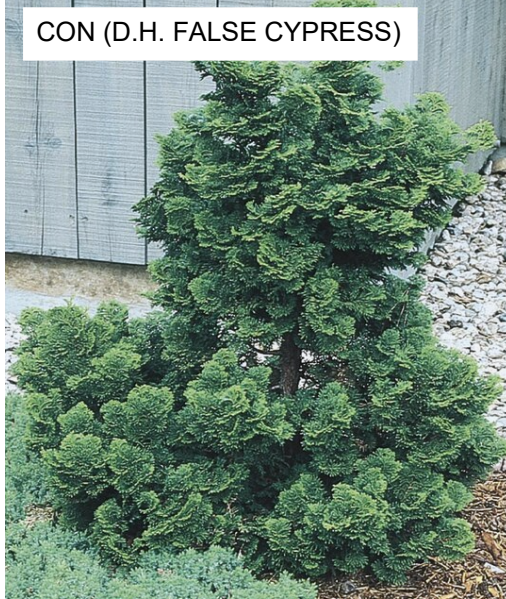
SILTATION FENCE

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PLANT LIST					
MARK	BOTANICAL NAME	COMMON NAME	QUANTITY (EA)	SIZE	SPACING
AR	ACER RUBRUM	RED MAPLE	3	2.5" CAL MIN	PER PLAN
CON	CHAMEAECYPARIS OBTUSA "Nana Gracilis"	DWARF HINOKI FALSE CYPRESS	7	4'-5'	PER PLAN
ITS	ITEA VIRGINIA "Sprich"	LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	18	15"-18"	PER PLAN



LEGEND

PROPOSED	DESCRIPTION
	TREE LINE
	SPOT ELEVATION
	PAVEMENT
	LAWN AREA
	BUILDING
	RECORD PROPERTY LINE/R.O.W.
	EDGE OF CONCRETE
	CURB
	BARK MULCH

5' 10' 2'
1" = 10'-0"
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.



1 DECIDUOUS TREE PLANTING

2 CONIFER TREE PLANTING

3 SHRUB PLANTING

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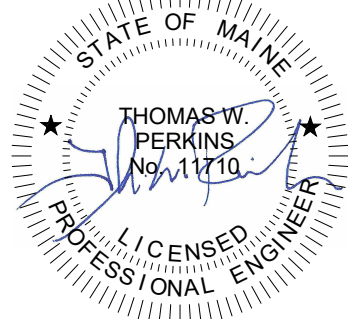
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8/28/2025 9:24:35 AM

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PROJECT NO. 25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

LANDSCAPING PLAN

DRAWING NO.

L1.0

REVISIONS

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PROJECT NO. 25-047

PROJECT TITLE

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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NO.

A1.0



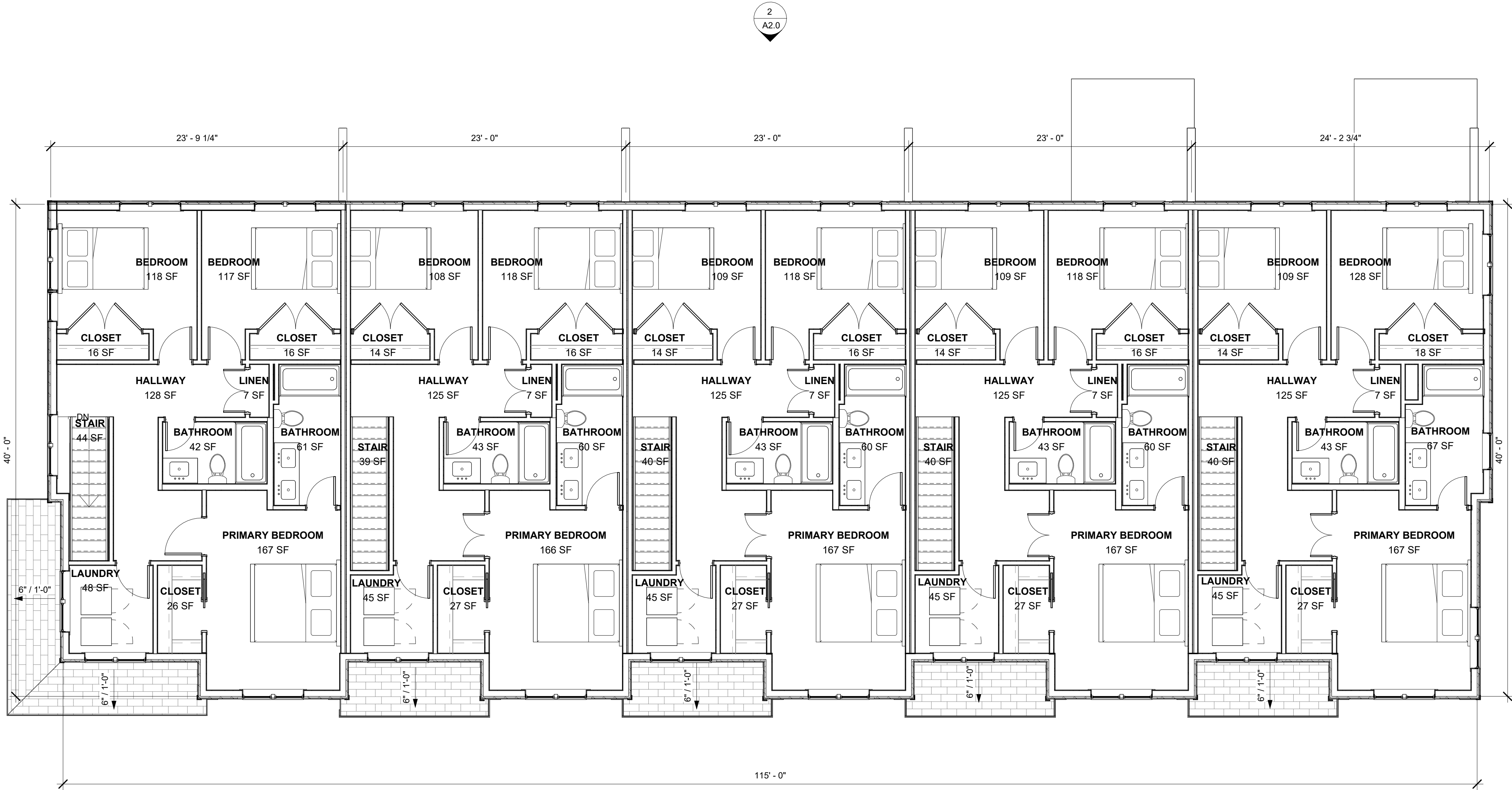
1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

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A
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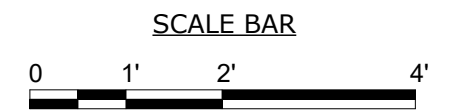
1
A1.1
PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

2
A2.0

3
A2.0

1
A2.0

4
A2.0



1/2" = 1'-0"
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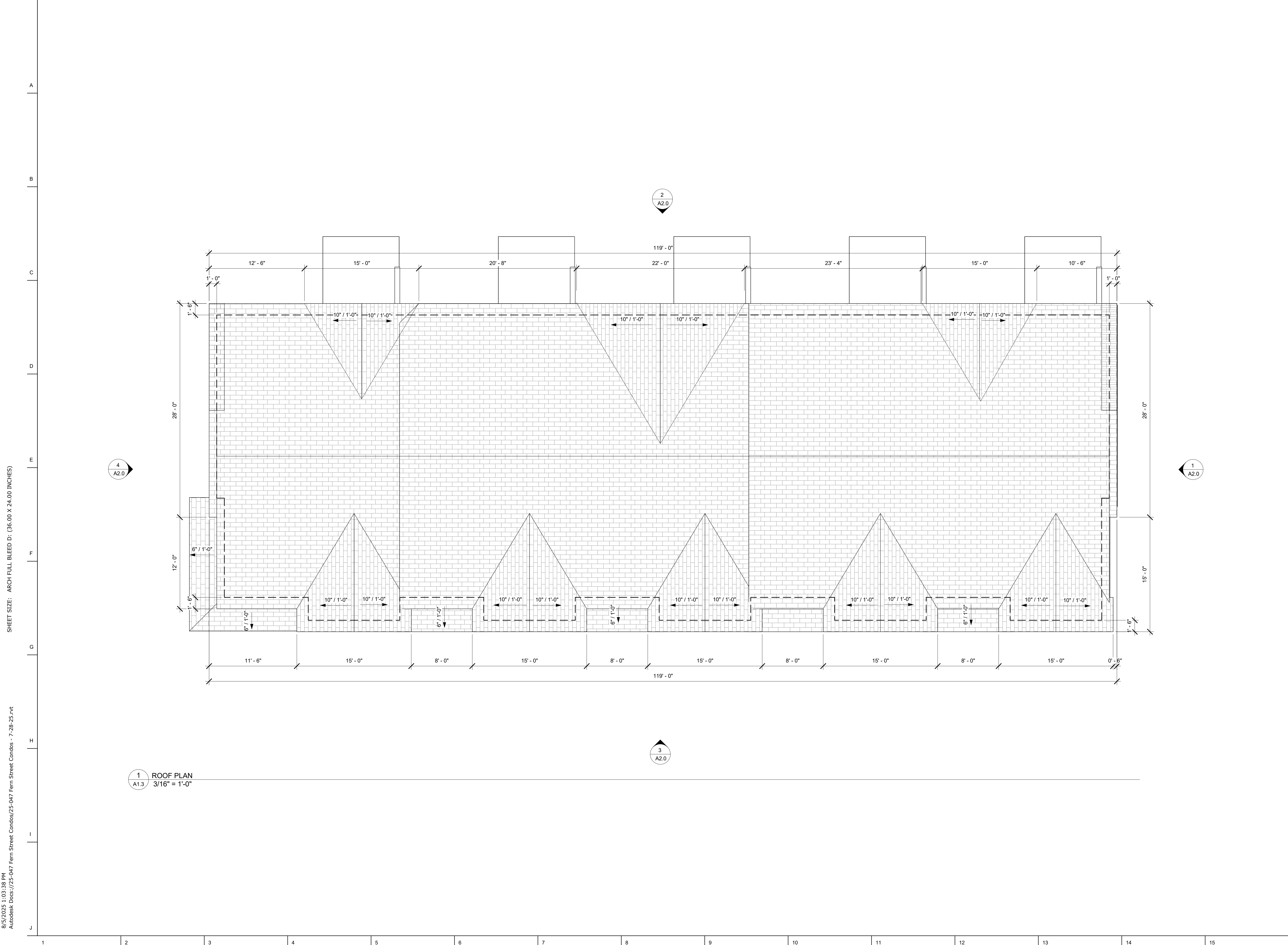
SECOND FLOOR PLAN

DRAWING NO.

A1.1

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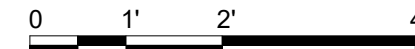
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SCALE BAR



1/2" = 1'-0"

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AUBURN, ME, 04210

FOR

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AUBURN, ME, 04210

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ROOF PLAN

DRAWING NO.

A1.3

REVISIONS

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FOR

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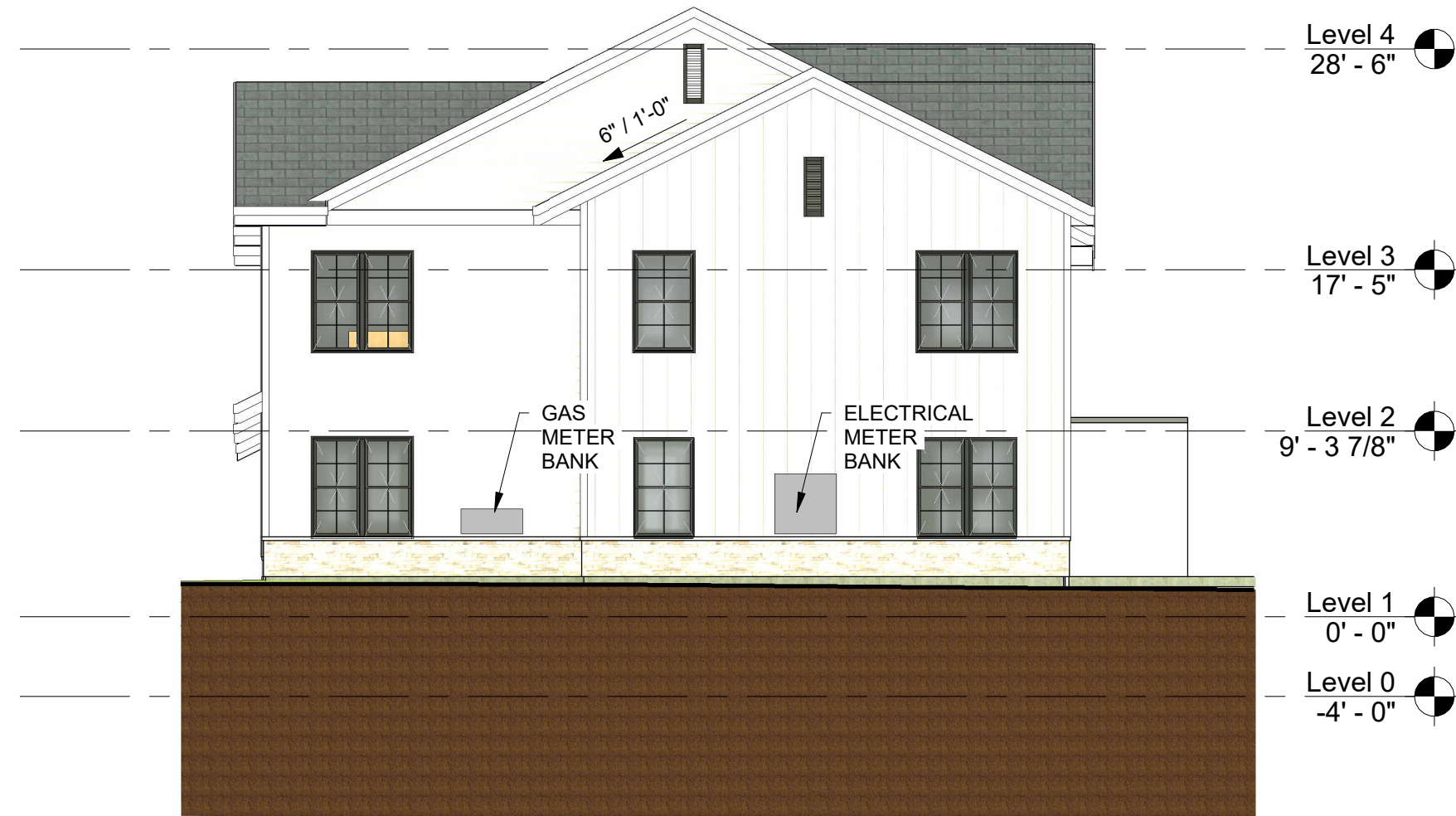
279 CENTER STREET
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EXTERIOR ELEVATIONS

DRAWING NO.

A2.0



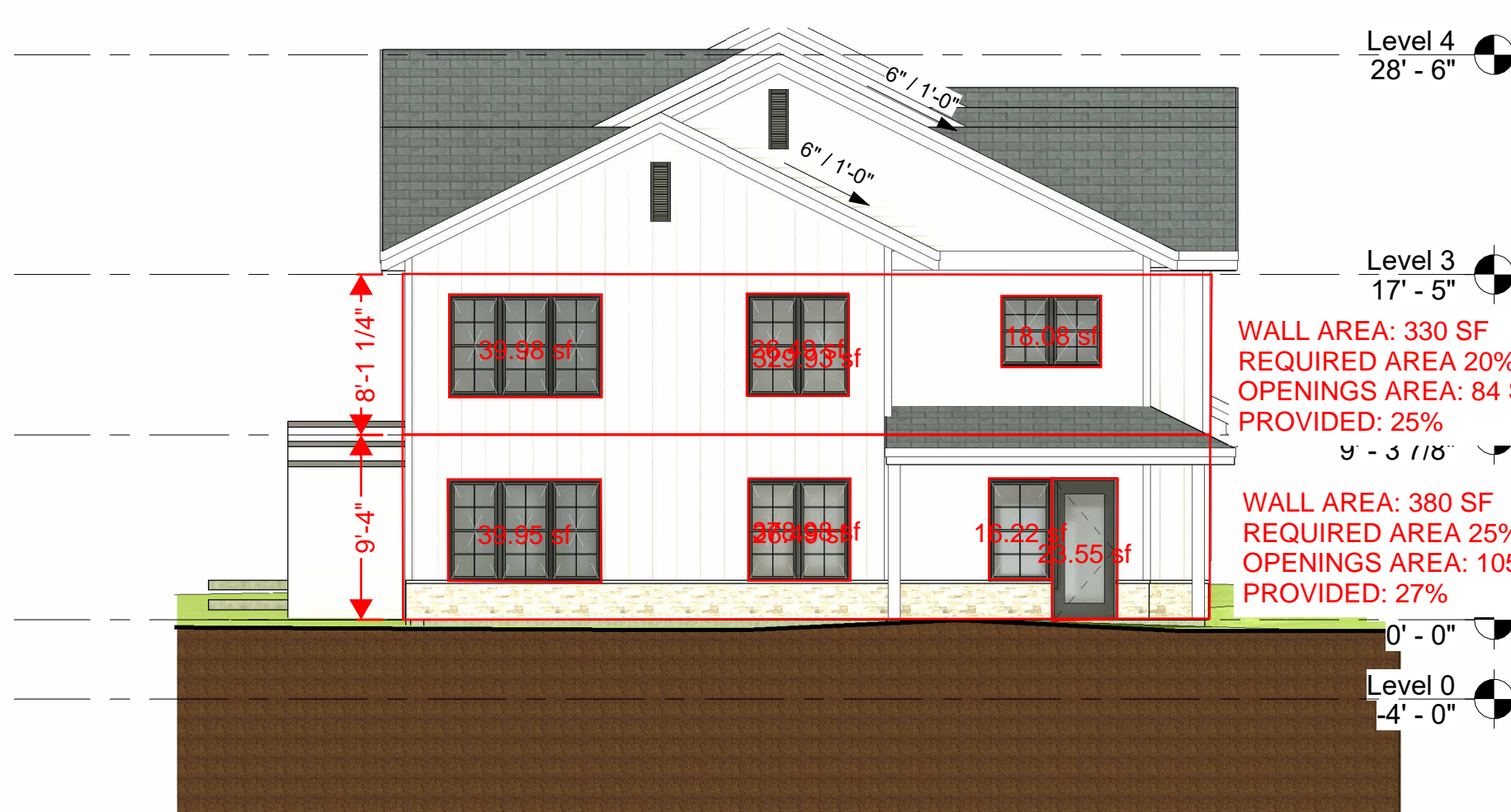
1 EAST ELEVATION
A2.0 1/8" = 1'-0"



2 NORTH ELEVATION
A2.0 1/8" = 1'-0"



3 SOUTH ELEVATION
A2.0 1/8" = 1'-0"



4 WEST ELEVATION
A2.0 1/8" = 1'-0"

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DRAWING TITLE

3D RENDERINGS

DRAWING NO.

A9.0