

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-208

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, ACCESSORY DWELLING UNIT, CARPORT, AND FENCE IN HAU'ULA, O'AHU.

WHEREAS, on April 29, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-25) of HI Home Buyer Group (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story, single-family detached dwelling and accessory dwelling unit, carport, and perimeter fence on approximately 5,064 square feet of land zoned R-5 Residential District, located at 54-84 Kamehameha Highway in Hau'ula, and identified as Tax Map Key 5-4-001: 048 (the "Project"); and

WHEREAS, on June 28, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, at which there were two agenda items, and which was attended in person by the Applicant's Agent and DPP staff, and which there was no attendance by the public and no testimony was received regarding the Project; and

WHEREAS, on August 12, 2024, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in Revised Ordinances of Honolulu 2021 ("ROH"), §§ 25-3.1 and 25-4.1 and Hawai'i Revised Statutes ("HRS"), §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 08/14/24, by Departmental Communication 600 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-8, and D through J, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may



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be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

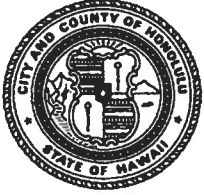
- B. The building permit plans must include revised plans showing grasscrete, grass block pavers, or other pervious pavement used for the driveway and any other proposed paved unroofed areas. The pervious material used for the driveway may be used under the elevated structure.
- C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District in response to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 5-4-001: 048, the Landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise (SLR) and coastal erosion."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction permit plans and building permit plans.

- D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Key 5-4-001: 048, the landowner hereby acknowledges that no claim of hardship due to erosion, SLR, or any other coastal hazard may be



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asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that Tax Map Key 5-4-001: 048 is susceptible to coastal hazards, which may result in harm to or loss of life and property."

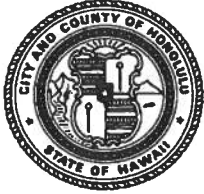
The statement enumerated in Condition D must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- F. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-4-001: 048."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- G. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:
1. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the



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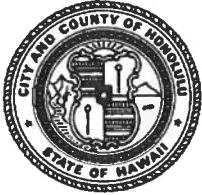
immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

H. In order to minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
2. Artificial light from exterior light fixtures on the zoning lot, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);
3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;
4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);
5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats;
6. Woody plants greater than 15 feet in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.



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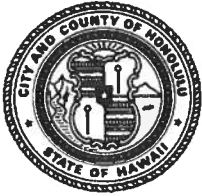
RESOLUTION

I. Permits.

1. The Project's building permit application was accepted as complete on November 28, 2023, and the Project's building permit must be issued no later than June 30, 2025. If the Project's building permit is not issued by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.
2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
 - a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 - b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 - c. If the Council fails to take final action on the proposed extension within the first to occur of:
 - i. 60 days after receipt of the DPP Director's report; or
 - ii. The Applicant's then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

- J.** Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance (LUO) and building



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and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to the HI Home Buyers Group and Mark Howland, WHALE Environmental Services, PO Box 455, Kahuku, Hawai'i, 96731; Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tony W. W. (br)

DATE OF INTRODUCTION:

AUG 14 2024

Honolulu, Hawai'i

Councilmembers

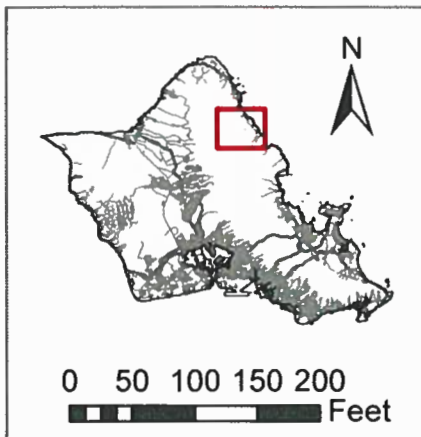
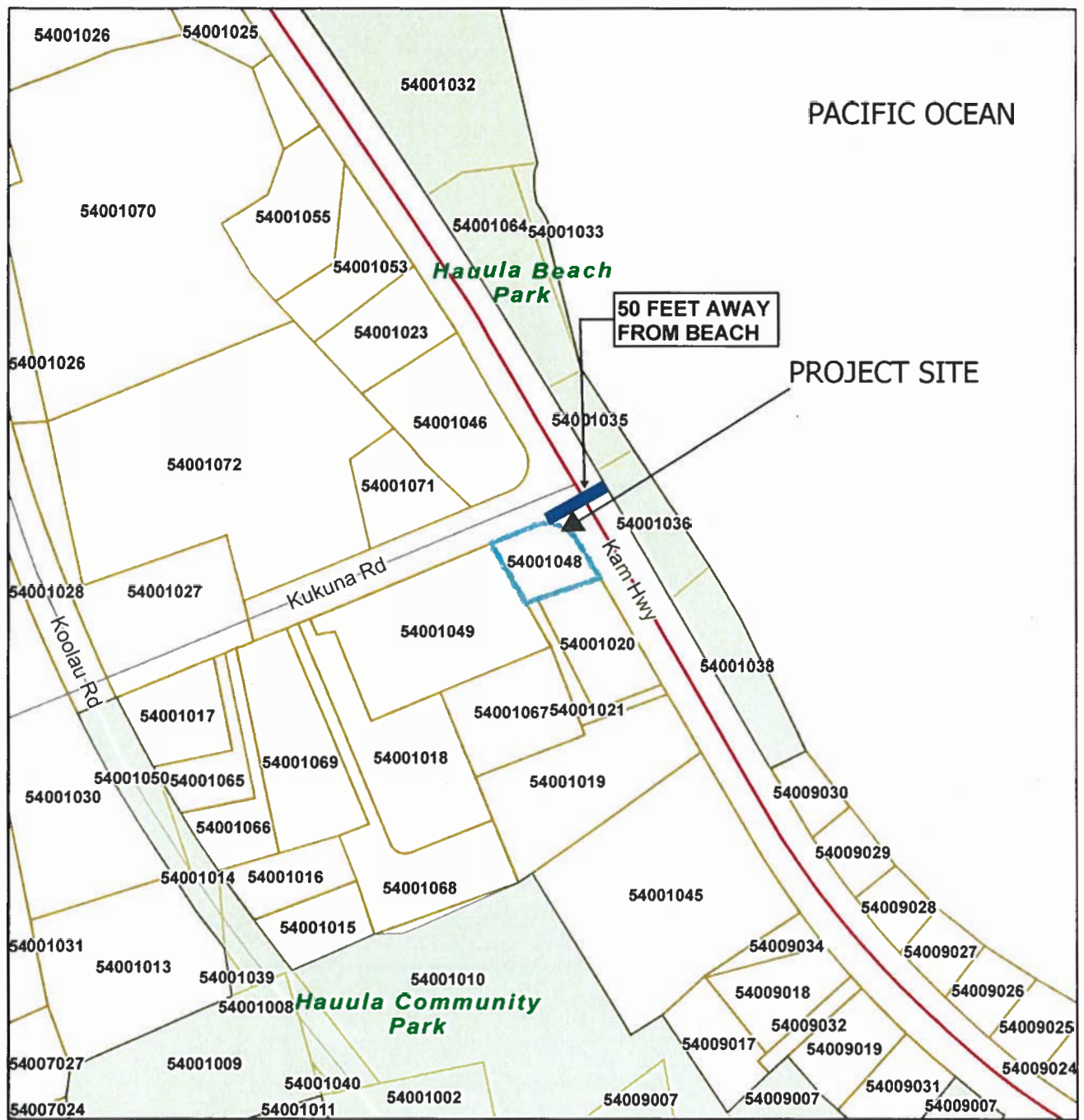


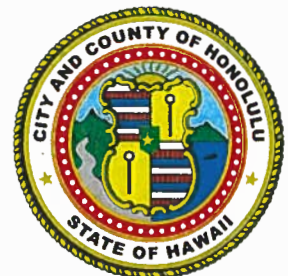
EXHIBIT A LOCATION MAP

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

July 2024



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

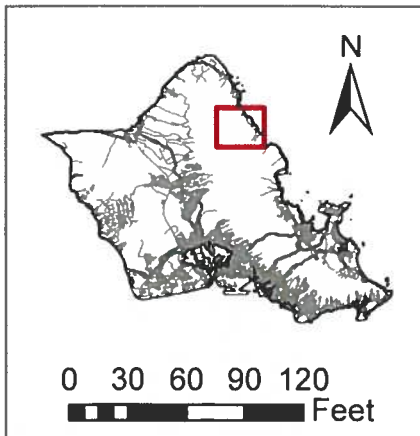
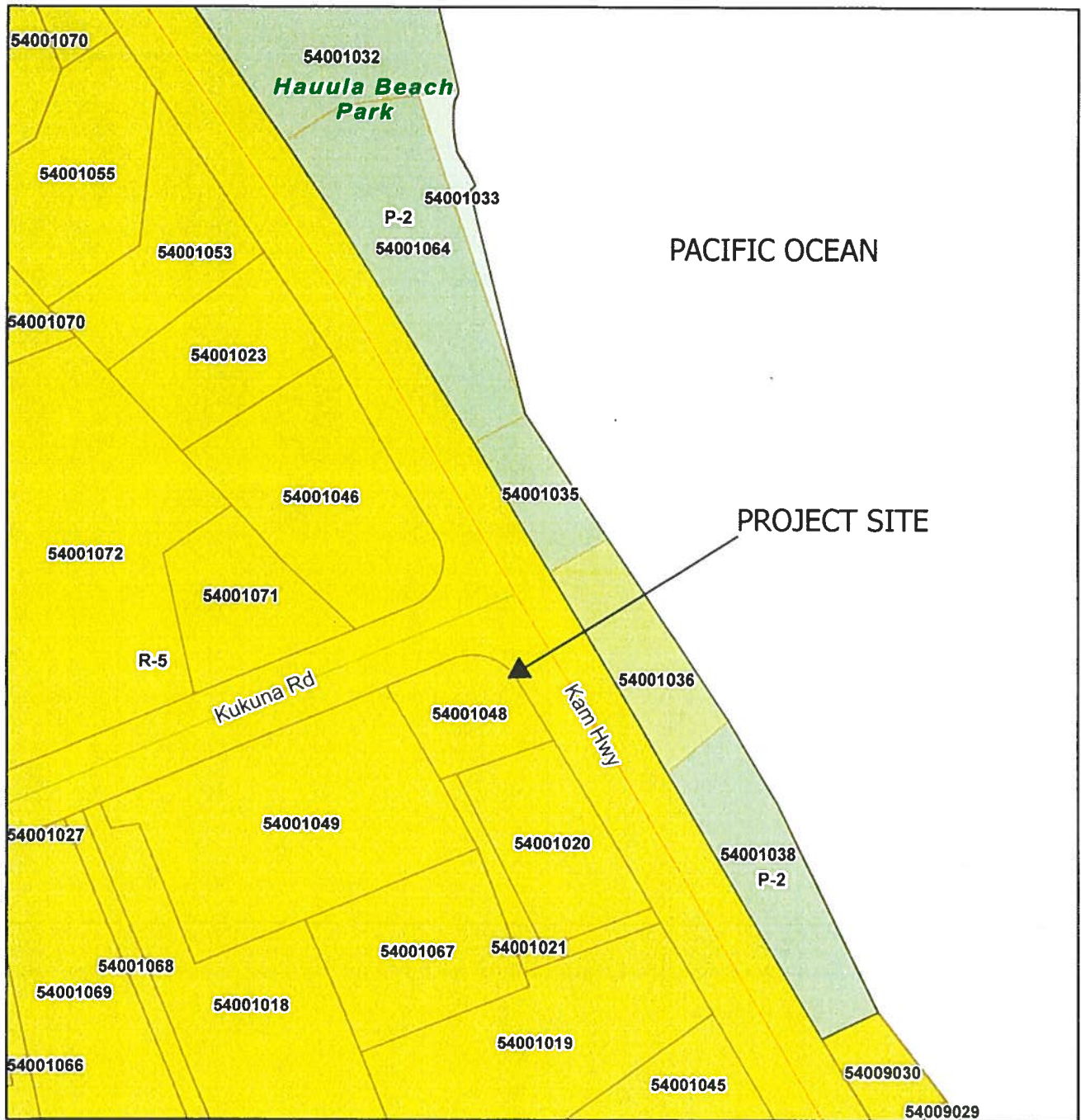


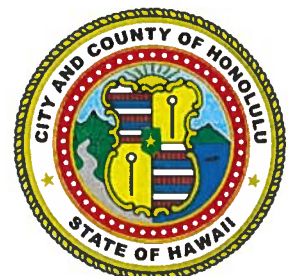
EXHIBIT B ZONING MAP

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

July 2024



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

HHB - DEMO EXISTING SF DWELLING FOR NEW ADU & NEW SF DWELLING ABOVE

54-84 KAMEHAMEHA HWY HAUULA, HI 96717

EXHIBIT C-1

LIU/BUILDING CODE PROJECT DATA

TAX: 5-4-001-048
 NUMBER OF FLOORS: 2
 ZONING: R-5 Residential District
 LOT AREA: 5,084 SF
 MAX LOT COVERAGE: 2,532 SF = 50% OF TOTAL LOT AREA
 MAX FLOOR AREA RATIO (FAR): 3,038.40 SF = 60% OF TOTAL LOT AREA
 SETBACKS: FRONT 10'-0", SIDES AND REAR 5'-0"
 HEIGHT LIMIT: 25'-0"
 FLOOD ZONE: VE
 SLIDE AREA: NONE
 LOT RESTRICTION: NONE
 STATE LAND USE: URBAN DISTRICT
 STREET SETBACK: NONE

CODES AND REGULATION
 ALL WORKMANSHIP SHALL CONFORM TO CURRENT IRC 2018, WITH AMENDMENTS

BUILDING AND FLOOR AREA CALCULATIONS

LOCATION	FLOOR AREA (S.F.)	BLDG AREA (S.F.)
NEW ADU		
ADU LIVING FLOOR AREA	780	(37)
ADU COVERED ENTRY		(17)
UPPER LEVEL COVERED ENTRY		(53)
UPPER LEVEL COVERED LAUNDRY		(58)
CARPORT		
NEW ADDITION UPPER DWELLING		
UPPER LEVEL		
STAIRCASE	80	
LIVING FLOOR AREA	1280	1280
COVERED LANAI		320
TOTAL	2,100	1,600

GRAND TOTAL 2,100 1,600

ALLOWED LOT COVERAGE: 1,800 SF = 32% OF LOT AREA (10%)
 ALLOWED F.A.R. COVERAGE: 2,100 SF = 41% OF LOT AREA (10%)

OFF-STREET PARKING CALCULATIONS

TOTAL FLOOR LIVING AREA: 2,100 SF
 BASE OFF-STREET PARKING REQUIRED: 2
 1/1,000 SQ. FT. OF LIVING OVER 2,500 SF REQUIRED: 0
 TOTAL PARKING PROVIDED: 2

B.W.S. NOTES

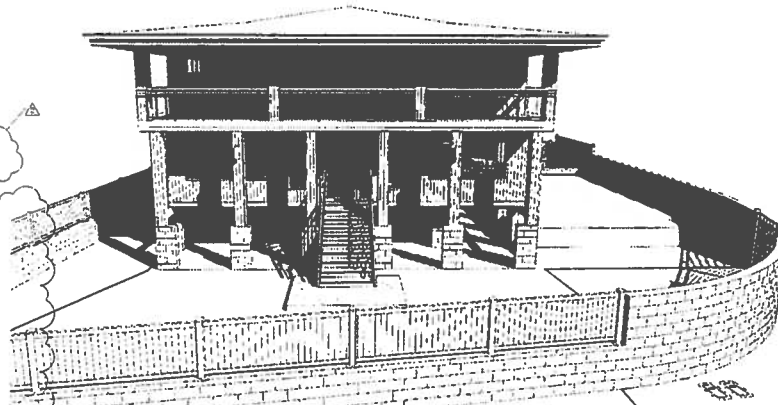
1. ALL NEW PLUMBING FIXTURES SHALL BE OF LOW FLOW TYPE
 THIS PROJECT DOES NOT HAVE AUTOMATIC FIRE SINKER SYSTEM OR IRRIGATION SYSTEM

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
2. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
3. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

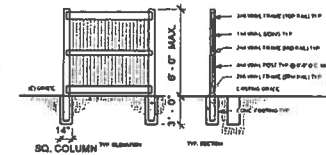
ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
 2. AFTER INSTALLING THE CONSTRUCTION SIGNS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
- THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DDP-APPS@HONOLULU.GOV) CONFIRMING THE SIGNS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.

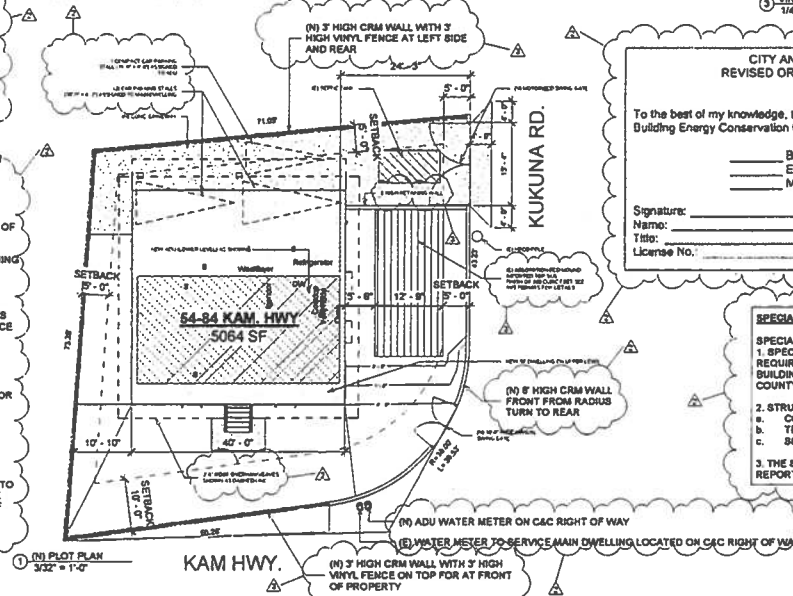


SHEET LIST

000	TITLE PAGE & PLOT PLAN
A000	EROSION CONTROL NOTES, ESCP
A100	TOPO SURVEY & DEMO PLAN
A101	NEW FLOOR PLANS
A102	REFLECTED CEILING PLAN
A103	ENLARGED PLANS & INTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS
A105	SECTIONS
S000	STRUCTURAL GENERAL NOTES
S001	FOUNDATION PLAN
S002	ROOF AND FLOOR FRAMING PLAN
S003	CONSTRUCTION DETAILS
S004	TYPICAL DETAILS



① VINYL FENCE DETAIL
 1/4" = 1'-0"



CITY AND COUNTY OF HONOLULU REVISED ORDINANCES OF HONOLULU 2021 CHAPTER 16B

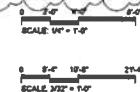
To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

- Building Component Systems
- Electrical Component Systems
- Mechanical Component Systems

Signature: _____ Date: _____
 Title: _____
 License No. _____

SPECIAL INSPECTION

- SPECIAL INSPECTION (IBC SECTION 1704 & 1707)
 1. SPECIAL INSPECTION SHALL BE PERFORMED PER REQUIREMENTS OF SECTION 1704 & 1707 OF THE INTERNATIONAL BUILDING CODE (2018) EDITION AS AMENDED BY THE CITY & COUNTY OF HONOLULU.
2. STRUCTURAL ITEMS SHALL RECEIVE SPECIAL INSPECTION:
 a. COMPLETE LOAD PATH AND UPLIFT TIES
 b. TERMITE PROTECTION
 c. SHEATHED SHEAR WALLS & DIAPHRAGMS
3. THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED FINAL REPORT TO THE BUILDING DEPARTMENT AND ARCHITECT.



No.	Description	Date
1	Revision 1	06/13
2	Revision 2	07/20/2024

HI HOME BUYERS GROUP
 DEMO EXISTING SF DWELLING FOR NEW
 ADU & NEW SF DWELLING ABOVE

TITLE PAGE & PLOT PLAN

Date	Item Date
Documentation Phase	Construction Documents
Checked by	Checker
000	
Scale	As Indicated

EXHIBIT C-2



No.	Description	Date
1	Revised 1	1/1/2024
2	Revised 2	1/1/2024

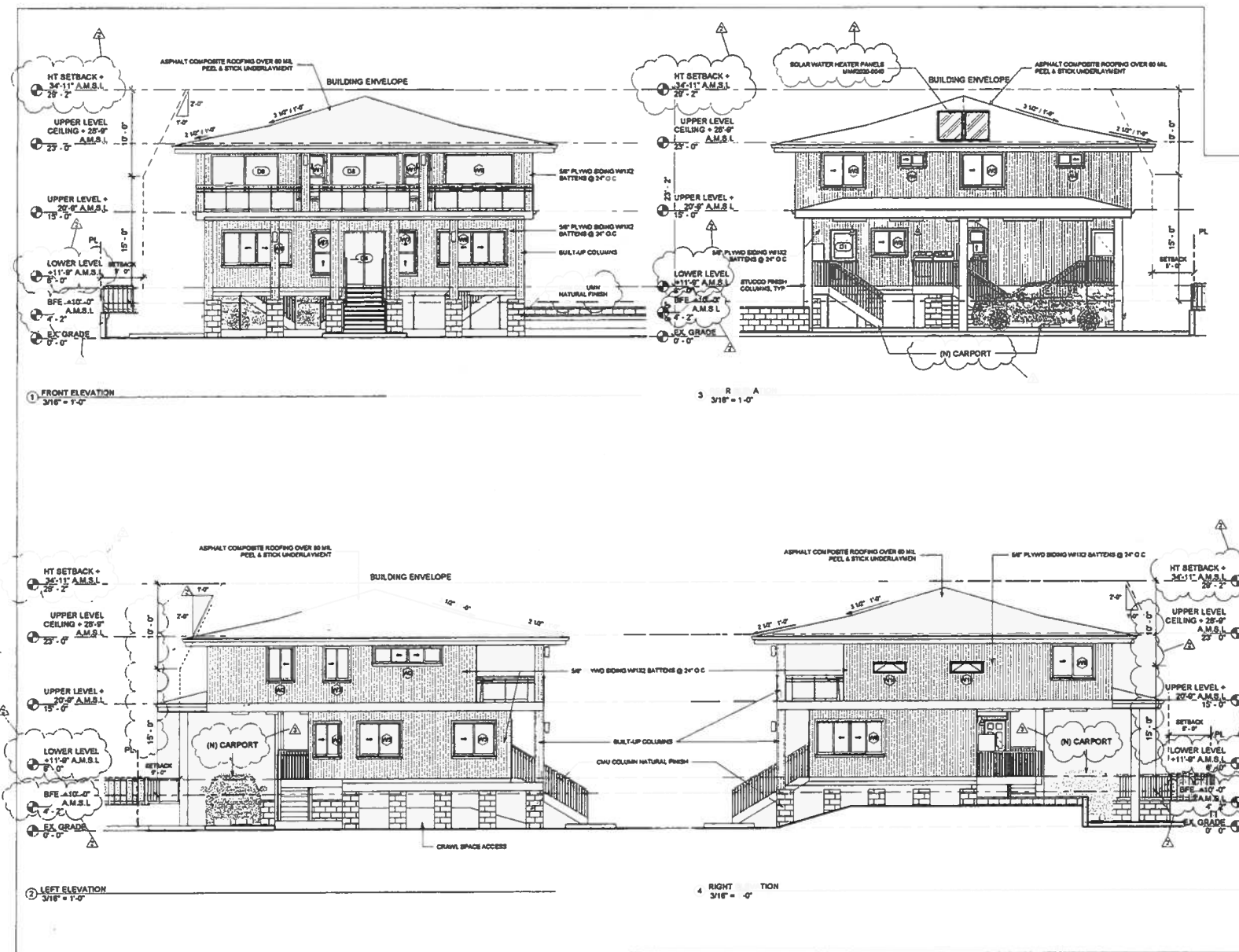
HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

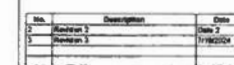
EXTERIOR ELEVATIONS

Date	Issue Date
Documentation Phase	Construction Documents
Checked by	Checker
A104	
Scale	3/16" = 1'-0"

54-84 KAHUOLU HWY KAHUOLU, HI 96751
5-4-001-1048



Ground Up
ACIFIC
(808) 826-5111
Kahuku, HI 96731



HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

54-84 KAM HWY, HAUULA, HI 96717

5-4-001-048

SECTIONS

Date	Issue Date
Documentation Phase	Construction Document
Checked by	Checked by
A105	
Scale	As Indicated

1

EXHIBIT C-4



No.	Description	Date
1	Revision 1	Date 1
2		Date 2

HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

54-64 KAM HWY MAHULA, HI 96717
9-4-01 (048)

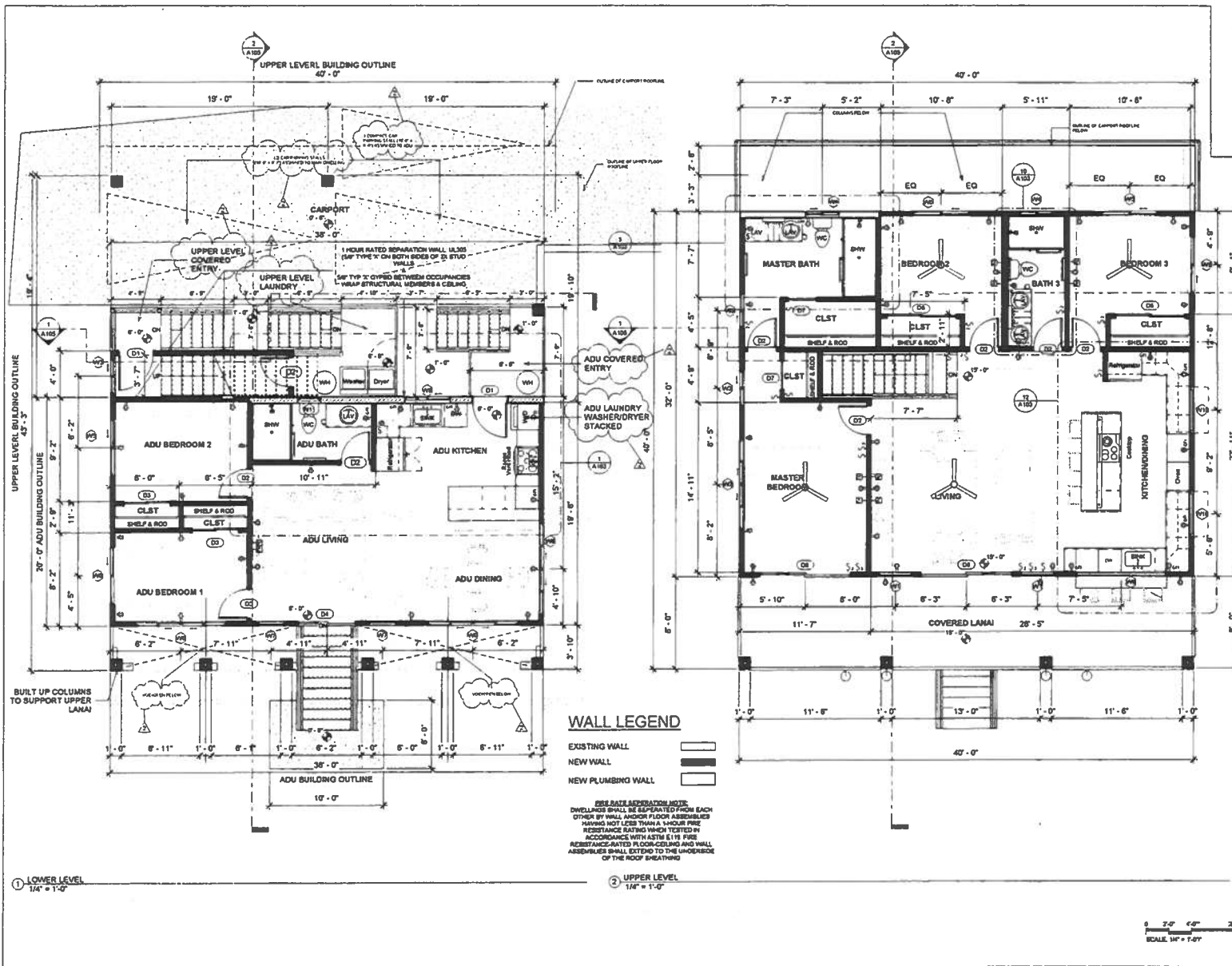
NEW FLOOR PLANS

Date	Issue Date
Documentation Phase	Construction Documents
Checked by	Checker

A101

Scale 1/4" = 1'-0"

7/2/2024 10:44:28 PM



Ground Up
PACIFIC

No.	Description	Date
2	Revised 2	Oct 2

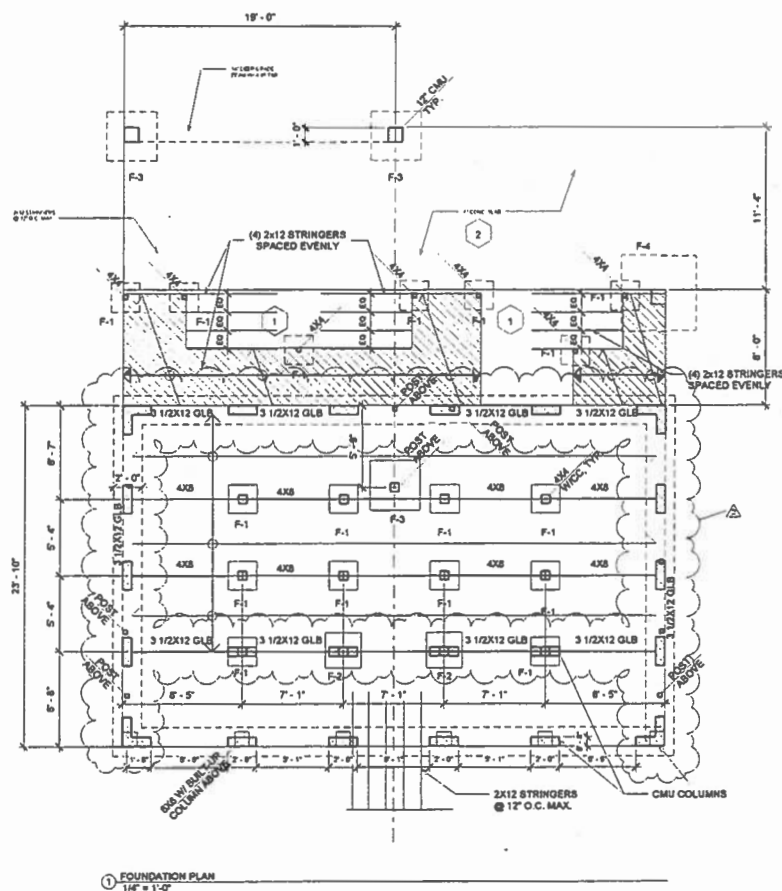
HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

54-84 KAM HWY. KAUULA, HI 96717
54-001:048

FOUNDATION PLAN

Date	Issue Date
Documentation Phase	Construction Documents
Checked by	Checked
S001	
Scale	Sheet No.



- F-1 2'-0" X 2'-0" X 1'-0" FOOTING W/ 3-#4 EA. WAY
- F-2 2'-6" X 2'-6" X 1'-0" FOOTING W/ 4-#4 EA. WAY
- F-3 3'-6" X 3'-6" X 1'-2" FOOTING W/ 6-#4 EA. WAY
- F-4 5'-3" X 5'-3" X 1'-0" FOOTING W/ 7-#4 EA. WAY



EXTENT OF FRAMING



(E) FRAMING



2X8 @ 16" O.C. JOISTS



4" THICK S.O.G W/ 6X8-
W/ 4XW/ 4 WWM AT
SLAB MID-DEPTH OVER
6 MIL VAPOR BARRIER
OVER 4" GRAVEL FILL



6" THICK S.O.G W/ 6X8-
W/4XW/4 W/M AT
SLAB MID-DEPTH OVER
6 MIL VAPOR BARRIER
OVER 4" GRAVEL FILL

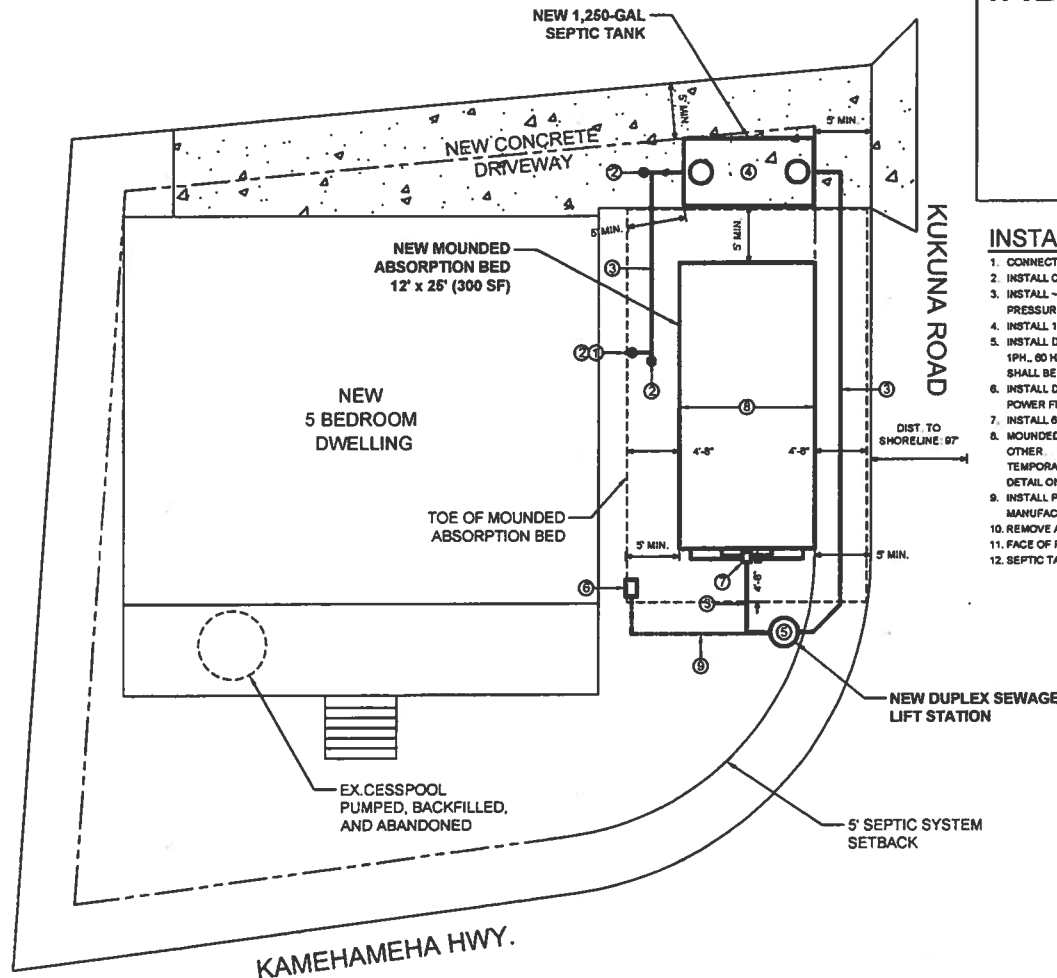
INDIVIDUAL WASTEWATER SYSTEM FOR NEW RESIDENCE 54-84 KAMEHAMEHA HWY. HAUULA, HI 96717 TMK: (1) 5-4-001:048

INSTALLATION NOTES:

1. CONNECT TO SEWER LINE FROM DWELLING. MAINTAIN MIN. 2% SLOPE TO SEPTIC TANK.
2. INSTALL CLEANOUT TO GRADE. SEE DETAIL ON SHEET C-2.
3. INSTALL -60 LF 4" SCH. 40 PVC PIPE AND NEC. FITTINGS, MAINTAIN MIN. 2% SLOPE INTO/OUT OF SEPTIC TANK. INSTALL -60 LF 1-1/2" HDPE LOW PRESSURE PIPE AND NEC. FITTINGS FROM SEWAGE LIFT STATION TO DISTRIBUTION BOX, MAINTAIN MIN. 12" COVER. SEE DETAIL ON SHEET C-2.
4. INSTALL 1,250-GALLON PRECAST CONCRETE DUAL COMPARTMENT SEPTIC TANK, JENSEN PRECAST MODEL HJ1250ST. SEE DETAIL ON SHEET C-3.
5. INSTALL DUPLEX SEWAGE LIFT STATION WITH CONCRETE BUOYANCY COUNTERWEIGHT: HDPE PUMP BASIN, GRINDER PUMPS (2 EA., 1 HP, 110V, 1PH, 60 HZ), SPLICE BOXES, BALL VALVES, CHECK VALVES, FLOAT TIE, NEC. PIPE/FITTINGS, AND COVER. SEWAGE LIFT STATION COMPONENTS SHALL BE ZOLLER ENGINEERED PRODUCTS OR APPROVED EQUAL. SEE DETAILS ON SHEET C-3 AND C-4.
6. INSTALL DUPLEX SEWAGE LIFT STATION CONTROL PANEL, 110V, 1 HP, IN NEMA 4X ENCLOSURE. MOUNT TO WALL OF DWELLING. CONNECT 110V POWER FROM DWELLING TO CONTROL PANEL.
7. INSTALL 6-HOLE DISTRIBUTION BOX, TUF-TITE 6HD2. PLUG ONE OUTLET. SEE DETAIL ON SHEET C-3.
8. MOUNDED ABSORPTION BED: 12' x 25' (300 SF), INSTALL 4 ROWS OF QUICK 4 INFILTRATOR CHAMBERS, INSTALLED LEVEL, ADJACENT TO EACH OTHER. PROVIDE MIN. 10" TOPSOIL OVER CHAMBERS AND PLANT WITH SEASHORE PAPSALUM GRASS. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO PERMANENTLY ESTABLISH GRASS ON TOP AND SLOPES OF MOUNDED ABSORPTION BED. SEE PROFILE AND SECTION DETAIL ON SHEET C-2.
9. INSTALL POWER AND CONTROL WIRING IN 1" PVC CONDUIT FROM CONTROL PANEL TO LIFT STATION. PIPE CUSHION SHALL BE NO. 4 MANUFACTURED SAND 6" AROUND ALL SIDES OF CONDUIT. PROVIDE MIN. 12" COVER.
10. REMOVE ALL LARGE TREES WITHIN 10' OF ABSORPTION BED AND 5' OF SEPTIC TANK.
11. FACE OF RETAINING WALLS AND COLUMN FOOTINGS SHALL BE 5' SETBACK FROM SEPTIC TANK AND/OR ABSORPTION BED.
12. SEPTIC TANK AND ABSORPTION BED SIZED TO ACCOMMODATE UP TO 5 BEDROOMS.

DRAWING INDEX

DRAWING NO.	SHEET NO.	DESCRIPTION
C-1	1	SITE PLAN
C-2	2	ABSORPTION BED PROFILE & SECTION
C-3	3	DETAILS
C-4	4	SEWAGE LIFT STATION DETAIL
	5	FLOOR PLANS



SITE PLAN



REVISION NO.	DATE	DESCRIPTION	BY	DATE	APPROVAL
INDIVIDUAL WASTEWATER SYSTEM FOR NEW RESIDENCE 54-84 KAMEHAMEHA HWY.					
SITE PLAN					
DESIGNED	FM	SUBMITTED			
DRAWN	FM	DATE	1/13/22		
CHECKED		SCALE			
THIS WORK WAS DONE BY ME AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.					
SIGNATURE					DRAWING NO.
EXP. DATE					C-1

4" PVC INLET
MIN. 2% SLOPE

NEW 1,250-GAL
PRECAST CONC.
SEPTIC TANK

NEW DUPLEX SEWAGE
LIFT STATION

12" MIN.

4" PVC OUTLET
2% MIN. SLOPE
(~65 LFP)

11'-6"

4'-8"

3'-6"

8'-0"

5'-0"

EX. GRADE

4" PVC INLET TO
DISTRIBUTION BOX

1-1/2" HDPE PRESSURE PIPE
(~9 LFP)

DISTRIBUTION BOX

QUICK 4" INFILTRATOR CHAMBERS
SEE SECTION THIS SHEET

25'

3'

12"

4" x 1-1/2" REDUCER, 1-1/2" HDPE x PVC
TRANSITION COUPLING, AND NEC. FITTINGS

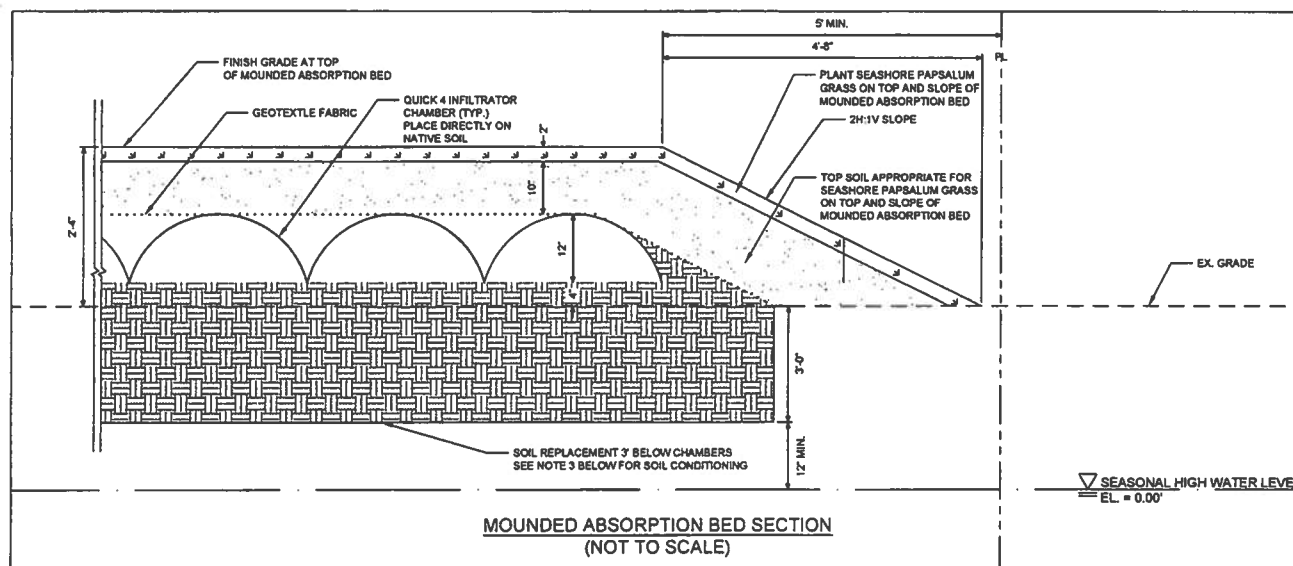
3" SOIL REPLACEMENT
BELOW CHAMBERS

SEASONAL HIGH WATER LEVEL
EL. = 0.00'

EXHIBIT C-7

MOUNDED ABSORPTION BED PROFILE
(NOT TO SCALE)

CAST-IN-PLACE REINF. CONC.
BUDYANCY COUNTERWEIGHT
SEE DETAIL ON SHEET C-3



1. SCARIFY AND REMOVE MIN. TOP 6" OF EXISTING GRADE BELOW ABSORPTION BED, GRADE LEVEL.
2. PROVIDE MIN. 3.0' SUITABLE SOIL W/ A MAX. PERCOLATION RATE OF 60 MIN/IN.
3. PERCOLATION RATE USED FOR SIZING ABSORPTION BED: 1 MIN/IN. (HAR 11-62, APP. D, TABLE III): 70 SF/BEDROOM.
3. NATIVE SANDY SOIL BELOW BOTTOM OF ABSORPTION BED SHALL BE CONDITIONED WITH APPROXIMATELY 1:1 RATIO OF SAND TO IMPORTED SOIL CONTAINING FINES SUFFICIENT TO ACHIEVE A MINIMUM PERCOLATION RATE OF 1 MIN./IN. CONDITIONED SOIL MIX SHALL EXTEND MIN. OF 3' BELOW BOTTOM OF ABSORPTION BED.
4. CHAMBERS SHALL BE PLACED DIRECTLY ON NATIVE SAND/IMPORTED SOIL MIX.
5. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY IRRIGATION SYSTEM TO PERMANENTLY ESTABLISH GROWTH OF SEASHORE PAPALUM GRASS.
6. THE BOTTOM OF THE ABSORPTION BED SHALL NOT BE COMPACTED.
7. BACKFILL MATERIAL OVER SOLID PVC PIPE MAY BE ON-SITE MATERIAL.
8. PIPE BEDDING MATERIAL SHALL BE 3/4" BASE COURSE.

REVISION	DATE	DESCRIPTION	SHT. #	DATE	APPROVED
NO.	DATE				



**INDIVIDUAL WASTEWATER SYSTEM
FOR NEW RESIDENCE
54-84 KAMEHAMEHA HWY.**

**ABSORPTION BED
PROFILE AND SECTION**

DESIGNED: FM	SUBMITTED:
DRAWN: FM	DATE: 1/13/22
CHECKED:	SCALE:

SIGNATURE: *[Signature]*

THIS WORK WAS DONE BY ME AND
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION

DRAWING NO.
C-2

GOOD HOUSEKEEPING BMP'S

- BMP AND SITE MAINTENANCE:**
 - REGULARLY INSPECT AND MAINTAIN BMP'S TO ENSURE CONTINUED PERFORMANCE.
- DUST CONTROL:**
 - DUST FROM THE PROJECT SITE SHALL NOT BE TRANSPORTED OR DISCHARGED TO OFFSITE AREAS.
 - THIS PROJECT WILL USE WATER TO MAINTAIN SOIL MOISTURE TO PREVENT DUST.
- CONCRETE WASTE MANAGEMENT:**
 - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - PLASTIC LINING MATERIAL SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
 - CONTAMINANT AREAS OR DEVICES SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS OR STORM DRAINS.
 - WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
 - ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF AS SOLID WASTES.
- STOCKPILE MANAGEMENT:**
 - STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS, WITHIN 50-FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT-OF-WAY.
 - SEDIMENT BARRIERS OR SILT FENCES SHALL BE USED AROUND THE BASE OF ALL STOCKPILES. STOCKPILES SHALL NOT EXCEED 15-FEET IN HEIGHT. STOCKPILES GREATER THAN 15-FEET IN HEIGHT SHALL REQUIRE 8-FOOT WIDE BENCHING IN ACCORDANCE WITH RCN CHAPTER 14, ARTICLE 15.
 - STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY USED WITHIN 7-DAYS.
- VEHICLE TRACKING CONTROL:**
 - RESTRICT VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE PROJECT SITE. ALL SEDIMENTS THAT ARE TRACKED OR DISCHARGED OFFSITE MUST BE SWEEPED OR VACUUMED AT THE END OF EACH DAY.
- MATERIALS AND AREA STORAGE AND USE MANAGEMENT:**
 - MINIMIZE THE STORAGE OF POTENTIAL POLLUTANTS ONSITE. STORE MATERIALS IN A DESIGNATED AREA, AND INSTALL SECONDARY CONTAINMENT. DO NOT STORE MATERIALS IN BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS BUTTING THE CITY STORM DRAINAGE SYSTEM, RECEIVING WATERS, OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFFSITE.
- SPILL PREVENTION AND CONTROL:**
 - KEEP ADEQUATE SUPPLY OF CLEANUP MATERIALS ONSITE TO CLEAN UP SPILLS IMMEDIATELY, USING DRY CLEANUP METHODS WHERE POSSIBLE, AND DISPOSE OF USED MATERIALS PROPERLY.
- SOLID WASTE MANAGEMENT:**
 - PREVENT OR REDUCE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE TRASH DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSED AREAS.
- PORTABLE TOILETS (SANITARY/SEPTIC WASTE MANAGEMENT):**
 - TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL-MAINTAINED AND SCHEDULED FOR REGULAR WASTE DISPOSAL AND SERVICING. SOURCES OF SANITARY AND/OR SEPTIC WASTE SHALL NOT BE STORED NEAR THE MS OR RECEIVING WATERS.
- VEHICLE AND EQUIPMENT CLEANING, FUELING AND MAINTENANCE:**
 - PREVENT POLLUTANTS IN STORM WATER FROM VEHICLE AND EQUIPMENT CLEANING, FUELING AND MAINTENANCE BY USING OFFSITE FACILITIES WHEN FEASIBLE. PERFORMING WORK IN DESIGNATED AREAS ONLY. USING SPILL PADS UNDER VEHICLES AND EQUIPMENT, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.
- HAZARDOUS MATERIALS:**
 - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER MATERIAL USE AND WASTE DISPOSAL. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE, HONOLULU FIRE DEPARTMENT, AND HONOLULU POLICE DEPARTMENT OF THE DISCHARGE BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN THREE (3) DAYS AFTER NOTIFICATION BY PHONE.

NONHAZARDOUS MATERIALS:

IN THE EVENT THAT NON-HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE BY TELEPHONE NO LATER THAN THE NEXT BUSINESS DAY. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN THREE (3) DAYS AFTER NOTIFICATION BY PHONE.

SEDIMENT CONTROL BMP'S

- PERIMETER CONTROLS:**
 - SEDIMENT FENCES OR BARRIERS SHALL BE USED AT THE PERIMETER OF ALL DISTURBED AREAS WHERE THERE IS POTENTIAL FOR RUNOFF TO FLOW OFF THE PROJECT SITE. BARRIERS MAY INCLUDE GRAVEL BAGS, SAND BAGS, FIBER ROLLS, SILT FENCES COMPOSITE SOCKS, OR AN EQUIVALENT BMP THAT INTERCEPTS RUNOFF.
- INLET PROTECTION:**
 - ALL STORM DRAIN INLETS ONSITE AND THOSE OF EQUIVALENT MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE UNLESS THEY ARE DIRECTED TO A SEDIMENT BASIN OR TRAP.

EROSION PREVENTION BMP'S

- PERMANENT STABILIZATION:** (PRIOR TO CLOSING OF ANY PERMITS), PERMANENT STABILIZATION MUST BE PLACE WHICH INCLUDES THE FOLLOWING REQUIREMENTS:
 - ALL EXPOSED DISTURBED AREAS MUST BE PERMANENTLY STABILIZED WITH GROUND COVERING SUCH AS VEGETATION, GRAVEL, OR PAVEMENT.
 - RAIN GUTTERS, DOWNSPOUTS AND CHANNELIZED FLOWS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED.
 - IN SEEDED AREAS, GRASS OR VEGETATION MUST COVER AT LEAST 80 OF THE DISTURBED SOILS OR MUST BE TEMPORARILY STABILIZED WHILE IT IS GROWING.
 - TEMPORARY MEASURES, SUCH AS SEDIMENT BARRIERS, SHOULD BE REMOVED WHEN PERMANENT MEASURES ARE IN PLACE.
 - ALL PAVED SURFACES MUST BE CLEAN.
 - STORM DRAIN INLET FILTERS MUST BE REMOVED AFTER ALL CLEANUP ACTIVITIES HAVE BEEN COMPLETED.
- TEMPORARY STABILIZATION:**
 - TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHEN THE DISTURBED AREA WILL NOT BE WORKED FOR 14 THIS PROJECT WILL USE ROLLED EROSION CONTROL PRODUCTS OR PLANTING AND VEGETATION FOR TEMPORARY STABILIZATION.

OMITTED BMP'S

A COMPREHENSIVE LIST OF BMP'S BASED ON THE DPP RULES RELATING TO WATER QUALITY AND GUIDANCE DOCUMENTS MENTIONED ABOVE, WERE REVIEWED TO COMPLETE THIS ESCP. THE FOLLOWING BMP'S WERE DETERMINED TO BE NOT APPLICABLE BECAUSE THEY WOULD NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL BASED ON THE SPECIFIC SITE CONDITIONS. AS CONSTRUCTION PROGRESSES, REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.

OMITTED BMP'S

- DEWATERING OPERATIONS
- LIQUID WASTE MANAGEMENT
- SLOPE MANAGEMENT AND PROTECTION
- CONTAMINATED SOIL MANAGEMENT
- STORM DRAIN INLET PROTECTION

RATIONALE

- THERE WILL BE NO DEWATERING ONSITE
- THERE WILL BE NO LIQUID WASTE OR NON-STORM WATER ONSITE
- ALL WORK WILL BE ON SLOPES LESS THAN 15%
- THERE ARE NO CONTAMINATED SOILS ANTICIPATED ON SITE
- STORM DRAIN INLETS ARE NOT LOCATED WITHIN 50-FEET OF PROJECT SITE

SCHEDULE NOTES

- AN ESCP COORDINATOR FOR THE PROJECT MUST BE DESIGNATED TO DPP IN WRITING BEFORE PERMIT ISSUANCE USING APPENDIX A OR B OF THE RULES RELATING TO WATER QUALITY.
- NOTIFY DPP IN WRITING TWO (2) WEEKS PRIOR TO STARTING WORK BY EMAIL: ESCPDESIGN@HONOLULU.GOV OR PHONE (808) 788-6132.
- MEASURES TO PREVENT AND CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY EARTHWORK IS INITIATED.
- BEST MANAGEMENT PRACTICES (BMP'S) SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS COMPLETE.
- PRACTICE GOOD HOUSEKEEPING MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- INSPECTIONS WILL BE PERFORMED MONTHLY AT A MINIMUM AND MAY BE PERFORMED MORE FREQUENTLY AS NEEDED.

PROJECT SCALE

THE FOLLOWING IS THE PLANNED SEQUENCE AND TIMELINE OF ACTIVITIES. REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.

ACTION	TIMELINE OR DAYS
NOTIFY DPP OF PROJECT START DATE	2 WEEKS BEFORE STARTING WORK
INSTALL PERIMETER CONTROLS	1 DAY
PERFORM PRE-CONSTRUCTION INSPECTION	1 DAY
SITE CLEARING	1 DAY
VERTICAL CONSTRUCTION THROUGH FINAL STABILIZATION	3 TO 5 MONTHS
DEMOLITION EQUIPMENT AND MATERIALS	2 TO 3 DAYS
REMOVE PERIMETER CONTROLS	1 DAY
SWEEPING AND WASTE DISPOSAL	DAILY

RAIN RESPONSE PLAN

THE FOLLOWING WILL BE PERFORMED WHEN SEVERE RAIN IS IMMINENT OR FORECASTED IN THE NEXT 48-HOURS:

- TEMPORARILY SUSPEND LAND DISTURBING ACTIVITIES INCLUDING CLEARING, GRUBBING, GRADING AND TRENCHING.
- INSTALL ALL BMP'S AND MAINTAIN AS NEEDED.
- REINSTALL BMP'S THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA.
- IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING SURROUNDING STREETS.
- COVER OR RELOCATE MATERIAL, STOCKPILES AND LIQUID CONTAINERS TO AVOID CONTACT WITH RAINWATER.
- PLACE SPILL PANS OR OIL-ONLY SPILL PADS UNDER CONSTRUCTION VEHICLES TO PREVENT RUNOFF FROM CONTACT ANY SPILLED PETROLEUM PRODUCT. PROPERLY DISPOSE OF ANY ACCUMULATED OILY WATER AFTER THE RAIN EVENT.
- RE-INSPECT PROJECT SITE AFTER THE RAIN EVENT AND REPLACE OR MAINTAIN BMP'S AS NEEDED.

STREET USAGE PERMITS

- IF THE PROPOSED LAND DISTURBING WORK WILL BE PERFORMED IN THE CITY SIDEWALK OR RIGHT-OF-WAY AND/OR BEST MANAGEMENT PRACTICES INSTALLED IN THE SIDEWALK AREA (AREA BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT), THE OWNER IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STREET USAGE FROM THE DEPARTMENT OF TRANSPORTATION SERVICES, 650 S. KING STREET, 2ND FLOOR, HONOLULU, HAWAII 96813.
- THE OWNER IS RESPONSIBLE FOR INSTALLING APPROPRIATE BARRICADES, FLASHERS, AND SIGNAGE FOR PEDESTRIAN AND VEHICULAR SAFETY, AND REMOVING THE INLET PROTECTIONS) BEFORE A STORM EVENT TO PREVENT FLOODING OF THE ROAD AND AFTER THE PROJECT SITE IS COMPLETELY STABILIZED.

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE FAMILY & TWO-FAMILY DWELLING PROJECTS

- USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75% PER LUC SECTION 21-3.7.1 (C).
- TOTAL IMPERVIOUS AREA: 88.25%

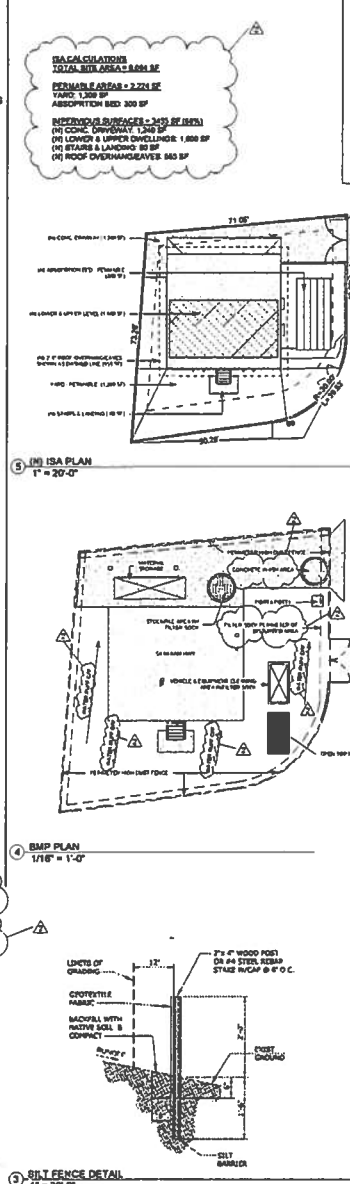
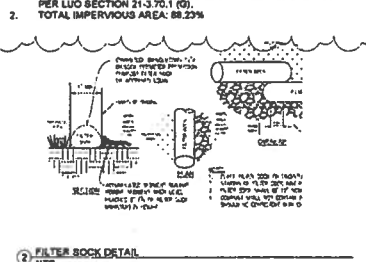


EXHIBIT C-8



No.	Description	Date
1	Revisions	01/21/20

HI HOME BUYERS GROUP
DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

EROSION CONTROL NOTES, ESCP

Date	Issue Date
Documentation Phase	Construction Drawing
Checked by	Checked
A000	
Scale	As Indicated

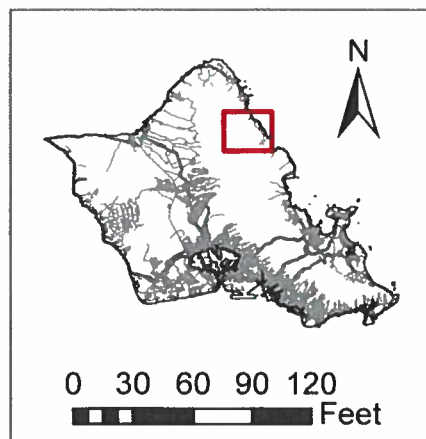
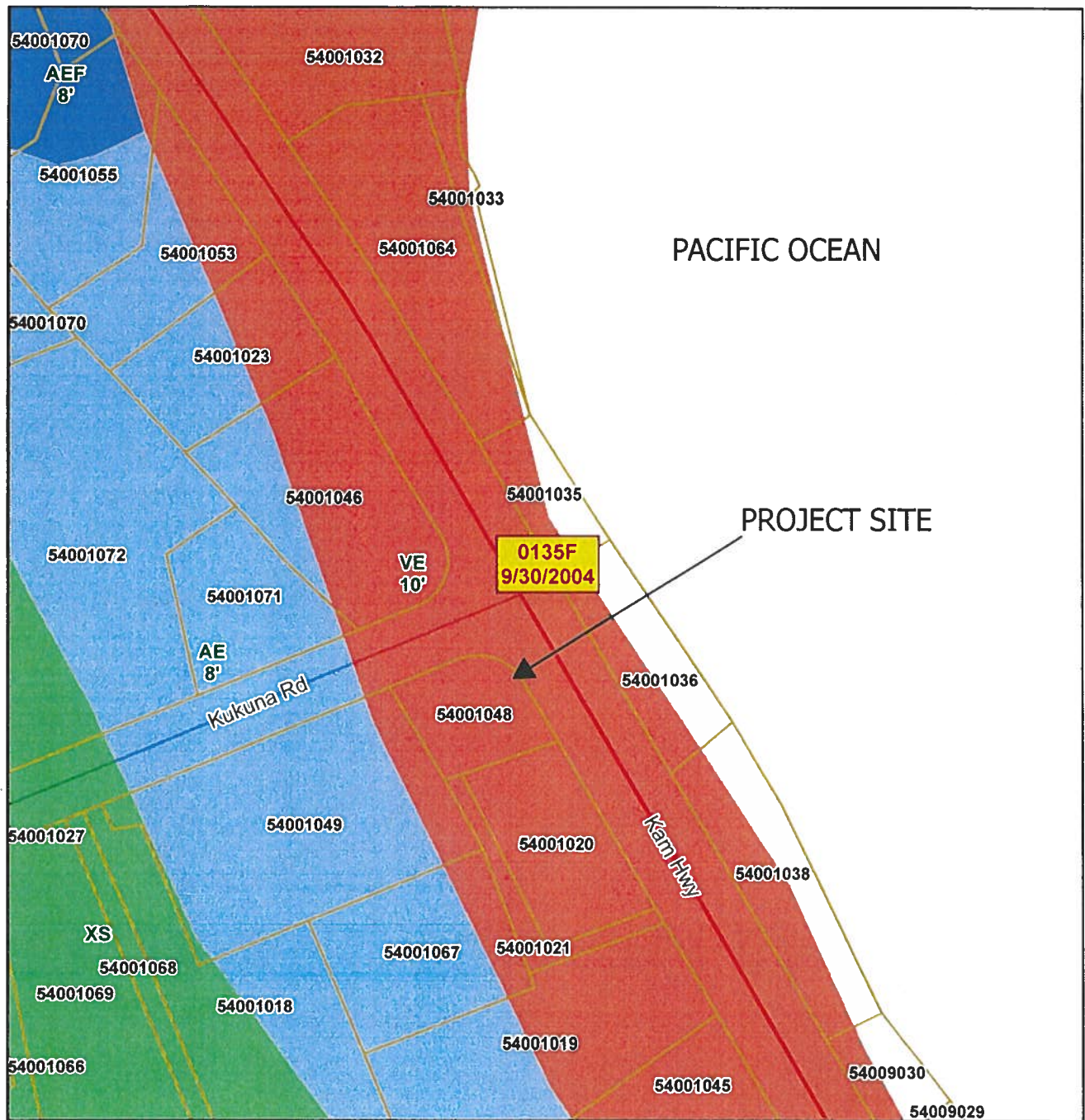


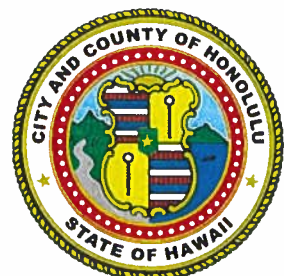
EXHIBIT D FLOOD MAP

FILE NO. 2024/SMA-25

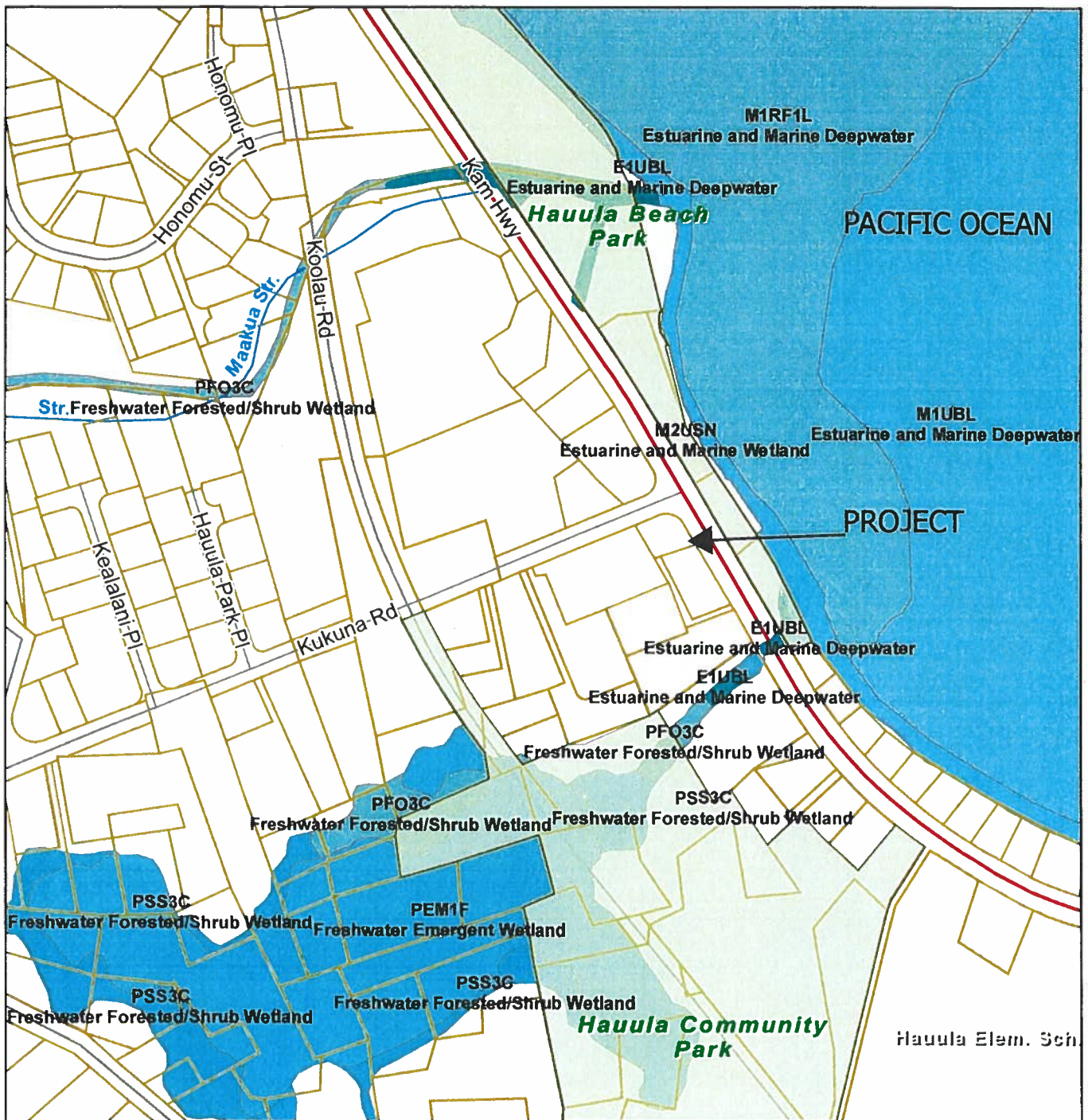
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0 100 200 300 400 Feet

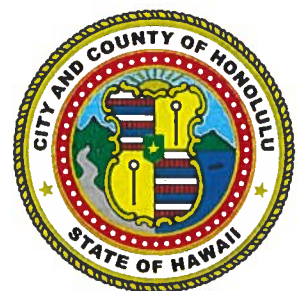
EXHIBIT E WETLAND MAPPER

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

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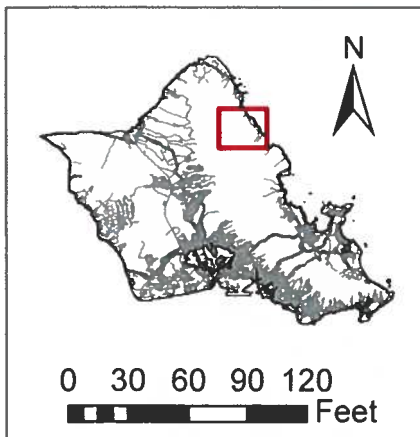
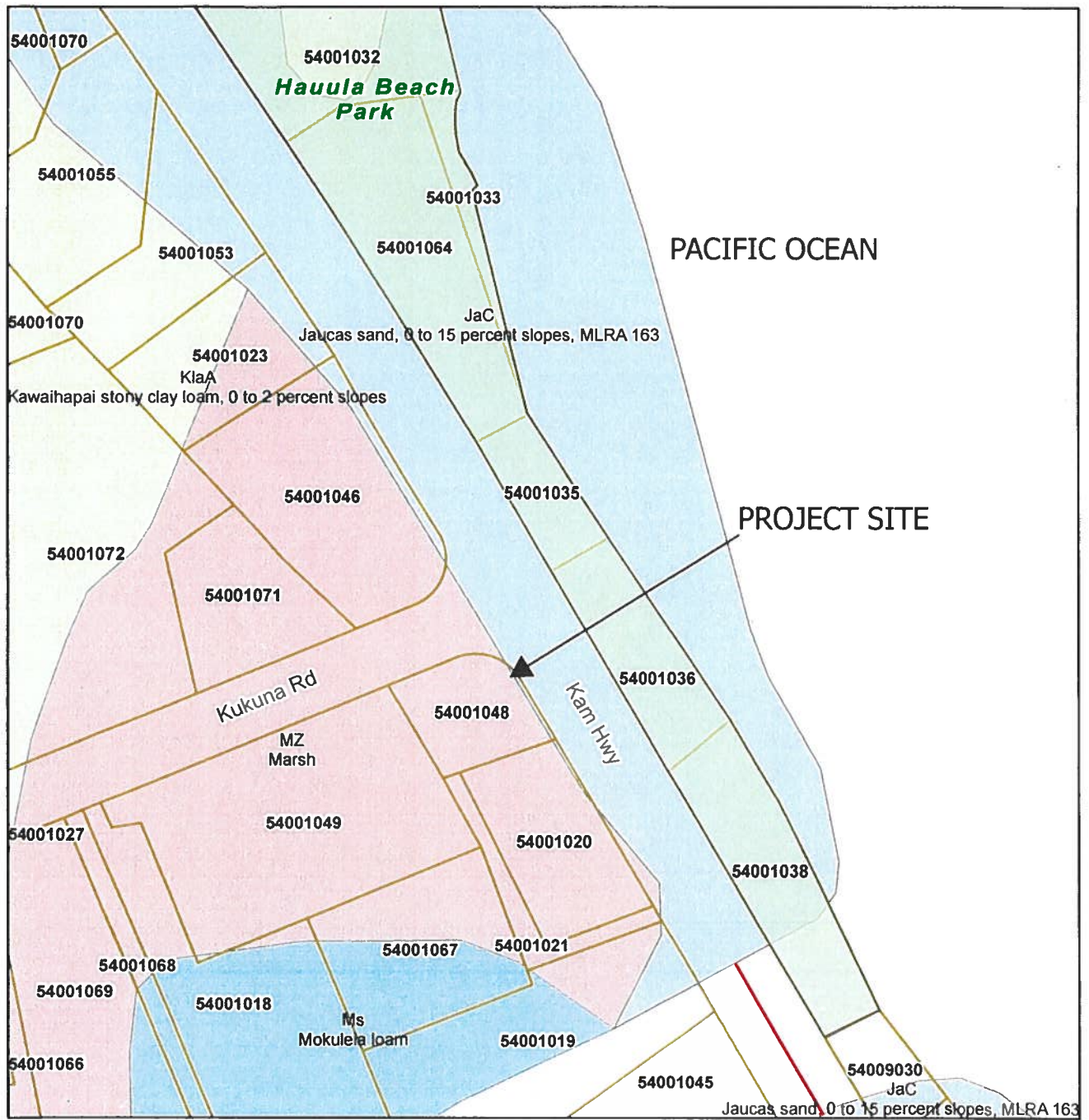


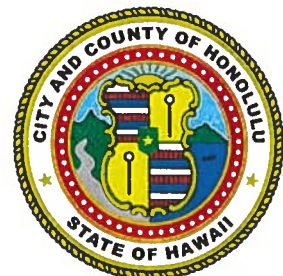
EXHIBIT F SOILS MAP

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

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Land Use Permits Division
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EXHIBIT G STORM SURGE MAP

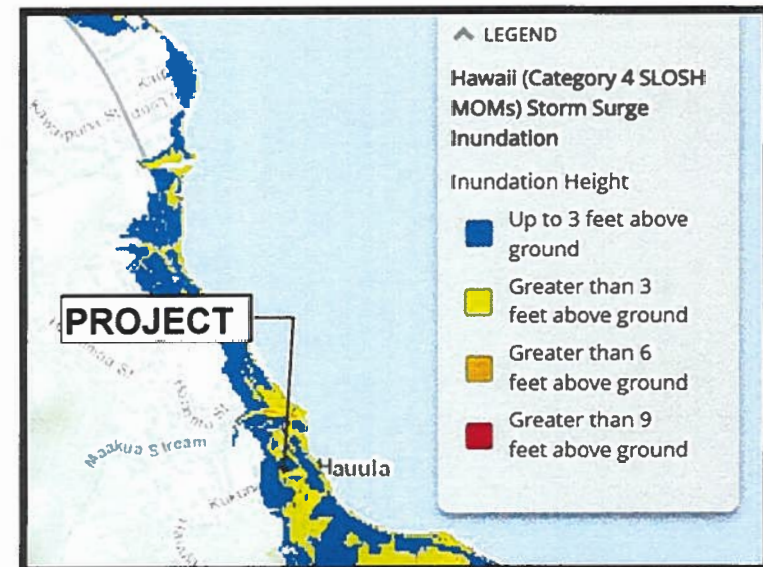
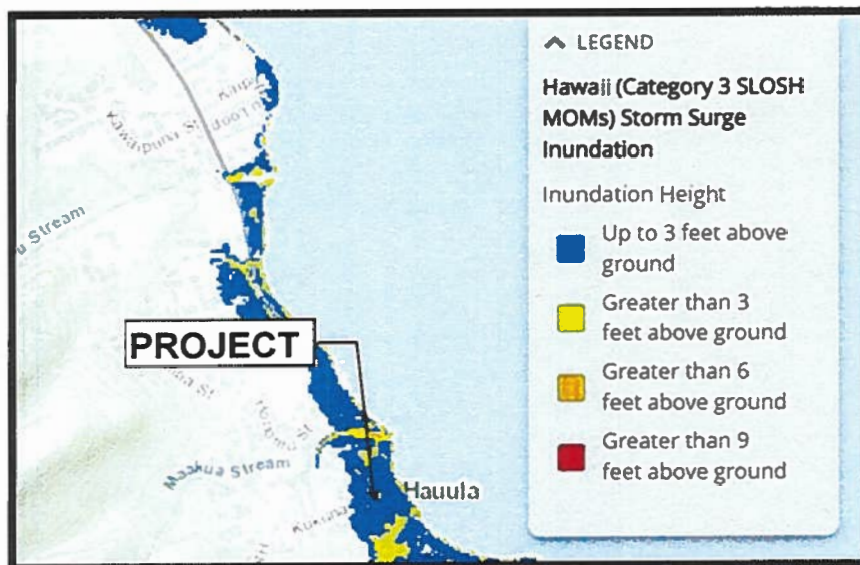
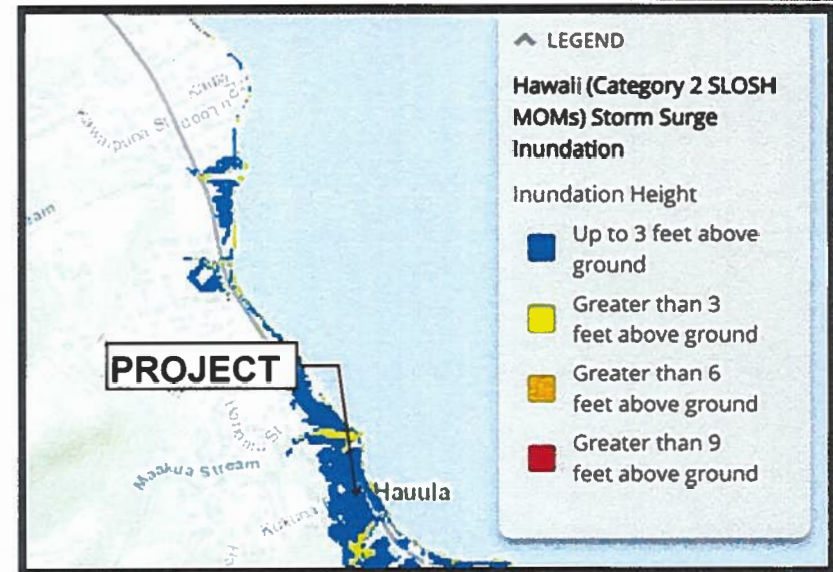
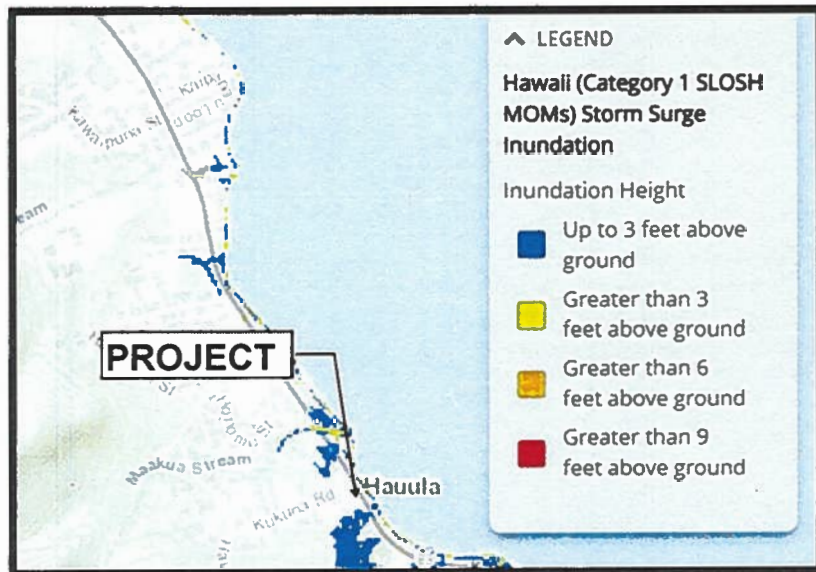
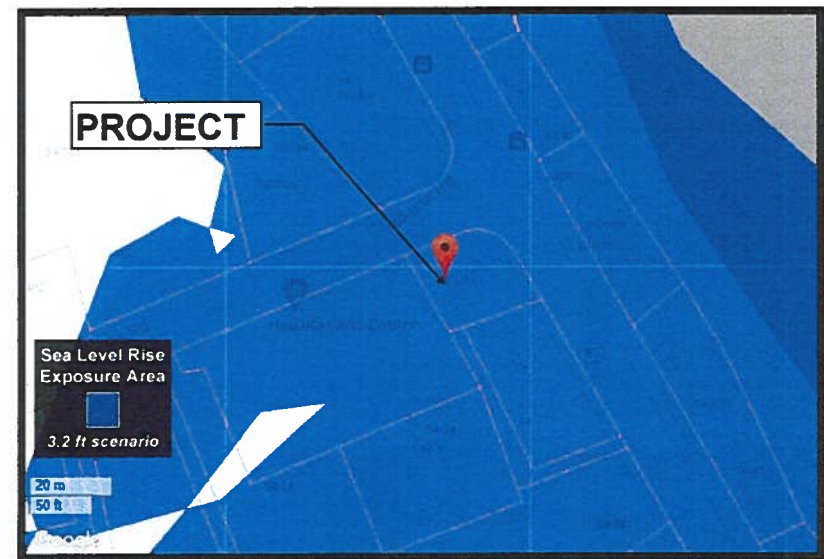
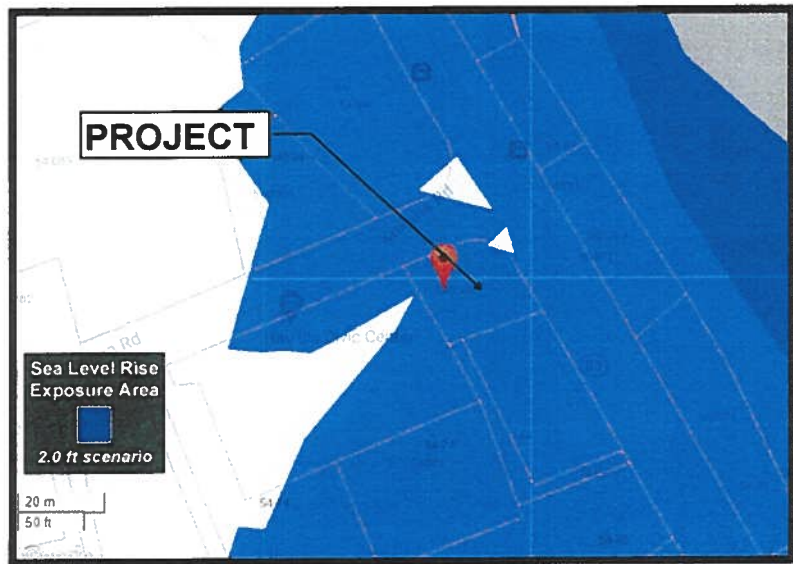
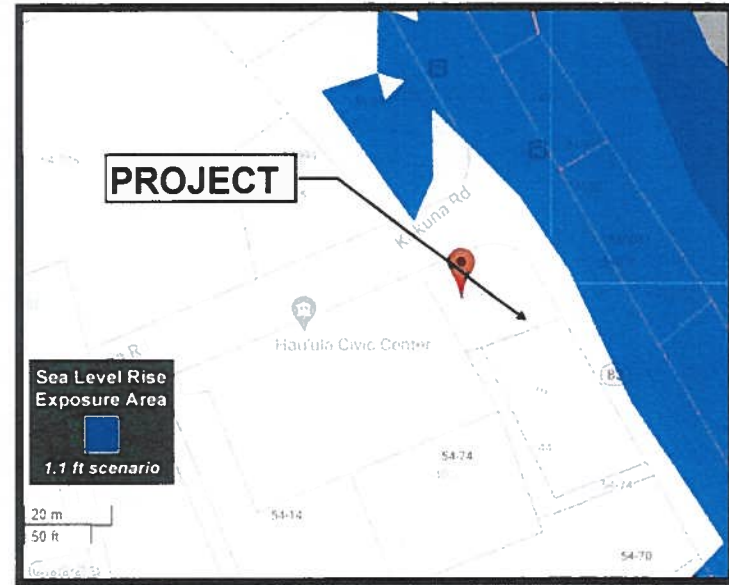
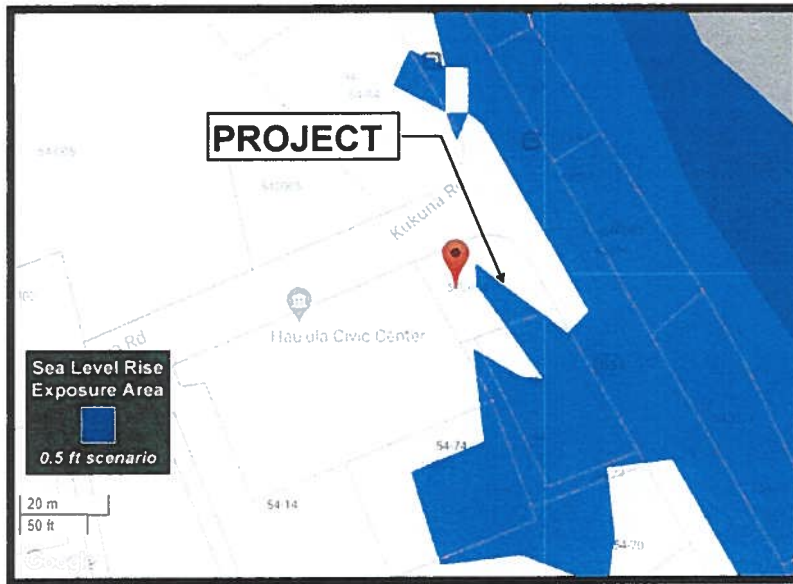


EXHIBIT H SEA LEVEL RISE EXPOSURE MAP



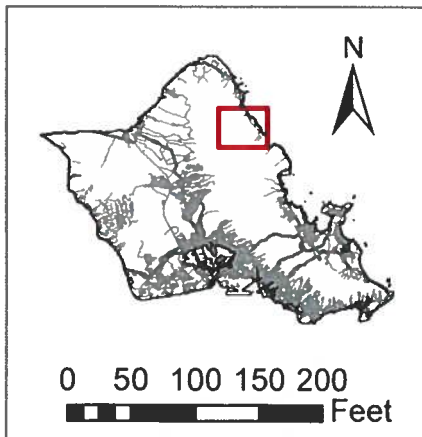
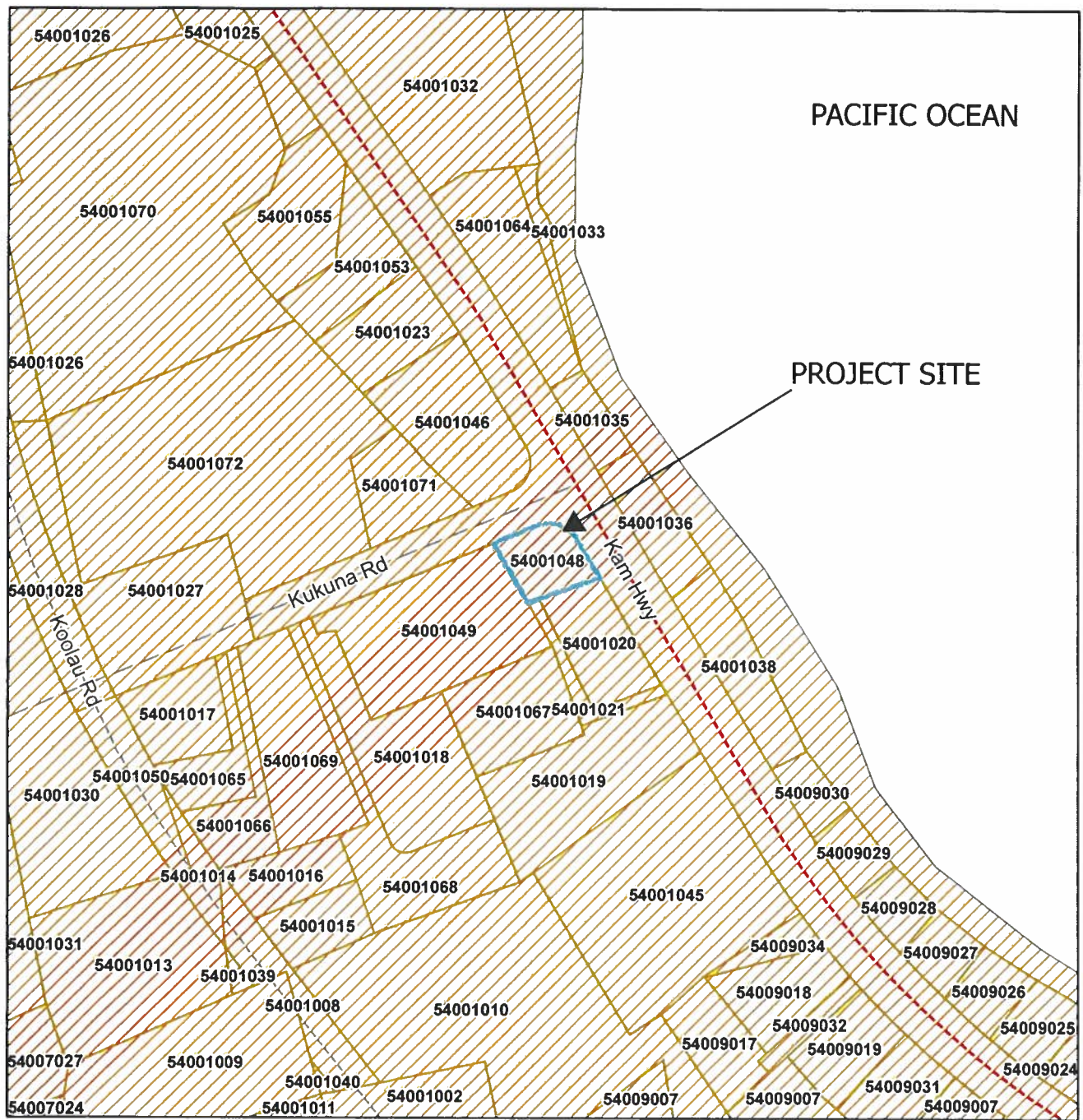


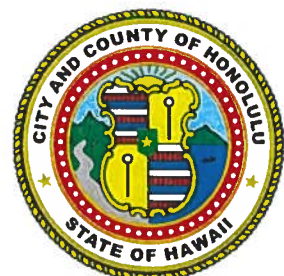
EXHIBIT I TSUNAMI EVACUATION MAP

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

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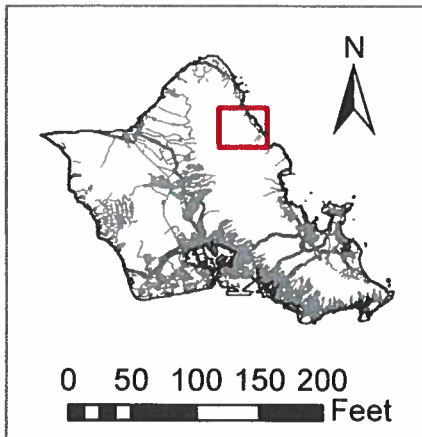
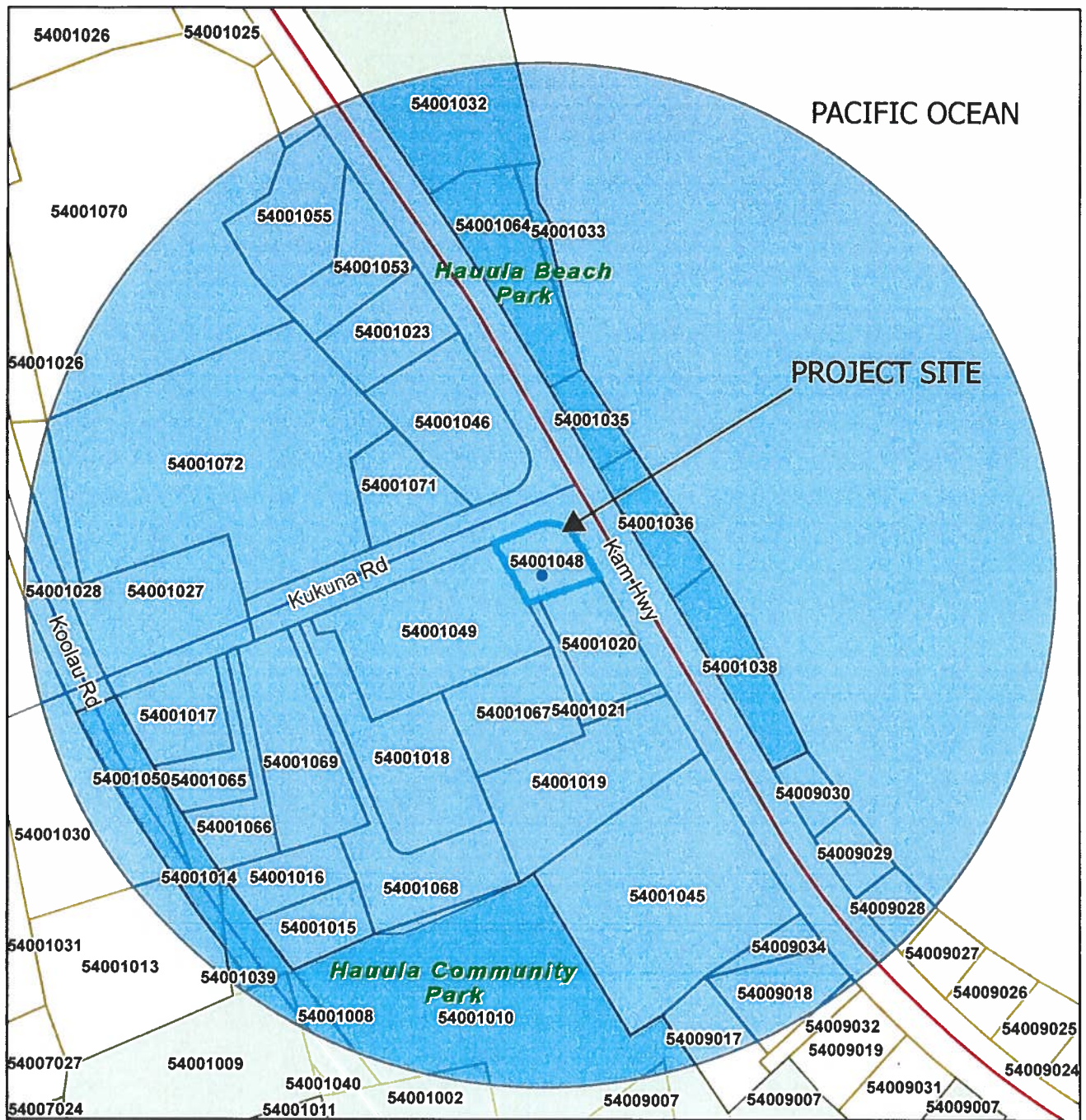


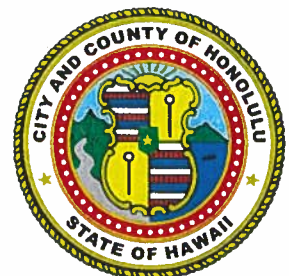
EXHIBIT J **CUMULATIVE PROJECT** **RADIUS MAP** **(WITHIN 500 FEET)**

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

July 2024



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Land Use Permits Division
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