

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'aina, Matt Weyer

Committee Meeting Held
September 25, 2024

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-208 entitled:

"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,"

as transmitted by Departmental Communication 600 (2024) from the Department of
Planning and Permitting ("DPP"), dated August 12, 2024, reports as follows:

The purpose of Resolution 24-208 is to grant a Special Management Area ("SMA")
Major Permit to HI Home Buyers Group ("Applicant") to allow for the construction of a new
two-story structure with a three-bedroom primary dwelling unit with covered lanai on the
second floor, attached two-bedroom accessory dwelling unit on the ground floor, 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 in Hau'ula (the "Project").

In Departmental Communication 600 (2024), the DPP reports that while the Project
site is not currently a shoreline lot, future projections show coastal erosion of Hau'ula
Beach with the shoreline moving farther mauka, and the likelihood that the Project site
will become a shoreline lot in the future. The Project site is projected to be impacted by
3.2 feet of sea level rise by the year 2100.

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON

OCT 09 2024

COMMITTEE REPORT NO.

288

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

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Committee Meeting Held
September 25, 2024
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Your Committee notes that the DPP, after a public hearing held on June 28, 2024, recommends approval of the SMA Major Permit for the Project subject to the conditions set forth in the Resolution.

At your Committee's meeting on September 25, 2024, the Applicant's Agent provided a brief presentation on the proposed Project and responded to questions from Councilmembers.

A representative from the DPP testified in support of the Resolution.

CARES testified in support of the Resolution.

Your Committee received no written public testimony on the Resolution.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended and clarified as discussed below.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the title of the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY STRUCTURE WITH A PRIMARY DWELLING UNIT ON THE SECOND FLOOR, ATTACHED ACCESSORY DWELLING UNIT ON THE GROUND FLOOR, CARPORT, AND FENCE IN HAU'ULA, O'AHU."

B. In the first WHEREAS clause, clarifies the description of the Project.

HONOLULU CITY COUNCIL

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Committee Meeting Held
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- C. In the second WHEREAS clause, clarifies that for the public hearing on the Project, no verbal testimony was offered and no written testimony was received.
- D. In Condition C, requires that the landowner acknowledgement only be stated under "Landowner Acknowledgements" on all Project building permit plans (rather than on all Project construction permit plans and building permit plans).
- E. In Condition E, relating to landowner acknowledgements of coastal hazards:
 - 1. Designates as Condition E.1 the landowner acknowledgement regarding potential harm to or loss of life and property due to coastal hazards; and
 - 2. Adds a new Condition E.2 to add a landowner acknowledgement regarding assumption of the risk and liability for development in close proximity to the shoreline, and accepting responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards.
- F. Amends Condition I as follows:
 - 1. Deletes former Condition I.1 because the Project site is not a shoreline zoning lot and is not subject to the shoreline setback requirements.
 - 2. Designates former Condition I.2 as Condition I, and clarifies that any extension proposal will be deemed denied if the Council fails to take final action within the first to occur of: (1) sixty days after receipt of the DPP Director's report or (2) the Applicant's then-existing deadline for obtaining a construction permit or building permit (rather than a development permit).
- G. Makes miscellaneous technical and nonsubstantive amendments.

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Committee Meeting Held
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Your Committee finds, pursuant to HRS § 205A-26, and ROH § 25-3.2, and in agreement with the conclusion of the DPP in Departmental Communication 600 (2024), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.
2. The development, as conditioned, is consistent with the objectives and policies set forth in ROH § 25-3.1 and HRS § 205A-2, and area guidelines contained in ROH § 25-3.2 and HRS § 205A-26.
3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-208, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-208, CD1. (Ayes: Cordero, Dos Santos-Tam, Say, Weyer – 4; Noes: None; Absent: Kia'āina – 1.)

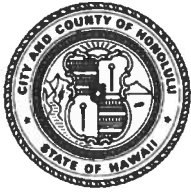
Respectfully submitted,


Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 09 2024

COMMITTEE REPORT NO. 288



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

No. 24-208, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY STRUCTURE WITH A PRIMARY DWELLING UNIT ON THE SECOND FLOOR, ATTACHED ACCESSORY DWELLING UNIT ON THE GROUND FLOOR, 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 structure with a three-bedroom primary dwelling unit with covered lanai on the second floor, attached two-bedroom accessory dwelling unit on the ground floor, 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

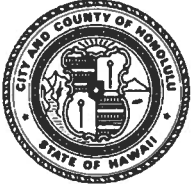
WHEREAS, on June 28, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, which was attended by the Applicant's Agent and DPP staff; no members of the public attended, no verbal testimony was offered, and no written testimony was received; and

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 §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), 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 August 14, 2024 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 an 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



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

No. 24-208, CD1

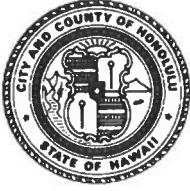
RESOLUTION

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 or 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 be permitted under this resolution, upon review and approval by the DPP Director.

- B. The Project's building permit application must include revised plans showing grasscrete, grass block pavers, or other pervious pavement used for the driveway and any other proposed paved unroofed areas. If the area under the elevated structure is paved, pervious material must 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 due 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 the 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 landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

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



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

No. 24-208, CD1

RESOLUTION

- 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, sea level rise, 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:

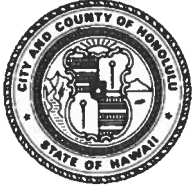
"In choosing to undertake the development at Tax Map Key 5-4-001:048, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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 sea level rise, 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:

1. *"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."*
2. *"The landowner hereby acknowledges that the Tax Map Key 5-4-001:048 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development in close proximity to the shoreline. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.



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

No. 24-208, CD1

RESOLUTION

- 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:

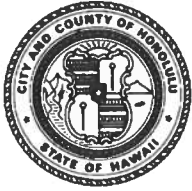
"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-4-001:048."

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

- G. To minimize impacts to archaeological, historic, or cultural resources that may be present on the Project site, 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 immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

- H. 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 Project site, 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);



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

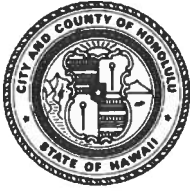
No. 24-208, CD1

RESOLUTION

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; and
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).

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

- I. **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:
 1. 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.
 2. 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 approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 3. If the Council fails to take final action on the proposed extension within the first to occur of:



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

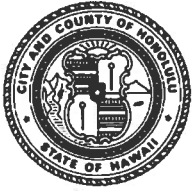
No. 24-208, CD1

RESOLUTION

- a. Sixty days after receipt of the DPP Director's report; or
- b. The Applicant's then-existing deadline for obtaining a construction permit or building 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 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



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

No. 24-208, CD1

RESOLUTION

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

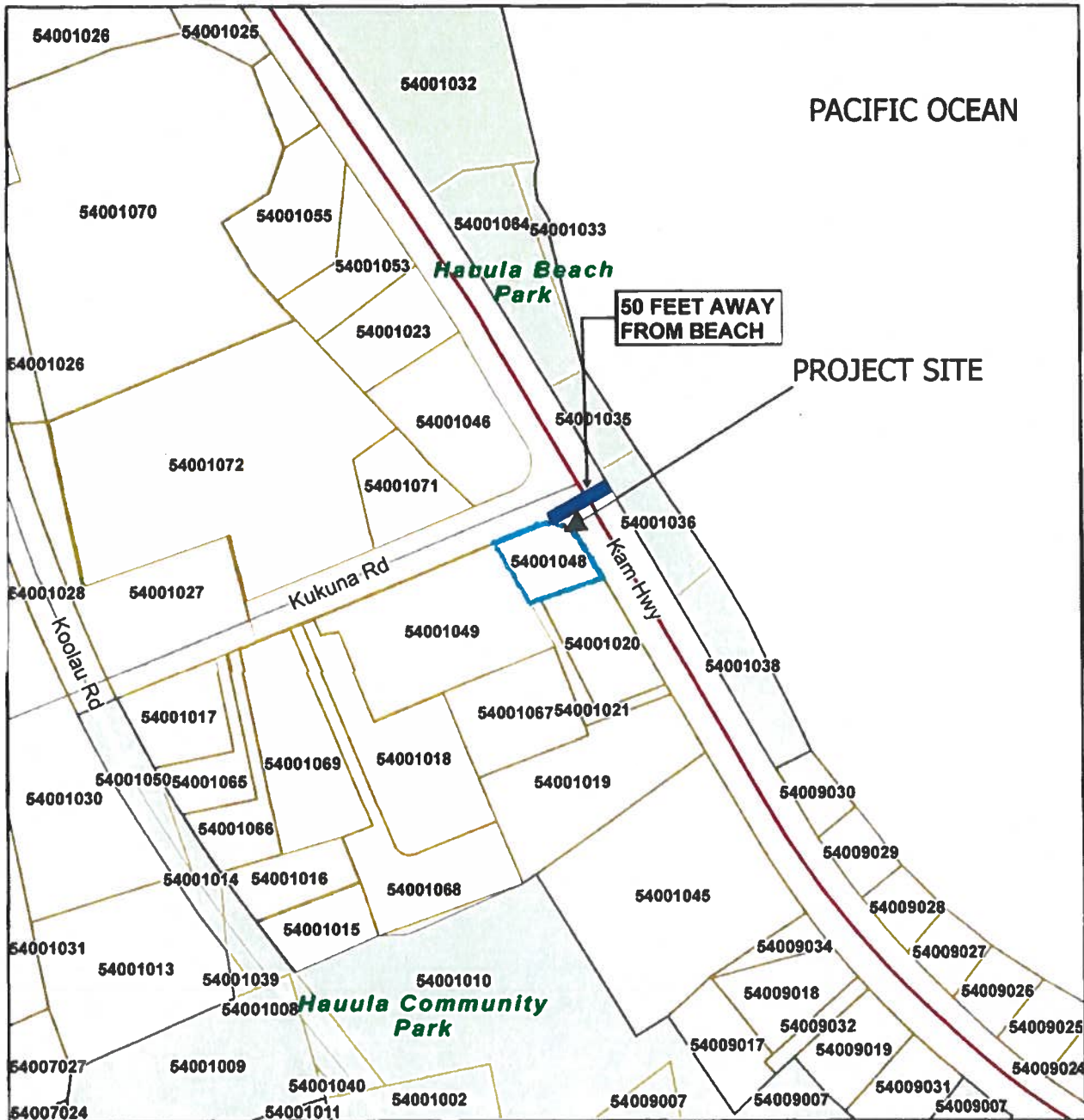
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

August 14, 2024
Honolulu, Hawai'i

Councilmembers



0 50 100 150 200
Feet

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

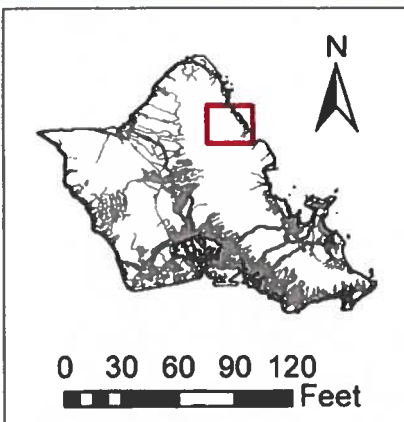
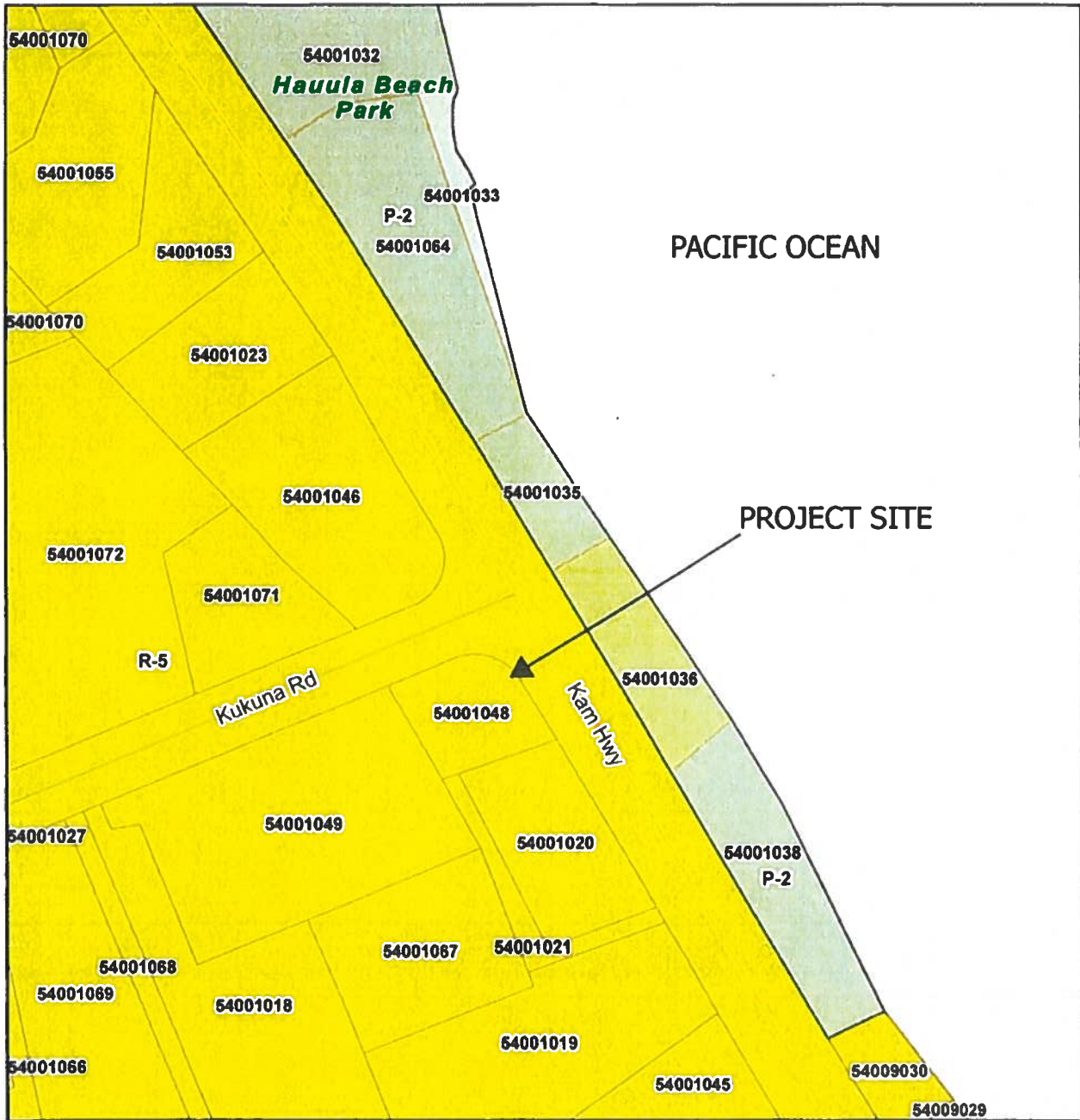


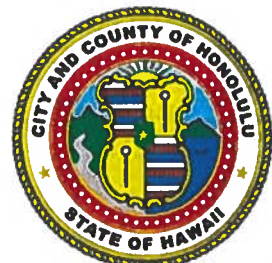
EXHIBIT B ZONING MAP

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

EXHIBIT C-1

000

0 100 200 300 400 500 600 700 800 900 1000

EXHIBIT C-2



(800) 626-8141
COLUMBIA, MO 65273

11100111
11100111

1	Age 1	Age 2	Age 3
2	Age 1	Age 2	Age 3

HI HOME BUYERS GROUP

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

ADU & NEW SF DWELLING ABOVE

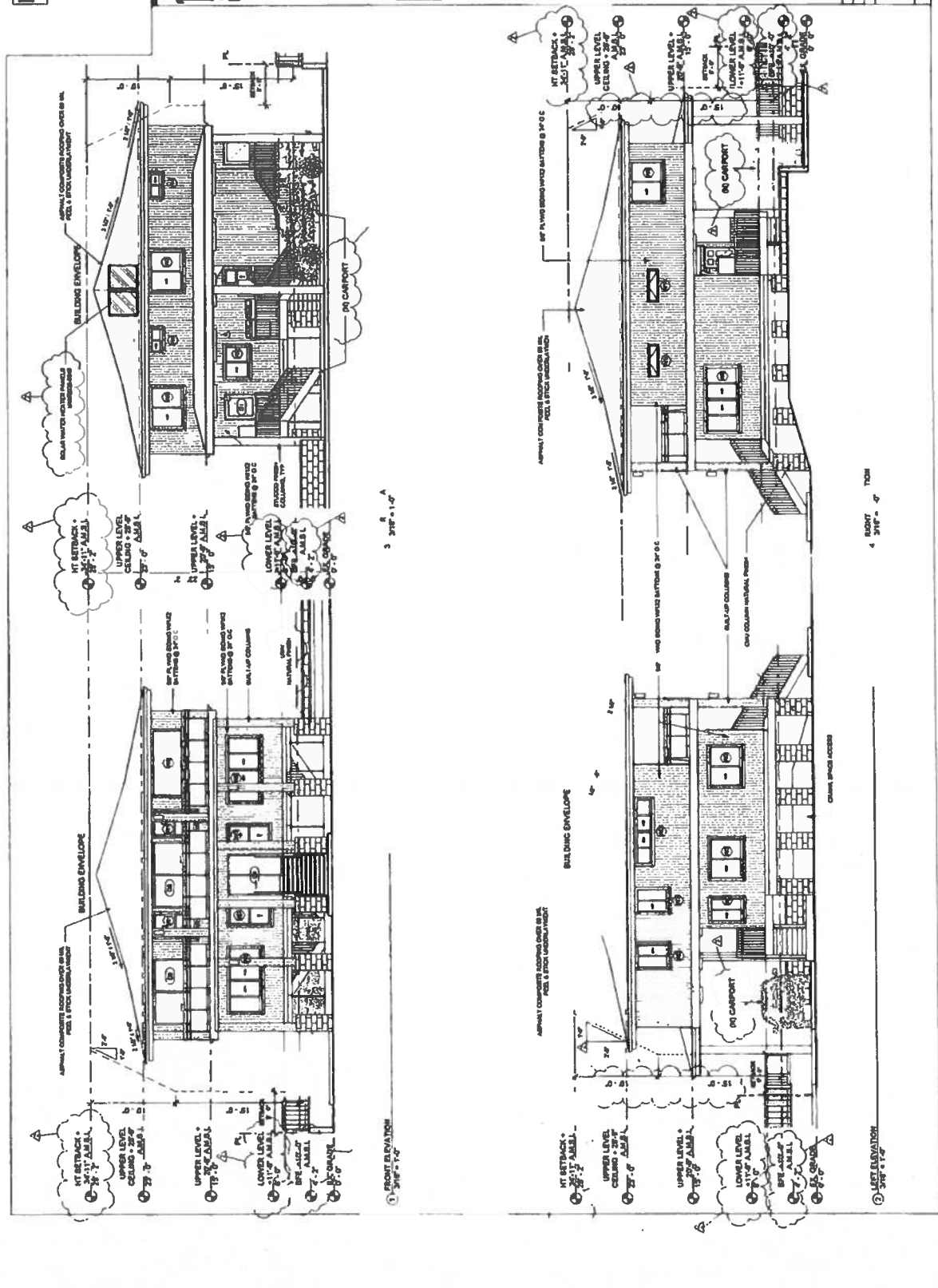
54-61 KAM HWY KAUOLA HI 96717

DATE 10-2-1

EXTERIOR ELEVATIONS

A104

51-13



① $\frac{1}{14} \div \frac{1}{5}$

EXHIBIT C-4



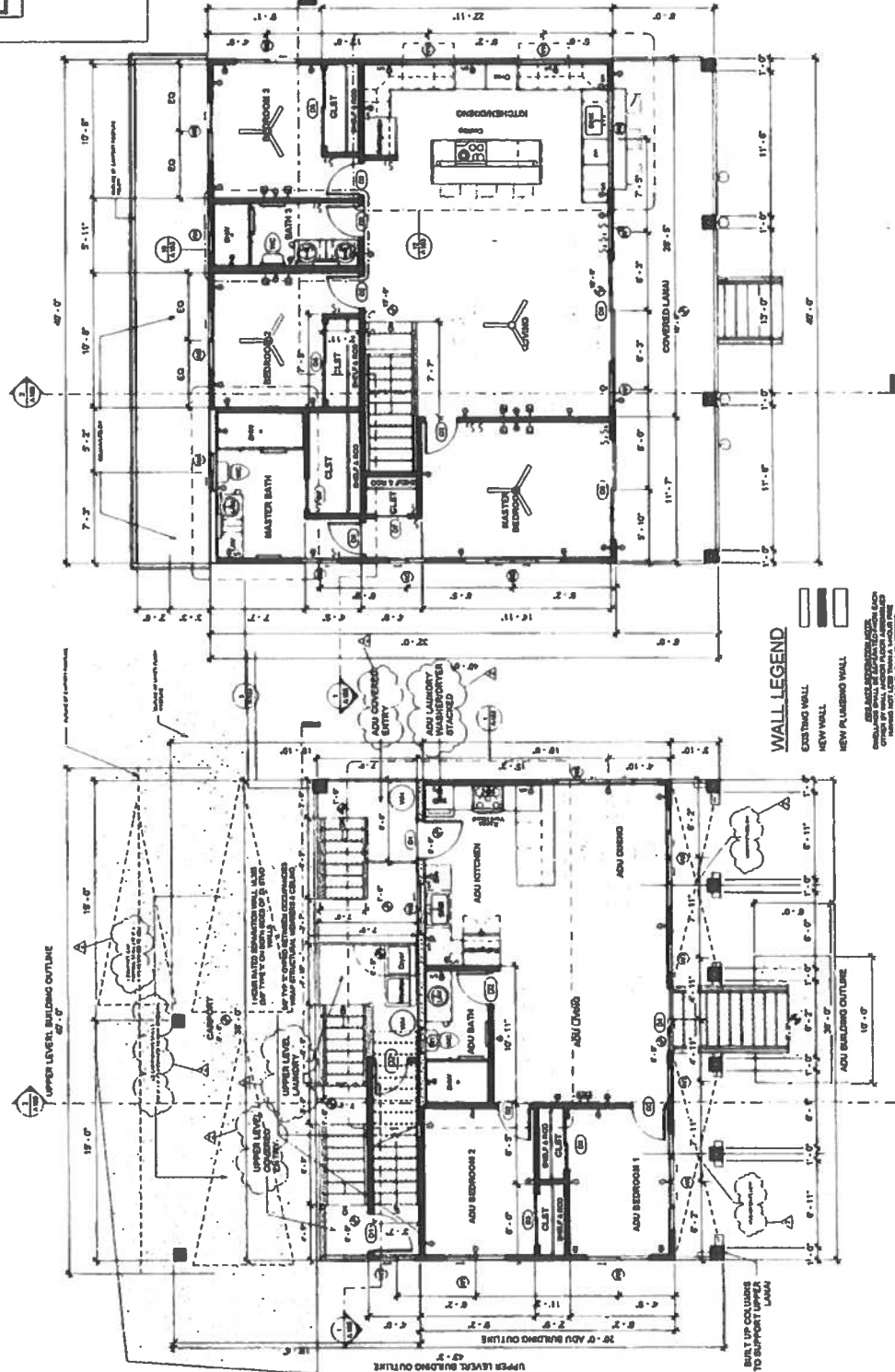
No.	Quantity	Description	Unit

HI HOME BUYERS GROUP
 DEMO EXISTING SF DWELLING FOR NEW
 ADU & NEW SF DWELLING ABOVE
 54-04 KAILUA HWY, KAILUA, HI 96731
 54-001.04-6

NEW FLOOR PLANS

A101

Scale: 1/8" = 1'-0"



WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW PLASTER WALL

NOTES:
 1. ALL NEW WALLS AND PLASTER SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
 2. ALL NEW WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
 3. ALL NEW PLASTER SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
 4. ALL NEW PLASTER SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.
 5. ALL NEW PLASTER SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD.

1. UPPER LEVEL
 2. LOWER LEVEL

1. UPPER LEVEL
 2. LOWER LEVEL

EXHIBIT C-5



PHOTO 020-0111
SUNSHINE, IN 80791



NO.	DESCRIPTION	DATE
1	FOUNDATION PLAN	10/1/17

HI HOME BUYERS GROUP
DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE
S-4-001-008
S-4-001-008
S-4-001-008

FOUNDATION PLAN

DATE	10/1/17
DESIGNED BY	GROUNDUP
CHECKED BY	GROUNDUP
PROJECT NO.	S001
SCALE	1/4" = 1'-0"

FOUNDATION LEGEND

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

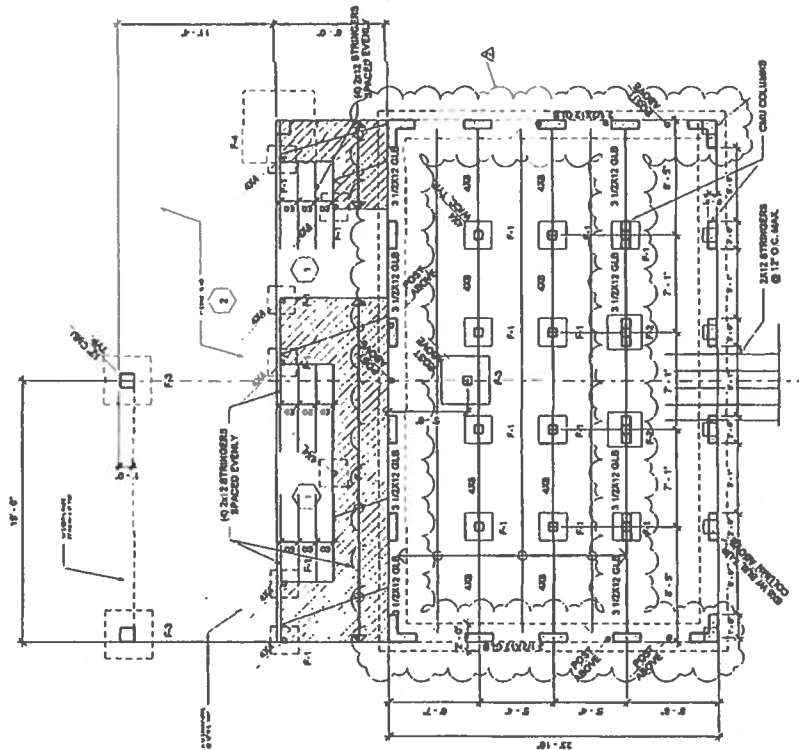
EXTENT OF FRAMING

FRAMING

2X8 @ 16" O.C. JOISTS

4" THICK S.O.G. W/ 60#
SLAB AND JOIST OVER
8 MIL VAPOR BARRIER
OVER 4" GRANITE FILL

6" THICK S.O.G. W/ 60#
SLAB AND JOIST OVER
8 MIL VAPOR BARRIER
OVER 4" GRANITE FILL



① FOUNDATION PLAN
1/4" = 1'-0"

EXHIBIT C-6

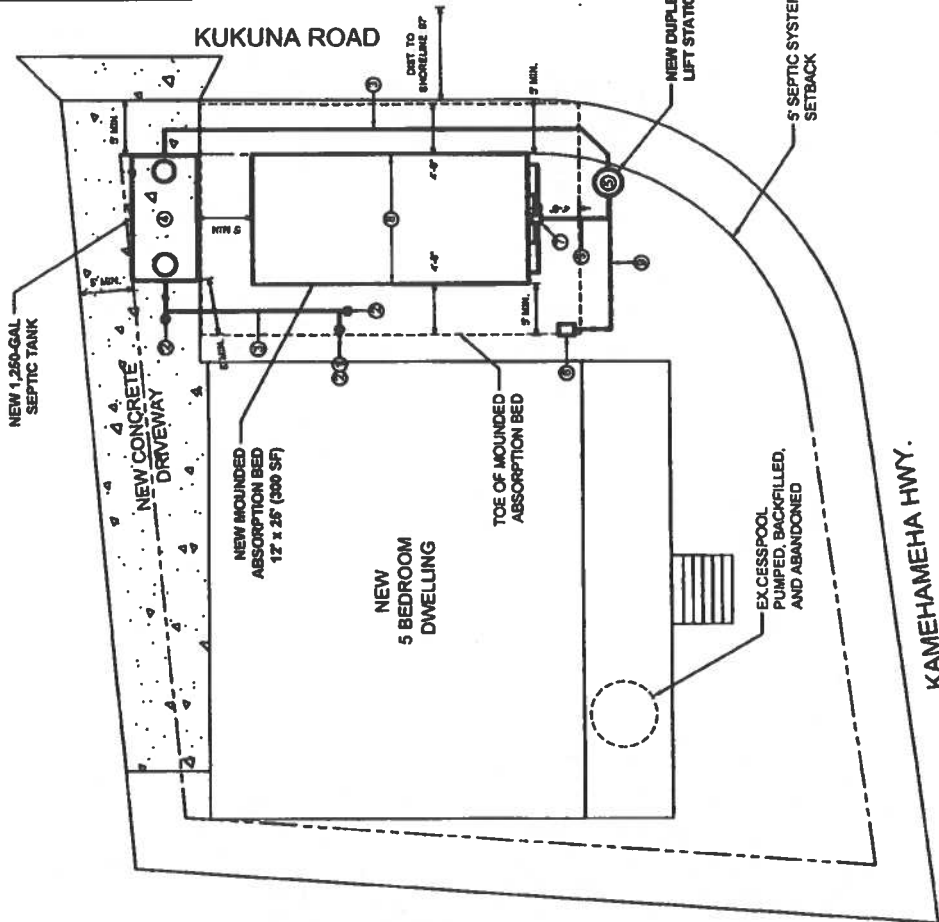
INDIVIDUAL WASTEWATER SYSTEM FOR NEW RESIDENCE 54-84 KAMEHAMEHA HWY. HAUULA, HI 96717 TMK: (1) 5-4-001:048

INSTALLATION NOTES:

1. CONTACT TO SEWER LINE FROM DWELLING. MAINTAIN MIN. 2% SLOPE TO SEPTIC TANK.
2. INSTALL CLEANOUT TO GRADE. SEE DETAIL ON SHEET C-1.
3. INSTALL 48" DIA. 48" PVC PIPE AND SEC. FITTINGS FROM SEPTIC TANK TO DISTRIBUTION BOX. MAINTAIN MIN. 2% SLOPE. SEE DETAIL ON SHEET C-2.
4. INSTALL 1200-GAL. PRECAST CONCRETE DUAL COMPARTMENT SEPTIC TANK. REUSE PRECAST MODEL N1250ST. SEE DETAIL ON SHEET C-2.
5. INSTALL DUPLEX SEWAGE LIFT STATION WITH CONCRETE BATTERY COMPARTMENT. HOPE PUMP BASIN, GRINDER PUMPS (2 EA., 1 HP, 110V, 1/4" NPT), 60 HZ, SPURGE BOXES, BALL VALVES, CHECK VALVES, FLOAT TIES, SEC. PIPE FITTINGS, AND COVER. SEWAGE LIFT STATION COMPONENTS SHALL BE 300-LLER EXCESS-SEWAGE 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. CORRECT 110V POWER FROM DWELLING TO CONTROL PANEL.
7. INSTALL 6-HOLE DISTRIBUTION BOX, TIE-IT-TO SEWER. SEE DETAIL ON SHEET C-3.
8. MOUND ABSORPTION BED: 12' x 25' (300 SF), INSTALL 4 ROWS OF QUICK 4 INJECTION CHAMBERS. INSTALLED LEVEL, ADJACENT TO EACH OTHER. PROVIDE MIN. 12" TOPSOIL OVER CHAMBERS AND PLANT WITH SEASHORE PAPAULUM GRASS. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO PERMANENTLY ESTABLISH GRASS ON TOP AND SLOPES OF MOUND ABSORPTION BED. SEE PROFILE AND SECTION DETAIL ON SHEET C-5.
9. DETAIL ON SHEET C-5.
10. DETAIL POWER AND CONTROL WIRING IN 1" PVC CONDUIT FROM CONTROL PANEL TO LIFT STATION. PIPE CUSHION SHALL BE NO. 4 MANUFACTURED LIFT STATION. SEE DETAIL ON SHEET C-4.
11. RESERVE ALL LARGER TREES WITHIN 10' OF SEPTIC TANK AND ABSORPTION BED. SEE DETAIL ON SHEET C-5.
12. SEPTIC TANK AND ABSORPTION BED BEED 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



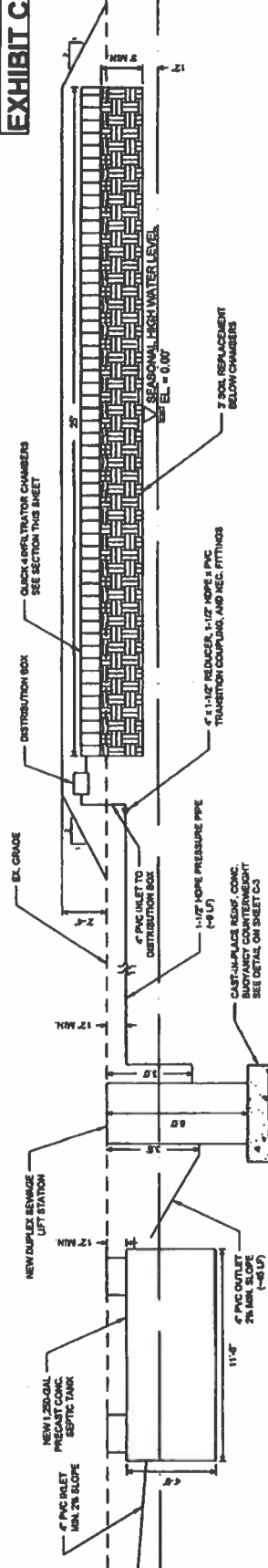
SITE PLAN



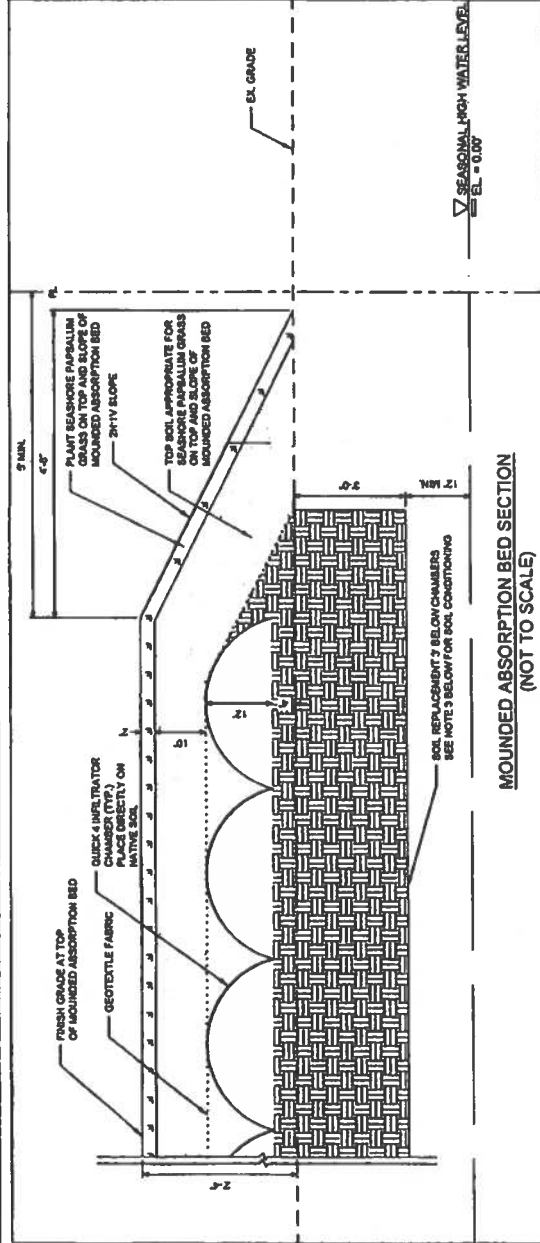
KAMEHAMEHA HWY.

INDIVIDUAL WASTEWATER SYSTEM FOR NEW RESIDENCE 54-84 KAMEHAMEHA HWY.	
SITE PLAN	
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APPROVED BY	10/20/20
SHEET NO. 1 OF 5 SHEETS	

EXHIBIT C-7



MOUNDED ABSORPTION BED PROFILE (NOT TO SCALE)



MOUNDED ABSORPTION BED SECTION (NOT TO SCALE)

MOUNDED ABSORPTION BED AND TRENCH SECTION NOTES:

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. (PAR 11-82, APP. D, TABLE III): 70 SF/BEDROOM. 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 APPALUM 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.

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GOOD HOUSEKEEPING BMP'S

1. **SPILL AND LEAK MANAGEMENT.** SPILLAGE AND LEAKAGE OF OILS, GREASES, AND OTHER HAZARDOUS MATERIALS MUST BE PREVENTED AND MANAGED TO PREVENT POLLUTION OF THE SITE AND SURROUNDING AREAS.
2. **DECONTAMINATION.** DECONTAMINATION OF EQUIPMENT AND VEHICLES MUST BE COMPLETED BEFORE THEY ENTER THE SITE OR ARE DISPOSED OF.
3. **CONCRETE WASTE MANAGEMENT.** CONCRETE WASTE MUST BE PROPERLY HANDLED AND NOT DISPOSED OF IN THE STREET OR ON THE SITE. IT MUST BE TRANSPORTED TO AN APPROPRIATE FACILITY FOR DISPOSAL.
4. **HAZARDOUS WASTE MANAGEMENT.** HAZARDOUS WASTE MUST BE PROPERLY HANDLED AND NOT DISPOSED OF IN THE STREET OR ON THE SITE. IT MUST BE TRANSPORTED TO AN APPROPRIATE FACILITY FOR DISPOSAL.
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SEDIMENT CONTROL BMP'S

1. **SEDIMENT CONTROL.** SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED TO PREVENT SEDIMENT FROM ENTERING THE STREET OR ON THE SITE.
2. **VEGETATION.** VEGETATION MUST BE PROPERLY MAINTAINED AND NOT REMOVED FROM THE SITE.
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EROSION PREVENTION BMP'S

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OMITTED BMP'S

1. **OMITTED BMP'S.** OMITTED BMP'S ARE BMP'S THAT HAVE BEEN OMITTED FROM THE PROJECT.
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SCHEDULE NOTES

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7. **WATER MANAGEMENT.** WATER MUST BE PROPERLY HANDLED AND NOT DISPOSED OF IN THE STREET OR ON THE SITE. IT MUST BE TRANSPORTED TO AN APPROPRIATE FACILITY FOR DISPOSAL.
8. **SOIL MANAGEMENT.** SOIL MUST BE PROPERLY HANDLED AND NOT DISPOSED OF IN THE STREET OR ON THE SITE. IT MUST BE TRANSPORTED TO AN APPROPRIATE FACILITY FOR DISPOSAL.
9. **WASTE MANAGEMENT.** WASTE MUST BE PROPERLY HANDLED AND NOT DISPOSED OF IN THE STREET OR ON THE SITE. IT MUST BE TRANSPORTED TO AN APPROPRIATE FACILITY FOR DISPOSAL.
10. **HAZARDOUS WASTE MANAGEMENT.** HAZARDOUS WASTE MUST BE PROPERLY HANDLED AND NOT DISPOSED OF IN THE STREET OR ON THE SITE. IT MUST BE TRANSPORTED TO AN APPROPRIATE FACILITY FOR DISPOSAL.
11. **WASTE MANAGEMENT.** WASTE MUST BE PROPERLY HANDLED AND NOT DISPOSED OF IN THE STREET OR ON THE SITE. IT MUST BE TRANSPORTED TO AN APPROPRIATE FACILITY FOR DISPOSAL.

PROJECT SCALE

- THE FOLLOWING IS THE PLANNED SEQUENCE AND TIMELINE OF ACTIVITIES. REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO THE PROJECT OWNER.
- | ACTIVITY | DATE | TIME LINE ON DATE |
|------------------------------------|---------------|-------------------|
| INSTALL PERIMETER CONTROLS | 1 DAY | 1 DAY |
| PERFORM PRE-CONSTRUCTION | 1 DAY | 1 DAY |
| PERFORM SITE CLEARING | 1 DAY | 1 DAY |
| VERTICAL CONSTRUCTION | 3 TO 5 MONTHS | 3 TO 5 MONTHS |
| THROUGH FINAL STABILIZATION | 3 TO 5 MONTHS | 3 TO 5 MONTHS |
| DEMOBILIZE EQUIPMENT AND MATERIALS | 1 DAY | 1 DAY |
| REMOVE PERIMETER CONTROLS | 1 DAY | 1 DAY |
| SWEEPING AND WASTE DISPOSAL | DAILY | DAILY |

RAIN RESPONSE PLAN

- THE FOLLOWING WILL BE PERFORMED WHEN SEVERE RAIN IS IMMINENT OR OCCURS IN THE NEAR FUTURE:
1. TEMPORARILY SUSPEND LAND DISTURBING ACTIVITIES INCLUDING CLEARING, GRADING, AND TRENCHING.
 2. INSTALL ALL BMP'S AND MAINTAIN THEM AS NECESSARY.
 3. COVER OR RELocate MATERIAL, STOCKPILES, AND LIQUID CONTAINERS TO AVOID CONTACT WITH NEARBY WATER.
 4. A SEVERE STORM IS EXPECTED, REMOVE BUILT PROTECTION CONSTRUCTION VEHICLES TO AVOID CONTACT WITH NEARBY WATER.
 5. ANY SPILLED PETROLEUM PRODUCT PROBABLY EXPOSED OF ANY RE-APPROPRIATE PROJECT SITE AFTER THE RAIN EVENT AND REPLACE OR MAINTAIN BMP'S AS NEEDED.

STREET USAGE PERMITS

1. IF THE PROPOSED LAND DISTURBING WORK WILL BE PERFORMED IN THE CITY RIGHT-OF-WAY OR ON A STREET, THE PROJECT OWNER IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STREET USAGE FROM THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS, 601 N. 10TH STREET, 2ND FLOOR, MINNEAPOLIS, MN 55403.
2. THE OWNER IS RESPONSIBLE FOR INSTALLING APPROPRIATE PROTECTION TO PREVENT DAMAGE TO THE STREET AND TO MAINTAIN THE STREET OPEN TO THE PUBLIC.

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

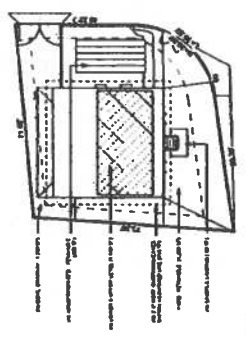
1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREA TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 15% OF THE TOTAL LOT AREA.
2. TOTAL IMPERVIOUS AREA IS 15%.

EROSION CONTROL NOTES, ESCP

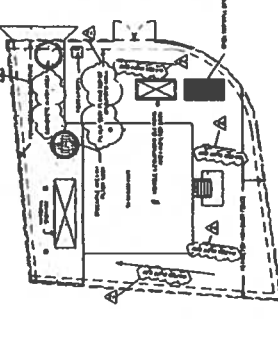
1. AN ESCP COORDINATOR FOR THE PROJECT MUST BE DESIGNATED TO BE RESPONSIBLE FOR THE ESCP.
2. THE ESCP COORDINATOR MUST BE A PERSON WHO IS NOT A MEMBER OF THE PROJECT TEAM.
3. THE ESCP COORDINATOR MUST BE A PERSON WHO IS NOT A MEMBER OF THE PROJECT TEAM.
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11. THE ESCP COORDINATOR MUST BE A PERSON WHO IS NOT A MEMBER OF THE PROJECT TEAM.

EXHIBIT C-8

MAINTAIN THE PROJECT SITE AND SURROUNDING AREAS. REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO THE PROJECT OWNER.



1. ESCP PLAN



2. ESCP PLAN

EROSION CONTROL NOTES, ESCP

1. AN ESCP COORDINATOR FOR THE PROJECT MUST BE DESIGNATED TO BE RESPONSIBLE FOR THE ESCP.
2. THE ESCP COORDINATOR MUST BE A PERSON WHO IS NOT A MEMBER OF THE PROJECT TEAM.
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PHOTO: GROUNDUP
K. J. HARRIS, 10 10/11

Project Name	DEMO EXISTING SF DWELLING FOR NEW ADU & NEW SF DWELLING ABOVE
Project Number	54-66 KAN HWY, MINNAPOLIS, MN 55417
Project Date	5-4-2015

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

Project Name	DEMO EXISTING SF DWELLING FOR NEW ADU & NEW SF DWELLING ABOVE
Project Number	54-66 KAN HWY, MINNAPOLIS, MN 55417
Project Date	5-4-2015

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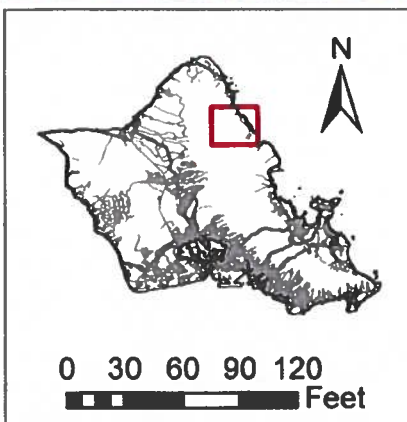
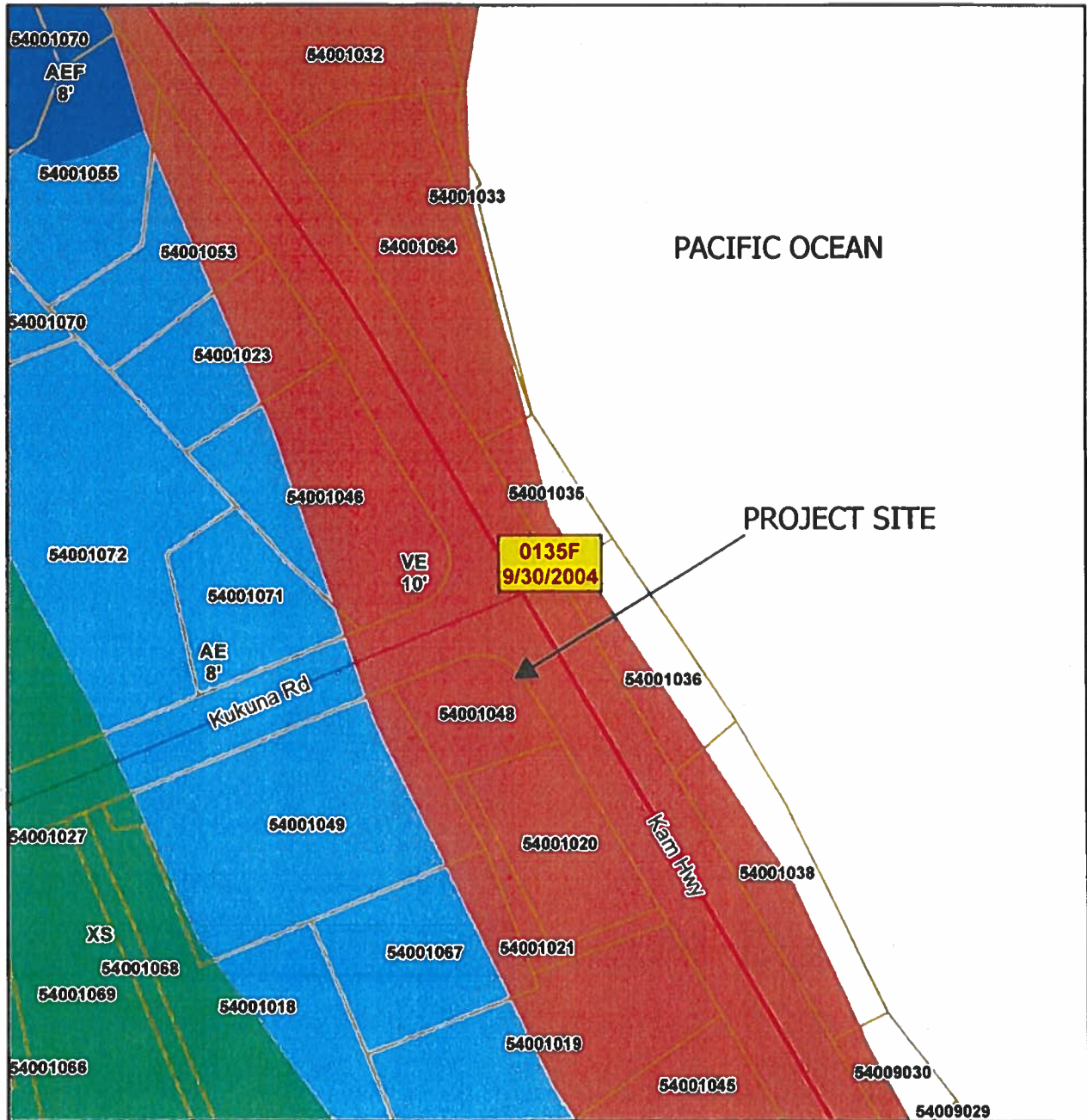


EXHIBIT D FLOOD MAP

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

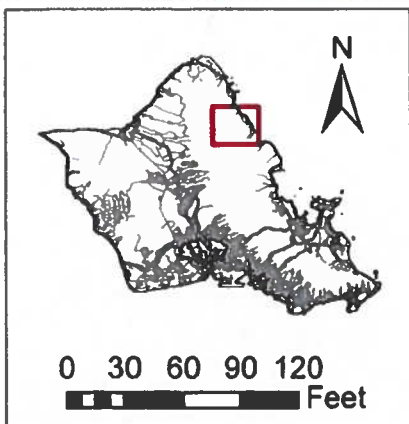
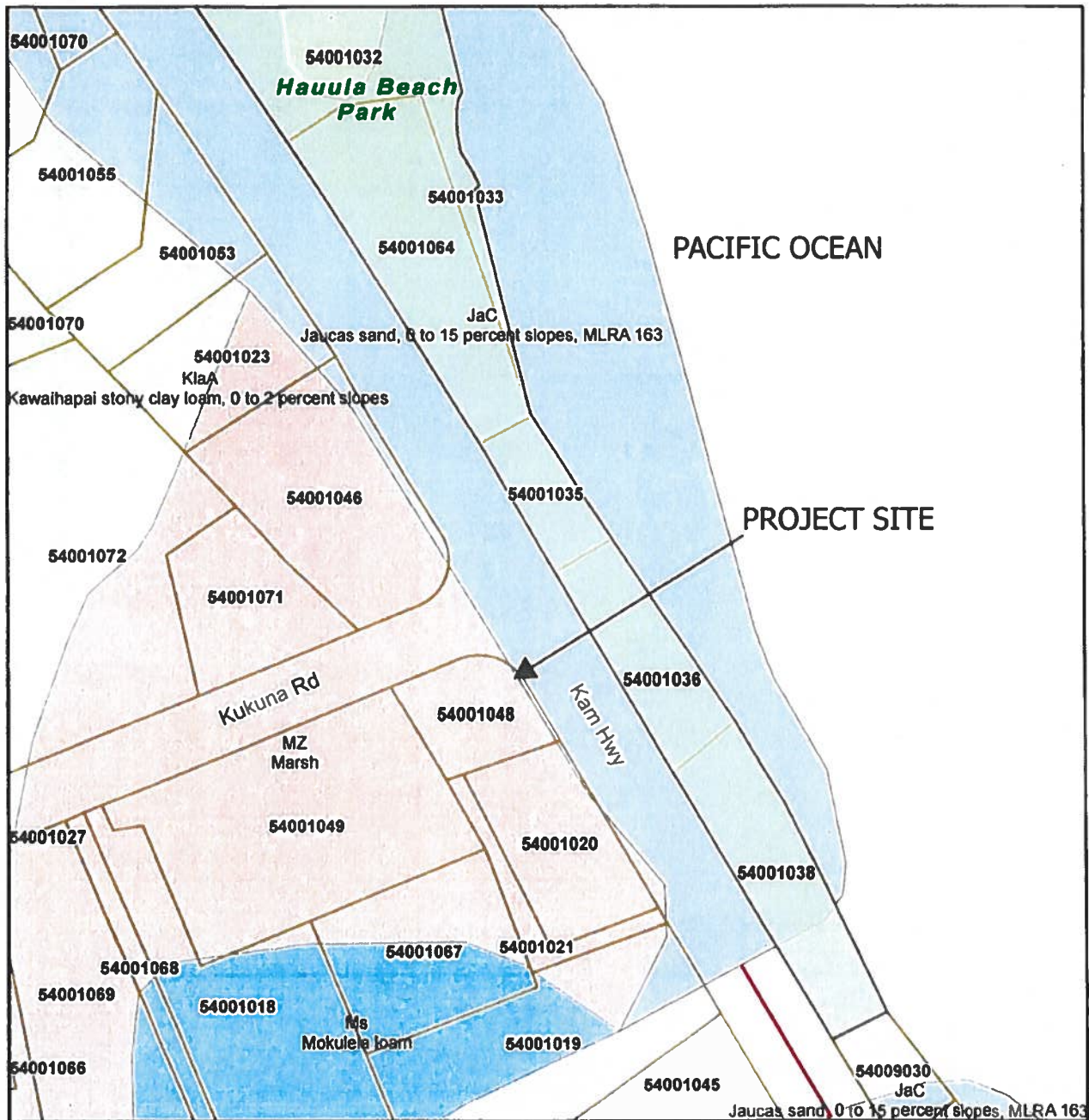


EXHIBIT F SOILS MAP

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 G STORM SURGE MAP

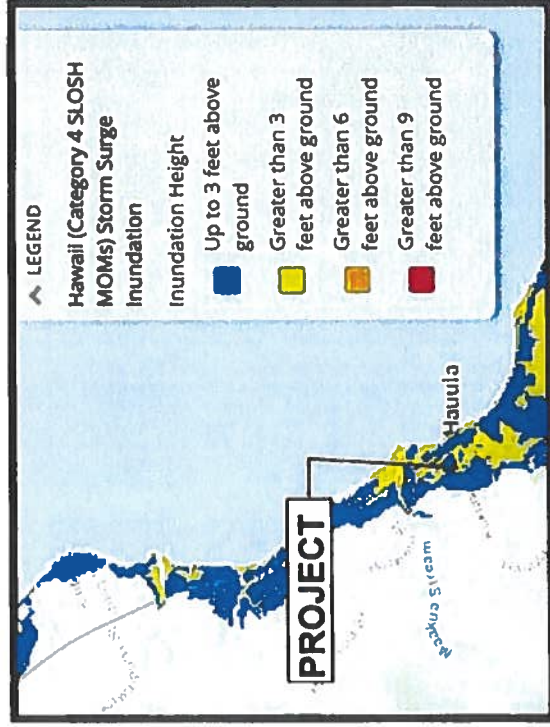
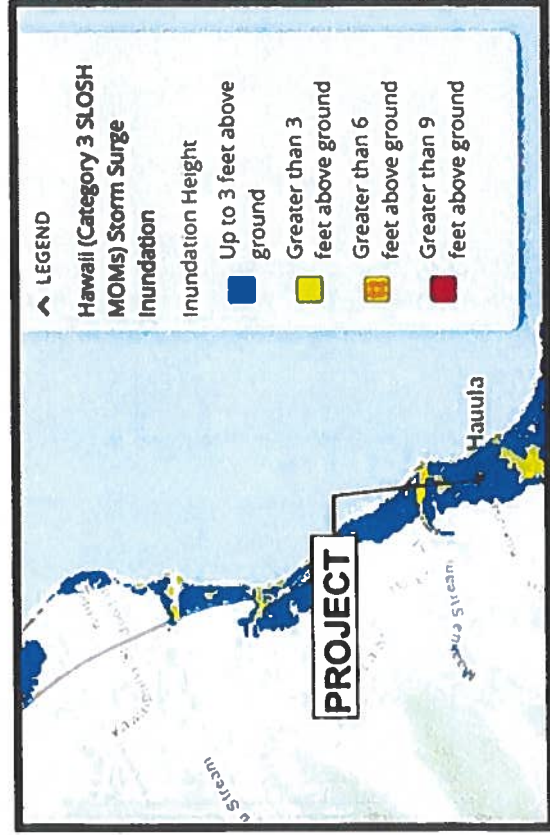
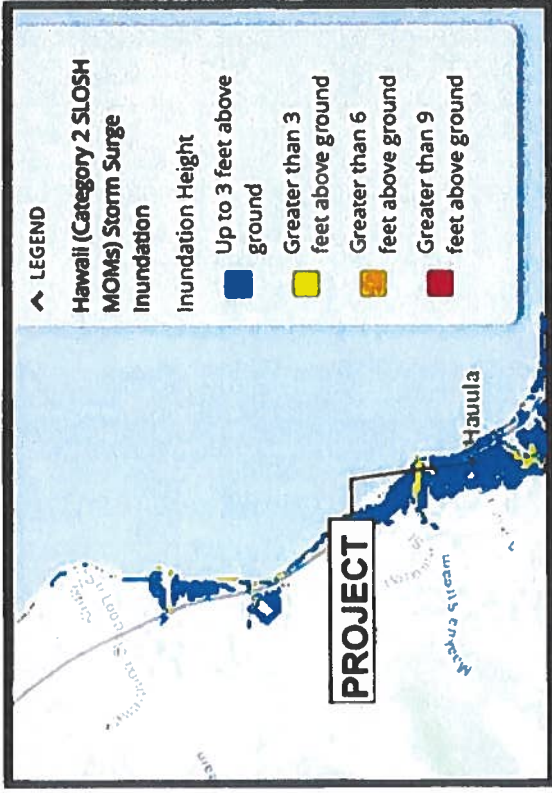
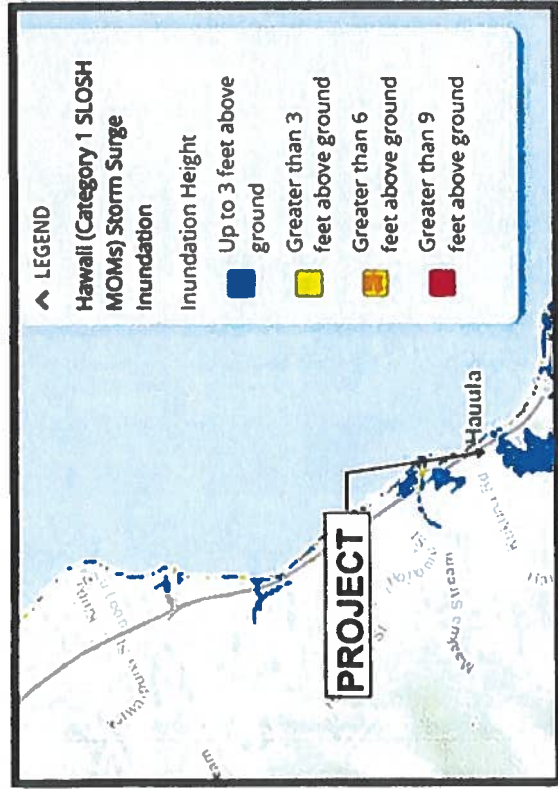
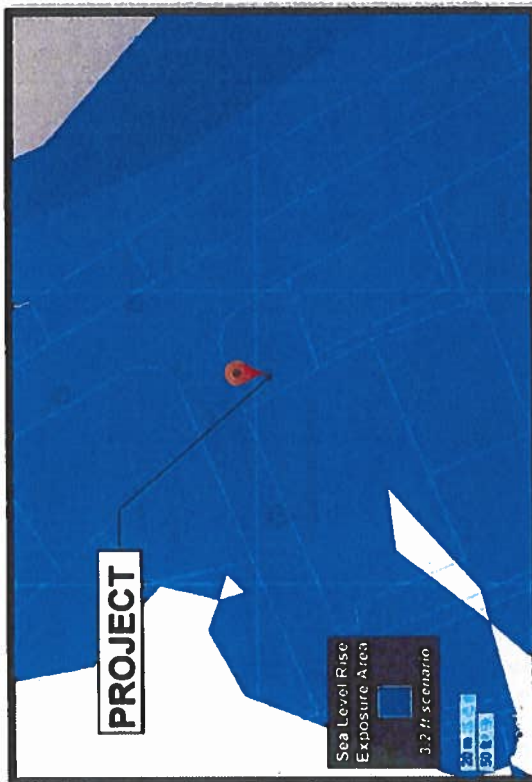


EXHIBIT H
SEA LEVEL RISE EXPOSURE MAP



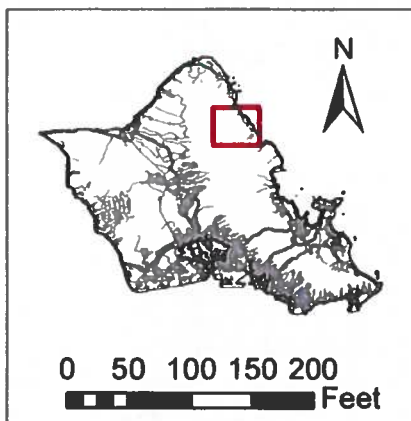
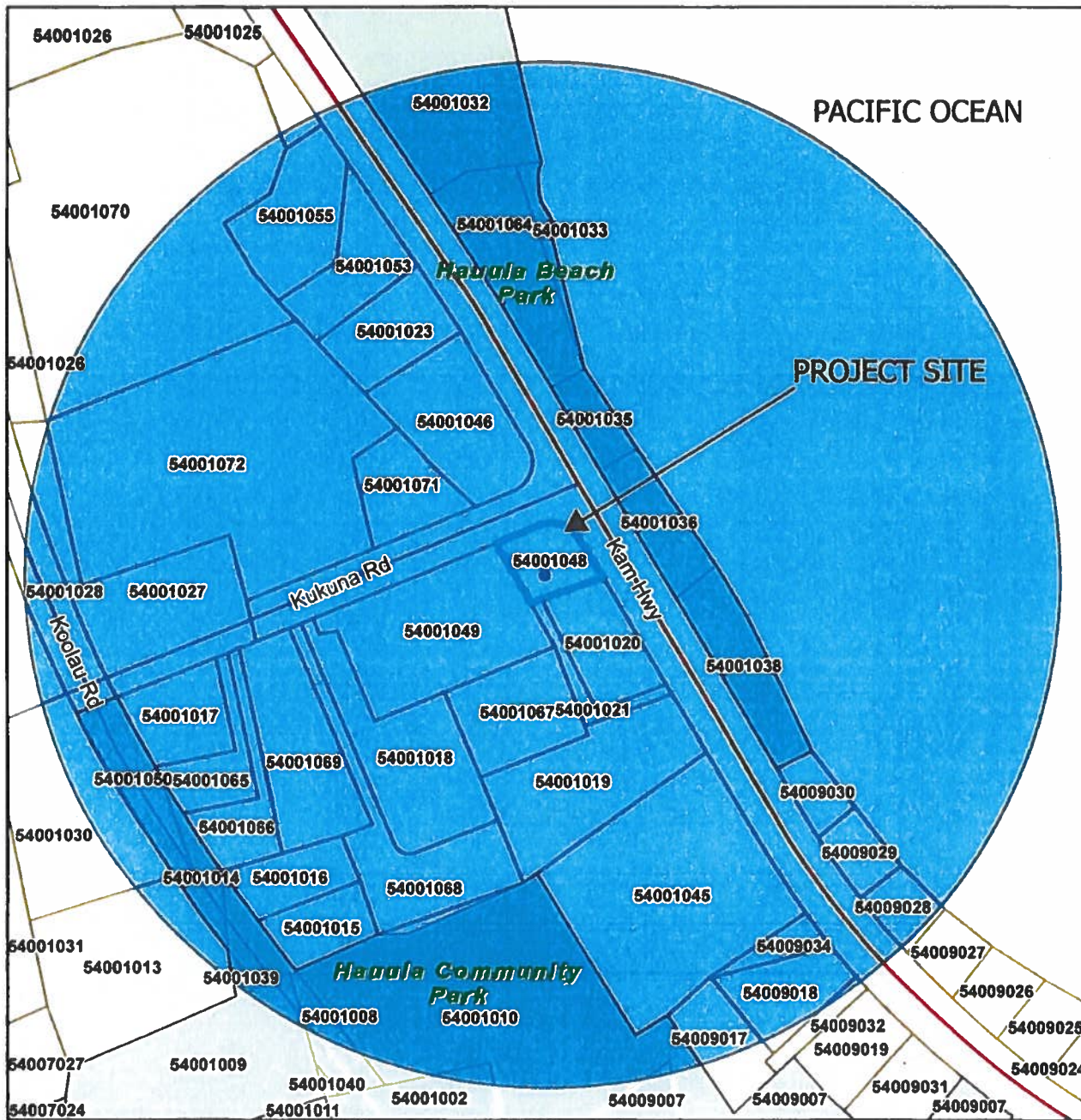


EXHIBIT J **CUMULATIVE PROJECT** **RADIUS MAP** **(WITHIN 500 FEET)**

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

July 2024



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

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP")

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.